

Dear Mr. Meisinger,

On behalf of the City of Torrance, I am writing in regard to the Environmental Impact Report (EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project).

The City of Torrance has been made aware that on September 8, 2021, the BCHD Board of Directors intends to consider certification of the EIR prepared for the Project. Pursuant to Section 15088(b) of the Guidelines for the California Environmental Quality Act (State CEQA Guidelines), BCHD must provide a written response to the City of Torrance at least 10 days prior to certifying an EIR. Although it appears that BCHD complied with this provision by providing electronic notice of the response to comments via email on August 27, 2021, the responses provided did not adequately respond to City of Torrance comments related to significant and avoidable impacts to Torrance areas with respect to aesthetics/visual resources, biological resources, geology and soils, hazards and hazardous materials, land use planning, noise/vibration, transportation/traffic, air quality and greenhouse gas emissions, by incorporating modifications that would allow for the stated project objectives to still be achieved.

The City of Torrance continues to express concerns that BCHD has not provided adequate responses to comments, sufficient time for the public to review the responses or sufficient time to allow for a thorough review of the Final EIR (FEIR) as it was not made available until September 2, 2021. In addition to the aforementioned concerns, the City of Torrance reserves its rights to supplement the basis for the concerns raised regarding the environmental review process.

As previously communicated, the City of Torrance is very concerned with the Project significant impacts to Torrance residents living east of the Project site, and strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and altogether prevent significant and avoidable impacts.

Furthermore, the response to the City of Torrance's concerns with the environmental analysis prepared for Phase 2 continues to provide ambiguity on what level of CEQA review will be considered in the future. Although future improvements may be subject to a public hearing process in the City of Redondo Beach, the City of Torrance continues to assert that consideration for an Addendum is inappropriate and would not provide for environmental public noticing nor a fair opportunity to receive input from Torrance residents living near the Project site.

Thank you for your attention to these comments. Also attached are comment letters received that are pertinent to the Draft EIR/Final EIR (Attachment A), available online at [www.TorranceCA.gov/BCHD2](http://www.TorranceCA.gov/BCHD2). If there are any questions for the City of Torrance, please do not hesitate to contact Oscar Martinez, Planning and Environmental Manager of the Community Development Department, by email at [OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov) or by telephone at (310) 618-5990.

Sincerely,

Danny Santana, Assistant City Manager City of Torrance

A. Comment Letters (available online at [www.TorranceCA.gov/BCHD2](http://www.TorranceCA.gov/BCHD2))