

APPENDIX B

PUBLIC SCOPING COMMENTS

Following the release of the Initial Study (IS) and Notice of Preparation (NOP) on October 27, 2016, the public was provided with the opportunity to submit comments on the scope of the Environmental Impact Report (EIR). This period, which exceeded the 30-days required by the CEQA Guidelines (Section 15082) began on October 27, 2016 and ended on December 2, 2016. Additionally, a public scoping meeting was conducted on November 14, 2016 at the City Hall Council Chambers in order to discuss the proposed Project EIR and assist the City of Hermosa Beach in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR.

B1: Comments Received During the Public Scoping Period

Subject: RE: Parking Concerns

From: Darren Alfonso <dalfonso@outlook.com>

Sent: Monday, December 5, 2016 6:35 PM

To: Hotel EIR

Subject: Parking Concerns

Darren Alfonso
52 1/2 9th Ct
Hermosa Beach, CA 90254

Ken,

I live in an apartment without a dedicated parking space. I park on Hermosa Ave. Please study the impact of the hotel on parking on Hermosa Ave. Use the worst case scenario: day of Hermosa Beach Fiesta with a wedding or event going on at the hotel. I believe this this will make it impossible to find a space on Hermosa Ave.

Thanks,
Darren
via mobile

Subject: RE: Hotel in Hermosa Beach - Hotel EIR

From: Jeffery J. Carlson <CarlsonJ@cmtlaw.com>
Sent: Friday, December 2, 2016 4:57 PM
To: Hotel EIR
Cc: Jeanne L. Zimmer; Landon Crawl; Jeffery J. Carlson
Subject: RE: Hotel in Hermosa Beach - Hotel EIR

Scoping Comments for the STRAND AND PIER HOTEL PROJECT, City of Hermosa Beach

Jeffery J. Carlson and Jean L. Zimmer are attorneys at law and two of the founders of the Protectors of Public Ocean Views. Jeffery has argued in front of the California Coastal Commission and reaffirmed the doctrine, which was originally denied by the city of Redondo Beach, that there is a public right to a view over private property.

An environmental impact report (EIR) of this project should include a detailed examination of the elements of the existing public view of the ocean and sand from public property as a basis for discussion. This analysis must take into consideration not only the line-of-sight views from the Public Plaza, but also the other public areas from which the view could be affected. The EIR should then determine the potential negative effects that this development will have on the view from these locations, and create an alternate model that will reflect the value these ocean views offer the public

Following is the pertinent provision in the Coastal Act:

CALIFORNIA COASTAL ACT [30000 - 30900]

(Division 20 added by Stats. 1976, Ch. 1330.)

CHAPTER 3.

ARTICLE 6. Development [30250 - 30255]

(Article 6 added by Stats. 1976, Ch. 1330.)

30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

(Added by Stats. 1976, Ch. 1330.)

The views of the Pacific Ocean will be blocked if the proposed project is initiated, based on the October, 2016 study. The project will reduce the visual quality of this scenic vista, particularly by affecting the intactness of the view, or in other words, the extent to which a natural landscape is free from encroaching elements. The development will also reduce the unifying aspect of this view's visual quality, in that it will lessen the degree to which the visual resources of a landscape join together to form a coherent, harmonious visual pattern. According to the study, the EIR will identify six key public viewing locations to study and impart to the public the potential influence; however, six locations is an inadequate number for a study of this kind. There are at least 5 locations in the Public Plaza that possess significant recreational value alone – not to mention the views from public streets such as Beach Drive.

There are many examples of locations that should be included in the EIR; a good example of such a public area is the sidewalk near 912 8th Place, or the sidewalk that is in proximity with 298 14th Street. Photo simulation needs to be used, much like it was in the Proposed Oil Project of 2014, to show the view in a 'worst-case scenario' for each location. In fact, the potential detriment cannot be sufficiently acknowledged without performing these photo simulations in accordance with the proposed development. Simulated images of the affected view should be made available to the public; however, even for popular areas like the Public Plaza, these renditions have yet to be produced.

Another suggested option is to use a series of flags, ropes and poles to imitate the appearance of the project. A public display of this nature would surely put on view the harm that the proposed project would have on the view.

To quell potential arguments that the project could possibly *enhance* public views of the Pacific Ocean, it should be noted that private dining areas should not be considered new public areas to observe the view. Instead, because these private dining areas will obstruct the view of the Ocean, they should be considered as a reduction of the public view from the locations mentioned earlier in this letter.

The removal of the right to cross beach drive is another potentially negative side effect that should be reviewed. Beach Drive is used heavily by pedestrians, particularly when the Strand is crowded. The public deserves access to popular beach areas, and the closing of Beach Drive will have a potentially negative impact on their ability to do so. If a portion of Beach Drive is allocated to development, at a minimum, the southern half and its uninterrupted view of the Pacific Ocean should remain a public area.

This letter serves to address the Aesthetic and Visual Resources portion of the EIR, and the effect the proposed project will have on the public view. The initial study did little to address this, and considering the project is proposed to take place in a coastal area; keeping highly scenic views intact is considered a valuable and responsible allocation of real estate resources from the public's perspective. The developer seems hesitant to produce a photo simulation of the project as it would appear from the Public Plaza and Beach Drive. The consequences of a rendition of this nature would surely influence public opinion to demand a change to the

proposed project in order to protect the view from the Public Plaza. A satisfactory EIR should properly address these concerns.

Jeffery J. Carlson, Esq.

&

Jean L. Zimmer, Esq.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

RECEIVED

NOV 28 2016

COMMUNITY DEV. DEPT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

November 21, 2016

Ken Robertson, Director
City of Hermosa Beach
Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

Dear Mr. Ken Robertson:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, PUBLIC REVIEW PERIOD, AND PUBLIC SCOPING MEETING, "STRAND AND PIER HOTEL PROJECT", WOULD INVOLVE THE CONSTRUCTION AND OPERATION OF A THREE-STORY HOTEL, 11, 19, AND 21-25 PIER AVENUE; 1250, 1272 & 1284 THE STRAND; AND 20, 30, & 32 13TH STREET, HERMOSA BEACH, , FFER 201600176

The notice of preparation of a draft environmental impact report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

The subject property is entirely within the City of Hermosa Beach, which is not a part of the emergency response area of the Los Angeles County Fire Department (also known as the Consolidated Fire Protection District of Los Angeles County). Therefore, this project does not appear to have any impact on the emergency responsibilities of this department.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRWINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMead	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WESTLAKE VILLAG
						SANTA CLARITA	WHITTIER

Ken Robertson, Director
November 21, 2016
Page 2

LAND DEVELOPMENT UNIT:

This project is located entirely in the City of Hermosa Beach. Therefore the City of Hermosa Beach Fire Department has jurisdiction concerning this project and will be setting conditions. This project is located in close proximity to the jurisdictional area of the Los Angeles County Fire Department. However this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the Los Angeles County Fire Department.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department - Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comment regarding the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ac



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

December 2, 2016

Ref. Doc. No.: 3922627

RECEIVED

DEC 06 2016

COMMUNITY DEV. DEPT.

Mr. Ken Robertson, Director
Community Development Department
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Dear Mr. Robertson:

Response to NOP for the Strand & Pier Hotel Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on October 28, 2016. The proposed development is located within the jurisdictional boundaries of the South Bay Cities Sanitation District. We offer the following comments regarding sewerage service:

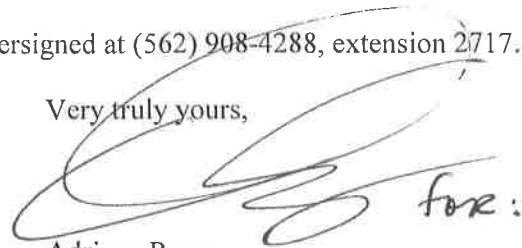
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Herondo Trunk Sewer Section 2, located in Herondo Street at Harbor Drive. The Districts' 15-inch diameter trunk sewer has a capacity of 2.0 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2015.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 256.8 mgd.
3. The expected increase in average wastewater flow from the proposed project, described in the document as 100 hotel rooms and 22,461 square feet of retail, restaurant, and public uses, is 9,123 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click

on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

A handwritten signature in black ink, appearing to read 'AR', is written over the typed name 'Adriana Raza'.

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Subject: RE: Scoping Comments-STRAND AND PIER HOTEL PROJECT EIR

From: Dean Francois <savethestrand@yahoo.com>
Sent: Friday, December 2, 2016 4:31 PM
To: Hotel EIR
Subject: Scoping Comments-STRAND AND PIER HOTEL PROJECT EIR

Scoping Comments-STRAND AND PIER HOTEL PROJECT EIR

I am a long-time south bay resident, a frequent ocean swimmer, and cyclist. I have been involved in several Coastal Commission hearings. I am the head of a group of concerned citizens to ensure Coastal Act compliance, "Protectors of Public Ocean Views". I formed the "Friends of the South Bay Bicycle Path" and have been active in coastal bike path developments. I serve as an elected member of the Executive Management Committee of the Sierra Club's South Bay Group.

The EIR for this project should include a complete analysis of all the existing public views of the ocean and the sand in the surrounding area. The existing views must be analyzed not only from the public plaza, but from Beach Dr. and from other public areas and streets and roads. The EIR should then determine the effects that this development will have on these views. The EIR should come up with alternative designs that will reduce the impacts of these views to less than significant, and reconsider the vacation of Beach Drive.

As stewards of the coastline, the Sierra Club, as well as the Protectors of Public Ocean Views, is particularly interested in building awareness of the Coastal Act. With regards to development, the Act states: "Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas".

Following is the pertinent provision in the Coastal Act:

CALIFORNIA COASTAL ACT [30000 - 30900]
(Division 20 added by Stats. 1976, Ch. 1330.)

CHAPTER 3.
ARTICLE 6. Development [30250 - 30255]
(Article 6 added by Stats. 1976, Ch. 1330.)

30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

(Added by Stats. 1976, Ch. 1330.)

The initial October 2016 study for this project states that the project has potentially significant impacts in all 4 aesthetics categories including scenic vistas. This is particularly due to the views of the sand and Pacific Ocean that will be blocked if the project goes as planned. The study suggests the EIR will identify "up to six key public viewing locations" for preparation and to disclose potential impacts to scenic vistas. This is inadequate. Certainly, more than six are needed. Just for the ocean view alone, at least 2 or 3 locations should be identified on public streets at higher elevations that have existing ocean views, several locations on Beach Dr., and 5 on various locations in the Public Plaza. And these are locations just for the impacts on Ocean views alone. Other locations may be needed for other scenic vistas.

An example of three public street locations to be included in the EIR would be the public sidewalk on the south side of 8th Place at approximately 912 8th Pl.; the south side of 14th St at approximately 928 14th St; and the sidewalk on the north side of Aviation Bl. between Ocean Dr. and Owosso Ave. These locations provide vast public Ocean views. It cannot be determined the impact of these view without conducting photo simulations from the projected development.

In addition to photo simulations, it is suggested that poles, ropes, and flags be placed to simulate the project while the EIR is being conducted. This ensures the integrity of this EIR on the true effects on scenic vistas. In addition, renditions are needed for the images of the public's view of the proposed project from the Public Plaza and Beach Dr. To date they have not been made public.

With regards to mitigations where the project potentially enhances public views of the Ocean, private views within the project area such as dining views, should not be considered as mitigations to the drastic effects of public Ocean views due to the development of the project.

The vacation of the easement of Beach Drive should be reconsidered. The southern half of Beach Dr. has a complete public ocean and sand view across the existing Mermaid parking lot and dining area. The Drive is currently used by pedestrians, cyclists, rollerbladers, and skateboarders, especially during crowded beach days when the Strand is too crowded to travel or the red blinking light is on, directing cyclists to dismount on the Strand. The closing of Beach Dr. will have a significant effect on the public's access to get through the popular beach area and this needs complete study. If the Drive is vacated to the development, the actual location of the area where the Drive is should remain a public area at least as a minimum the southern half which currently has uninterrupted ocean views.

While the EIR will focus on a variety of other Environmental Impacts with which there is a concern, the initial study addresses these other concerns. This letter only addresses the Aesthetics and Visual Resources portion and the effects on the scenic vista. This appears to be the most significantly impacted, and not addressed sufficiently even in the initial study. This factor also seems to lead to a need to alter the development to lower this impact. It is noted that in all the renditions so far, the developer has not provided any drawings of the proposed project as it would appear from the public plaza or from any part of Beach Dr. One could conclude that the impact is massive and appears that the developer is reluctant to depict such an image due to the potential public outcry to

adapt the project to protect more Ocean views and make the public plaza more open. Nonetheless with a competent EIR, these impacts should be properly addressed and mitigated with adjustments to the development.

Dean Francois
PO Box 1544
Hermosa Beach, CA 90254

Dean Francois
1-310-938-2191

<http://geocities.ws/savethestrand/>

Subject: RE: FOLLOWUP REMINDER: IMPORTANT: MONDAY, NOVEMBER 14, 7-PM COUNCIL CHAMBERS - 'El Gargantuan'

From: HBresident@roadrunner.com [<mailto:HBresident@roadrunner.com>]

Sent: Monday, November 14, 2016 1:49 PM

To: City Council

Subject: FOLLOWUP REMINDER: IMPORTANT: MONDAY, NOVEMBER 14, 7-PM COUNCIL CHAMBERS - 'El Gargantuan'

FOLLOWUP REMINDER: TAKING PLACE TONIGHT !

RE: Strand and Pier Hotel Scoping Meeting - Discussion/SCOPING for Environmental Impact Report (EIR) TONIGHT, MONDAY, November 14, 2016 - 07:00 PM

I've been informed that the proposed "Mermaid Properties" STRAND & PIER HOTEL EIR Scoping meeting which is being conducted tonight at 7 PM in the HB Council Chambers will be televised live on TimeWarner/Spectrum Ch-8 in HB, and Frontier FIOS Ch-31 in RB,HB,MB, and also Streamed via the city Granicus website <http://www.hermosabch.org/index.aspx?page=358> .

ATTEND and give your comments/concerns regarding all things you believe should be detail-looked at and considered by the EIR consultant (to be in attendance?) in preparation of the EIR for this massive, proposed downtown project. You may submit additional comments in writing also through December 2nd.

Following is the public notice for tonight's meeting.

City of Hermosa Beach

Strand and Pier Hotel Project

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, PUBLIC SCOPING MEETING, AND PUBLIC REVIEW PERIOD

Notice is hereby given that the City of Hermosa Beach will prepare an Environmental Impact Report (EIR) for Strand and Pier Hotel Project located in the City of Hermosa Beach. We need to know your views regarding the scope and content of the environmental information to be prepared for the proposed projects.

The proposed Strand and Pier Hotel Project would be located adjacent to The Strand

between 13th Street and Pier Plaza and involve the construction and operation of a three-story hotel, including public-oriented ground floor retail and restaurant uses. The proposed Project would also include a second floor courtyard terrace and a rooftop terrace, as well as two subterranean basement levels, with underground parking and hotel support uses. The Project site comprises approximately 39,950 gross square feet (sf), including proposed vacated public right-of-ways along Beach Drive and 13th Court. The proposed Project would include approximately 155,030 sf of total gross floor area and would provide approximately 100 hotel rooms, 178 on-site parking spaces, and 22,461 sf of retail, restaurant, and public uses.

SCOPING MEETING: November 14, 2016, from 7:00 to 9:00 p.m. at the City Hall Council Chambers, 1315 Valley Drive, Hermosa Beach. The purpose of this meeting is to discuss the proposed project EIR and assist the City of Hermosa Beach in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR.

A copy of the Initial Study containing a detailed project description and describing the project location and potential environmental effects is available at the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, California or may be reviewed at <http://www.hermosabch.org/index.aspx?page=504> . For preparation of the EIR, the City of Hermosa Beach will be the Lead Agency. The public review period for submitting comments on the scope of the EIR is October 27, 2016 to December 2, 2016. All comments should be submitted no later than December 2, 2016. Please send comments to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA, 90254, (310) 318-0242 or via email to hotelEIR@hermosabch.org . Include your name, address and concerns.

Ken Robertson
Director of Community Development Department

Additionally see and review all the following STUFF at the following links. Lots of pretty computer generated renderings that indicate absolutely nothing of the massive impacts to the city. If the 'Need FOR Greed' is what you personally are about, and what the city is about, this is probably a great first step. But if this is so good, why not rezone the entire city to be Miami Vice and let us all profit equally. Ahh, the 'Need FOR Greed' at others' expense.

Strand and Pier Hotel

- [Project Description](#)
- Partial Plans ([Part 1](#), [Part 2](#), [Part 3](#)), December 2, 2015. Full set of plans available for review at the Community Development Department
- [Strand and Pier Hotel Open House 1-14-16](#)
- Revised Plans Dated June 15, 2016
[Architectural Plans](#), [Occupancy Plans](#), [Lighting Package \(1 of 2\)](#), [Lighting Package \(2 of 2\)](#), [Lighting Booklet](#), [Civil Set](#), [Landscape Plans](#), [Vesting Tentative Parcel Map No. 73198](#),

[Attachment A](#)

- [Notice of Preparation](#) and [Initial Study](#), October 2016

Following are information/comments as previously sent to you:

On 11/12/2016 10:58 PM, HBresident@roadrunner.com wrote:

WARNING: SOME ALL-CAPS BELOW FOR THOSE HATING SCREAMING CAPS.

Here's the latest in the 'Need For Greed' with respect to downtown Hermosa Beach: THIS COMING MONDAY NIGHT! And of course it's virtually always about the HB downtown, the HB downtown, the HB downtown; the place where there's next to nothing left for the average non-liquor-needing HB resident anymore.

Moving along is the proposal to build a monster 30-PLUS-foot tall, full-block square, boxy, above and below grade, high-density hotel in downtown Hermosa Beach on the former Mermaid site's block, Drive, and other properties to the East, with the closing off of Beach Drive, and the building also onto Beach Drive, and with additional structures above the 30-foot height limit.

There are evidently not enough vehicles, people, crime, chaos, drunks, costly public safety requirements, and the like in downtown Hermosa Beach 24/7, and thus this is the Hermosa Council's priority item to high-densify further the downtown bars-district.

It will of course be their legacy (which they probably could not care less about), i.e. the so-called further destruction of the so-called "Best Little Beach City". What a joke that expression is, and how humongous the egos become of most big-shot Hermosa councilmembers.

There's to be at least two more of these monster hotels proposals, not to mention, what I view as the total and complete piece of garbage, out-of-scale Hotel presently already-approved by the Hermosa Councils, and now being constructed at Hermosa Avenue and 14th Street.

Same old, same old. However the Council needs to jack-up the (TOT) hotel bed tax to 19% from the present token 12% if they are going to keep this ignorant high-densification hotels agenda for the downtown rolling along.

\$\$\$\$\$ SO THIS MONDAY: Less than 45 hours away \$\$\$\$\$.

An 'EIR' Scoping meeting will take place **this Monday, November 14, 2016 from 7 – 9 PM** at the Hermosa Beach City Council Chambers, located at 1315 Valley Drive, Hermosa Beach.

The meeting's purpose is to discuss the proposed project EIR and assist the City in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR for the hotel.

This scoping meeting will be in the Council Chambers. Good Place, however is it being recorded/televised. etc.? If not why not? It is listed on the Granicus schedule but it's not clear what the plan is for recording, archiving, and televising.

Strand and Pier HOTEL Draft EIR, Scoping Meeting This Monday, November 14, 2016 from 7 – 9

PM!

NOTE: THIS HOTEL HAS NOT YET BEEN APPROVED, UNLESS IN SECRET !

INPUT IS NEEDED AT THIS EIR SCOPING MEETING QUESTIONING ALL ASPECTS AND INSISTING ON KNOWING WHY SUCH A LARGE UNNECESSARY PIECE OF INTENSIFICATION CRAP SHOULD BE BUILT IN DOWNTOWN HB WHEN ALL IMPACTS CAN NOT BE MITIGATED.

HOW DO YOU MITIGATE ALL THE NEGATIVE IMPACTS TO THE VAST HB RESIDENTIAL AREA, TO THE MEN-WOMEN-AND-CHILDREN RESIDENTS FROM THIS EVER-INCREASING DOWNTOWN HIGH DENSITY ALCOHOL-INCREASING, AND OTHER NEGATIVE-EFFECTS CRAP?

THIS UNNECESSARY, DUMB HOTEL WILL JUST BE CRAMMING MORE ALCOHOL-INTENSIFYING-CRAP INTO THE DOWNTOWN SEWER WITH THEN MORE OF ALL THE NEGATIVE IMPACTS TO BE EXPECTED.

THIS HOTEL WOULD HAVE ZERO, ZERO, ZERO CHANCE OF BEING APPROVED AND BUILT IN DOWNTOWN MANHATTAN BEACH WHERE the MB CITY ABSOLUTE HEIGHT LIMIT IS 26 FEET. SO WHY IS SUCH A GARGANTUAN PROJECT BEING EVEN PROPOSED FOR DOWNTOWN HB?

YOUR GUESS? MY GUESS IS JUST FLAT OUT STUPIDITY.

FOLLOWING IN BLACK IS THE PUBLIC NOTICE PRINTED IN THE EASY READER, THREE ISSUES AGO, FOR THIS Strand Hotel EIR SCOPING MEETING. MORE FOLLOWS THE NOTICE.

-

City of
Hermosa Beach

Strand and Pier Hotel Project

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The proposed Strand and Pier Hotel Project would be located adjacent to The Strand between 13th Street and Pier Plaza and involve the construction and operation of a three-story hotel, including public-oriented ground floor retail and restaurant uses. The proposed Project would also include a second floor courtyard terrace and a rooftop terrace, as well as two subterranean basement levels, with underground parking and hotel support uses. The Project site comprises approximately 39,950 gross square feet (sf), including proposed vacated public right-of-ways along Beach Drive and 13th Court. The proposed Project would include approximately 155,030 sf of total gross floor area and would provide approximately 100 hotel rooms, 178 on-site parking spaces, and 22,461 sf of retail, restaurant, and public uses.

SCOPING MEETING: November 14, 2016, from 7:00 to 9:00 p.m. at the City Hall Council Chambers, 1315 Valley Drive, Hermosa Beach. The purpose of this meeting is to discuss the proposed project EIR and assist the City of Hermosa Beach in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR.

A copy of the Initial Study containing a detailed project description and describing the project location and potential environmental effects is available at the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, California or may be reviewed at <http://www.hermosabch.org/index.aspx?page=504> . For preparation of the EIR, the City of Hermosa Beach will be the Lead Agency. The public review period for submitting comments on the scope of the EIR is October 27, 2016 to December 2, 2016. All comments should be submitted no later than December 2, 2016. Please send comments to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA, 90254, (310) 318-0242 or via email to hotelEIR@hermosabch.org . Include your name, address and concerns.

**Ken Robertson
Director of Community Development Department**

See and review all the following STUFF at the following links. Lots of pretty computer generated renderings that indicate absolutely nothing of the impacts to the city. If the 'Need FOR Greed' is what you personally are about, and what the city is about, this is probably a great first step. But if this is so good, why not rezone the entire city to be Miami Vice and let us all profit equally. Ahh, the

'Need FOR Greed' at others' expense.

Strand and Pier Hotel

- [Project Description](#)
- Partial Plans ([Part 1](#), [Part 2](#), [Part 3](#)), December 2, 2015. Full set of plans available for review at the Community Development Department
- [Strand and Pier Hotel Open House 1-14-16](#)
- Revised Plans Dated June 15, 2016
[Architectural Plans](#), [Occupancy Plans](#), [Lighting Package \(1 of 2\)](#), [Lighting Package \(2 of 2\)](#), [Lighting Booklet](#), [Civil Set](#), [Landscape Plans](#), [Vesting Tentative Parcel Map No. 73198, Attachment A](#)
- [Notice of Preparation](#) and [Initial Study](#), October 2016

**BTW, A suggested name for this completely out-of-scale
'Need FOR Greed' unnecessary, massive hotel;**

'\$\$\$ El Gargantuan \$\$\$'

Subject: RE: Comments on Strand and Pier Hotel Project

From: Douglas Kerner <dkerner4@icloud.com>

Sent: Monday, November 14, 2016 2:11 PM

To: Hotel EIR

Subject: Re: Comments on Strand and Pier Hotel Project

Dear Ken Robertson:

This note is in response to the Public Review of the above project. In general, my wife and I support the project with the following concerns that you should consider:

- 1) The project calls for outdoor spaces, specifically, a courtyard and rooftop terrace. The City should be concerned with noise from these outdoor areas, especially a rooftop terrace, where the hotel or guests may play loud music from amplifiers and/or bands. We owned a home in Manhattan Beach, and while it was not close to the Shade Hotel, there were many complaints from residents who were close to that hotel about noise from areas just as those described here. The City should tread cautiously in granting approvals for such spaces.
- 2) Obviously the vehicle congestion will be exacerbated by another high density project, but you already know that. We just want to let you know it is a concern for us.

Good luck on the project and call or reply if you have any questions.

Kind Regards,

Doug and Diane Kerner
1506 The Strand Hermosa Beach, CA 90254
310.343.1001 (mobile)

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
 West Sacramento, CA 95691
 Phone (916) 373-3710
 Fax (916) 373-5471
 Email: nahc@nahc.ca.gov
 Website: <http://www.nahc.ca.gov>
 Twitter: @CA_NAHC



RECEIVED

NOV 16 2016

COMMUNITY DEV. DEPT.

November 8, 2016

Ken Robertson
 City of Hermosa Beach
 1315 Valley Drive
 Hermosa Beach, CA 90254

sent via e-mail:
krobertson@hermosabch.org

RE: SCH# 2016101074; Strand and Pier Hotel Project, Notice of Preparation for Draft Environmental Impact Report, Los Angeles County, California

Dear Mr. Robertson:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of **portions** of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).

- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
 3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
 4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
 7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
 9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason,

we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse



South Coast

Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 ♦ www.aqmd.gov

November 17, 2016

hoteleir@hermosabch.org

Ken Robertson, Community Development Director

City of Hermosa Beach

1315 Valley Dr.,

Hermosa Beach, CA 90254

**Notice of Preparation of a CEQA Document for the
Strand and Pier Hotel Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft EIR. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft EIR document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Finally, should the proposed project include equipment that generates or controls air contaminants, a permit may be required and the SCAQMD should be listed as a responsible agency and consulted. The assumptions in the submitted Draft EIR would also be the basis for permit conditions and limits. Permit questions can be directed to the SCAQMD Permit Services staff at (909) 396-3385, who can provide further assistance.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Mitigation Measure resources are available on the SCAQMD CEQA Air Quality Handbook website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the lead agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Jack Cheng, Air Quality Specialist by e-mail at jcheng@aqmd.gov or by phone at (909) 396-2448.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Planning and Rules Manager
Planning, Rule Development & Area Sources

JC:JW

LAC161027-01
Control Number