HEALTHY LIVING CAMPUS

Community Working Group No. 13

Summary Report
April 15, 2019

Table of Contents

1. INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group (CWG) to engage local participants in planning its proposed Healthy Living Campus. The Community Working Group is an informal, voluntary group of stakeholders from each of the three Beach Cities (Hermosa Beach, Manhattan Beach and Redondo Beach) that represent a broad range of local interests. The group is comprised of leaders from local businesses, civic organizations, older adult services, the Blue Zones Project and neighboring residents, and participation is by invitation and recommendation from the BCHD board and staff.

This report summarizes recent Community Working Group activities and feedback received at the 13th Community Working Group meeting.

1.1 Purpose of Community Working Groups

Community Working Groups provide a forum for integrating local input into the design of projects like the Healthy Living Campus. Community Working Group participants represent the interests of a community group, service, agency or organization and serve as an ambassador of these interests. Community Working Groups are limited in scope to the planning and design of the project, are not a formal voting body and are organized to enhance local input into the planning process.

2 COMMUNITY WORKING GROUP MEETING NO. 13 – APRIL 15, 2019

2.1 Overview

The 13th Community Working Group meeting for the Healthy Living Campus convened in the Beach Cities Room at 514 N. Prospect in Redondo Beach. The attendee list, made up of involved community members and diverse stakeholders from all three Beach Cities communities including Torrance, was developed by staff and reviewed by the Board.

Twelve (12) members attended this meeting, and eleven (11) members were unable to attend. The Community Working Group meeting room was arranged in a U-shaped configuration that faced a presentation screen. The format provided opportunities for participants to actively engage in meaningful discussion and share valuable information, insight and feedback with the staff and project team members. Throughout the meeting, Community Working Group members were encouraged to contribute their feedback verbally and also in writing on comment cards provided by BCHD.

The meeting included a PowerPoint Presentation (Appendix A). Presenters included Tom Bakaly, BCHD CEO and Ed Almanza, Environmental Consultant.

Mr. Bakaly opened the meeting, welcomed the CWG members, thanked them for their participation and introduced new BCHD Communications Manager Dan Smith. He also introduced Ed Almanza, Environmental Consultant for the Healthy Living Campus Project.

Mr. Bakaly went through the presentation (Appendix A), briefly recapping the Healthy Living Campus Open House. He indicated the next step of the project is for the board to authorize staff to initiate the Environmental Impact Report (EIR) process. He introduced Mr. Almanza to discuss the basics of the EIR, its purpose and process.

Mr. Almanza explained the main requirements of California Environmental Quality Act (CEQA) and the EIR. He explained that CEQA requires BCHD to be the lead agency, meaning the district is responsible for producing and certifying the EIR. He further articulated that any other agency that must take discretionary action (such as the city issuing a conditional use permit), is a responsible agency and identified the City of Redondo Beach as a responsible agency in the Healthy Living Campus EIR. Mr. Almanza described how the EIR's areas of study are determined through the scoping process. He provided an overview of the EIR process, explained the basis of EIR analysis and the typical timeline for completing the EIR process.

Mr. Almanza explained that because BCHD is the lead agency, we have an opportunity to make the EIR very "user-friendly." He outlined the goals of BCHD in their approach to the EIR and additional steps the district is taking above and beyond CEQA requirements. He indicated that a member of the CWG is invited to be on the EIR consultant selection committee and asked members to note their interest on a comment card to receive further information.

Mr. Almanza stated the major goals of the EIR are transparency, user-friendliness and thorough analysis. He asked if there were any questions. Input is enumerated in Section 2.3, Summary of Feedback.

Following the question and answer portion of the meeting, Mr. Bakaly asked the group for their recommendation whether to move forward with asking the board to approve staff to proceed with the EIR process. The group overwhelmingly supported asking the board to authorize the staff to initiate the EIR process. Mr. Bakaly also told the group that BCHD would convene the group on an as-needed basis going forward.

Participating CWG members for the April meeting are noted in Section 2.2, Summary of Participation.

2.2 Summary of Participation

CWG Participants

NO.	NAME	ORGANIZATION	CITY OF RESIDENCE
1	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
2	Kambria Vint	City of HB Community Resources	Hermosa Beach
3	Cindy Schaben	Anderson Park Senior Center	Redondo Beach
4	Jan Buike (unable to attend)	City of MB Older Adult Program Manager	Manhattan Beach
5	John La Rock	City of RB Senior & Family Services	Redondo Beach
6	Patrick Flannery (unable to attend)	Neighboring Resident	Redondo Beach
7	Jean Lucio (unable to attend)	Center for Health & Fitness	Redondo Beach
8	Pat Dreizler (unable to attend)	RB Roundtable & Former BCHD Board Member	Redondo Beach
9	George Schmeltzer	BCHD Livability Committee & Former HB Mayor	Hermosa Beach
10	Pat Aust (unable to attend)	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
11	Jim Light (unable to attend)	Building a Better Redondo & South Bay Parkland Conservancy	Redondo Beach
12	Walter Dougher (unable to attend)	Former MB Mayor & Former BCHD Board Member	Manhattan Beach
13	Mark Nelson	Neighboring Resident	Redondo Beach
14	Dency Nelson	Environmental Activist	Hermosa Beach
15	Justin Pioletti (unable to attend)	Redondo Union High School	Redondo Beach
16	Joanne Sturges	Retired Executive Officer/ Board of Supervisors at Los Angeles County	Manhattan Beach
17	Laurie Glover (unable to attend)	Silverado Memory Care	Redondo Beach
18	Jacqueline Folkert (unable to attend)	UCLA Health	Redondo Beach
19	Bruce Steele	Neighboring Resident	Torrance
20	Pete Vlahakis	Redondo Pacific Towers HOA	Redondo Beach
21	Geoff Gilbert	Neighboring Resident	Redondo Beach
22	Rosann Taylor	Neighboring Resident	Redondo Beach
23	Lisa Nichols (unable to attend)	Hermosa Five-O Senior Center	Hermosa Beach
	Resigned due to moving:		
	Sue Allard (unable to attend)	Manhattan Beach Joslyn Center	Manhattan Beach

Reminder e-mails were distributed to Community Working Group members on April 10, 2019. These e-mails provided members with information about the April 15 meeting. Following the meeting, thank you emails were distributed to those who attended the meeting and those who were unable to attend.

2.3 Summary of Feedback

Throughout the meeting, Community Working Group members were encouraged to contribute their feedback verbally and also in writing on comment cards provided. One written comment was received. Below is the input received from CWG members and the response from BCHD staff.

1. Mr. D. Nelson noted that BCHD's decision to extend the comment period from 45 days to 60 days is critical. He further expressed that outreach meetings to notify and engage the community are very important.

   Mr. Bakaly agreed and indicated the board has also stressed the importance of a robust community outreach program.

2. Mr. Cadwallader commented that Mr. Almanza's work with the City of Hermosa Beach was outstanding and highly effective in helping the public understand what an EIR is and how to read one. The information Mr. Almanza provided was very helpful for people without much experience with the process.

3. Mr. Steele suggested that it would be a good idea to get articles up in the Daily Breeze and Easy Reader sooner rather than later. He also suggested links to primers to help understand the EIR process and information.

   Mr. Bakaly said resource links can be provided to the CWG.

4. Mr. D. Nelson noted there have been several contentious local projects, but the Lazy Acres project seemed to run rather smoothly. He asked if there are any lessons we can learn from that project.

   Mr. Almanza explained there were a few factors that contributed to the relative ease of the project. It was a small project with a suggested use that had previously been located at that site. Furthermore, the project was classified as a Negative Declaration, meaning the full EIR process was not required. Still, community outreach was an important component of the project, and staff communicated with nearby apartment residents concerned about noise from delivery trucks.

5. Mr. Cadwallader reiterated that public outreach is really important. He shared that a recent project blew up on the City because public outreach wasn't done properly. Many people didn't understand the process, they weren't brought in early and then the project was derailed. He expressed it's important to be open and transparent.

   Mr. Almanza agreed that EIR vocabulary can be frustrating to people who aren't familiar with EIRs, but BCHD has committed to trying to avoid that frustration through a transparent and user-friendly process. BCHD will provide workshops and written materials to assist the public with understanding.

6. Mr. Schmeltzer asked if there would be any special role, formal or informal, for the cities of Manhattan Beach and Hermosa Beach.

   Mr. Almanza explained that, while they are not the same as Redondo Beach, they have organizational structure to comment on the EIR as an agency. BCHD might consider something like an open mic at council meetings, and he expressed BCHD would be seeking a response from them on the Notice of Preparation. BCHD will also visit them at release of the draft EIR for input.

7. Mr. Steele asked if that same process would be followed for Torrance, as well.

   Mr. Almanza indicated that he thinks the City of Torrance should be included in that level of outreach.

8. Mr. D. Nelson explained that the three beach cities are part of the lead agency, so a heightened interest exists.

   Mr. Bakaly responded that BCHD plans to enhance outreach by being in those cities, but we can look at doing more. We want to enhance the EIR process and ensure it is transparent.

   He added that BCHD has submitted an opinion that this project complies with current zoning, and the current City Manager has not presented an objecting opinion.

9. Mr. D. Nelson asked if the question could be raised about a vote being required.

   Mr. Bakaly indicated the decision would be made by the City Attorney, but reiterated that so far he has not disagreed with the legal opinion submitted by BCHD.

   Leslie Dickey, BCHD Executive Director of Real Estate, clarified that there was an ordinance requiring a vote of the people if a zoning change was requested, but BCHD is not requesting a zoning change.

10. Mr. Gilbert commented that he voted against moving the project forward because he feels like initially the purpose and need was to address the Silver Tsunami, but recently the purpose seems to not be for the residents but for the district to make money to fund programs. It seems like this is taking advantage of the aging population and providing something that they will need, and there's no mention of those who can't afford to live here. How will those who can't afford to live here be taken care of by the district? This started as a hospital for the community and now it's moving to a for-profit business.

    Mr. Bakaly responded that the group brought up these questions at the last meeting, and the board will continue to look at that question. There is a trade-off between affordable units and free services. The board is considering this question, and it will continue to be discussed. Also, assisted living is one piece of the project, but there are also other components of the project including the Center for Health & Fitness, open space and the Community Wellness Pavilion.

11. Mr. Schmeltzer explained that, while there may not be a hospital, BCHD is addressing 21st century health needs to prevent the need for hospitals. By reducing obesity in this area, for example, BCHD does more than was ever done when it was a hospital. He stated he strongly supports preventative health and believes the district is headed in the right direction.

12. Mr. D. Nelson shared that the main questions asked at the Open House were regarding when units were going to be available and if they would be affordable. It will be key to keep asking the questions about the trade-offs to ensure the mission is clear.

13. Mr. Gilbert asked if the purpose was to build a place for residents, or trying to make sure district continues to have a healthy community.

    Mr. Bakaly stated BCHD believes they have a unique opportunity to do both. He recalled that the project initially included Independent Living, but was changed to Assisted Living only based on community input.

14. Mr. D. Nelson reiterated that health districts were first established to provide hospitals. The one that was here sustained that need until more and more hospitals were built, and a hospital was no longer the primary health need of the community. The district evolved.

    Mr. Bakaly agreed that BCHD is continuing to evolve to meet the needs of the community. He explained we are now seeing the results of the shifts made to preventative health 20 years ago. We've been able to meet health needs by providing for the evolving needs of the community.

    Mr. Dickey recalled that a concern about the project in the very beginning was traffic. One benefit of Residential Care for the Elderly (RCFE) is the anticipated reduction in car trips. He explained a number of options were considered, including Medical Office Buildings. With RCFE, we expect to have less traffic than we do today.

    Mr. Bakaly said that, regarding affordability, it will continue to be discussed, and CWG comments will be passed along to the board.

15. Mr. Gilbert said that in addition to RCFE, we're building a place for the community to come, so that will need to be figured into traffic estimates.

    Mr. Bakaly explained that the EIR will really delve into the traffic studies.

16. Mr. Steele mentioned the difficulty in providing high-volume affordable housing in a nice area, and stressed that this is a very valuable piece of property. Nearby residents would love to have a beautiful place to come and visit.

Community Working Group
April 15, 2019

Healthy Living Campus
March 23 Open House Summary

Open House Overview

- 139 Attendees
  - Redondo Beach: 78
  - Manhattan Beach: 14
  - Hermosa Beach: 7
  - Torrance: 7
  - Other: 7

- Information stations with activities & information
  - BCHD programs and services
  - Healthy Living Campus project

- Walking tour of campus

BCHD Information Stations

- About BCHD
  - Program Materials
  - Resources & Referrals

- Youth Services
  - Gardening activity
  - Blender bike

- Volunteer Services
  - Purpose activity

- Blue Zones Project
  - Moai activity
  - Pledge sign-up

- Blue Zones Food Demo & Tastings
  - Blue Zones restaurant information
  - Food samples

- Center for Health & Fitness
  - Free massage & class demos
  - Gym info

- AdventurePlex
  - Inflatable slide
  - Facility information

Open House Activities

Healthy Living Campus Information Stations

- Purpose and Need

- Healthy Living Campus Master Plan

- Community Wellness Pavilion & RCFE

- Comments & Mailing List Sign-Up

- Walking Tour

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Frequently Asked Questions

- Timeline
  - When are you breaking ground?
  - When will the project be finished?

- Parking/Traffic Flow
  - Where will parking be located?
  - Where will people park during construction?
  - Where will the entrances to campus be located?

- Residential Care for the Elderly
  - How much will the units cost?
  - Will the units be assisted living only?
  - Will Silverado be included in the new campus?

Healthy Living Campus Project

Environmental Impact Report Overview & Next Steps

What is CEQA?

- **C**alifornia **E**nvironmental **Q**uality **A**ct

- Statewide statute passed in 1970
  - Requires state and local agencies within California to:
  - Analyze and disclose environmental impacts of proposed projects
  - Adopt all feasible measures to mitigate those impacts
  - Establishes requirements for environmental analysis through an EIR

What is an EIR?

- **E**nvironmental **I**mpact **R**eport

- Required by CEQA law

- Detailed report that:
  - Describes and analyzes the significant environmental effects of a proposed project
  - Identifies alternatives
  - Discusses ways to reduce or avoid any adverse environmental effects

What does the EIR contain?

EIR's analyze a broad range of environmental topics such as:

- Aesthetics/Visual Resources
- Agricultural Resources
- Air Quality/GHG
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards

- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise & Vibration
- Population & Housing
- Public Services
- Recreation

- Transportation
- Utilities & Service Systems
- Energy
- Wildfire

Steps in the EIR Analysis

Describe current environmental conditions (baseline) → Identify potential effects of the project → If there is a significant effect, develop measures to avoid or lessen the effect

Basis of EIR Analysis

- Analysis is based on facts; not speculation

- Addresses long-term adverse physical changes to the environment, focusing on public resources

- Assessment of impacts is based on established criteria

EIR Process

Typically +/- 9 months

Scoping	Begin EIR Preparation	Release Draft EIR	Public Review of Draft EIR - 60 Days	Respond to comments on Draft EIR	Prepare Final EIR	Certify Final EIR is Complete

• Notice of Preparation   • Public Hearing

Environmental Impact Report

Environmental Impact Report (EIR)

BCHD's Goals

- Facilitate and encourage active participation by the City of Redondo Beach

- Provide a transparent process

- Ensure needs of the City of Redondo Beach as responsible agency are met

- Enhance public participation throughout the process

EIR Community Outreach Process: Above & Beyond CEQA Requirements

SCOPING & PRE-EIR

- **Pre-scoping meetings** with City Staff to discuss scope and methods of EIR

- **Special Public Scoping Meeting** at the City (in addition to Public Scoping Meeting at BCHD)

- Confer with City Staff on **Significance Thresholds** to be used in EIR

- Participation of a member of the public (CWG) and a City representative on **EIR consultant selection committee**

- Detailed discussions with City Staff of key **technical studies** prepared for EIR (e.g., traffic)

- Discussion of **preliminary findings** with City Staff prior to release of Draft EIR

- **Public workshop** to assist public understanding of CEQA requirements and methods & content of an EIR

- **Prior to release of Draft EIR**, confer with City on feasibility of any Mitigation Measures that involve City

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EIR Community Outreach Process: Above & Beyond CEQA Requirements

DRAFT EIR PRESENTATION & REVIEW

- Presentation of Draft EIR findings to City Planning Commission during Draft EIR Public Review Period

- Extension of standard 45-day Public Review Period to 60 days

- Public Workshop during Public Review Period to allow informal public interaction with EIR technical team

- Confer with City Staff to discuss City comments on Draft EIR

FINAL EIR PREPARATION

- Collaboration with City Staff during preparation of Mitigation & Monitoring Reporting Program and compilation of Final EIR

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Recommendation: The 15-year conceptual Master Plan should be used as the basis of the Healthy Living Campus project description to initiate the Environmental Impact Report (EIR) Process.

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APPENDIX B: SIGN-IN SHEETS

Sign-in Sheet — Healthy Living Campus Working Group

Beach Cities Health District

Name	Signature
Sue Allard	
Pat Aust	
Jan Buike	
Craig Cadwallader	*(signature)*
Walt Dougher	
Pat Dreizler	
Patrick Flannery	
Geoff Gilbert	*Geoff Gilbert*
Laurie Glover	
John La Rock	*(signature)*
Jim Light	
Jean Lucio	
Dency Nelson	*Dency Nelson*
Mark Nelson	*(signature)*
Cindy Schaben	*Cindy Schaben*
George Schmeltzer	*(signature)*
Bruce Steele	*(signature)*
Joanne Sturges	*Here*
Rosann Taylor	*Rosann Taylor*
Kambria Vint	*(signature)*
Pete Vlahakis	*(signature)*

Greetings!

Please join us for the next Healthy Living Campus Community Working Group meeting taking place on:

Monday, April 15, 2019
6-7:30 p.m.
Beach Cities Room
514 N. Prospect Ave. (lower level)
Redondo Beach

We will be:
- Providing general information about the Environmental Impact Report process
- Recapping the Healthy Living Campus Community Open House
- Presenting further information on the proposed Healthy Living Campus Master Plan, including phasing
- Discussing next steps

Please contact Cristan Higa at **cristan.higa@bchd.org** or 310-374-3426, ext.117, at any time to share ideas, concerns and/or to request a presentation to a community group.We appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus.

For more information on the project, please visit **bchdcampus.org.**

We look forward to your continued collaboration throughout this process.

APPENDIX D: COMMENTS

Beach Cities Health District
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Healthy Living Campus

Comment Card

Name: Mark Nelson   Date:

Address: _____ City: _____ Zip: _____

Email: Menelson @ gmail. com _____ Phone: _____

Comments:

(1) Please develop a service list for the NOP
and any CUP w/ Redondo Beach.
(2) Couldn't City of RB be lead agency w/ the
CUP?