

ATTACHMENT 1
EIR CONSULTANT SCOPE OF WORK

1. Review proposed Master Plan and associated project information
2. Identify any additional information required to conduct the EIR's impacts assessment
3. Prepare the Initial Study
4. Confer and consult with responsible and trustee agencies
5. Prepare and circulate a Notice of Preparation of an EIR
6. Assist in planning and conducting Public Scoping Meeting(s) for agencies and the public
7. Refine scope of environmental analysis, if warranted, in response to public scoping process
8. Prepare technical studies required to complete the draft EIR
9. Assist the District in identifying appropriate thresholds of significance for use in the EIR
10. Develop baseline conditions
11. Prepare Preliminary Draft(s) and (Screencheck) EIR(s) and revise per BCHD staff comments (multiple rounds of drafting and review may be necessary)
12. Interface and/or communicate the City of Redondo Beach, as needed.
13. Prepare and circulate Notice of Completion of Draft EIR through State Clearinghouse and for public review
14. Assist in planning and conducting Public Presentations & Workshops to present findings of the DEIR and to receive public comment
15. Assist District staff at BCHD meetings and hearings on the DEIR, including at least one meeting held by the BCHD Board of Directors may provide a forum for comment
16. Facilitate all aspects of circulation and noticing related to public review period for DEIR
17. Prepare Response to Comments and revise per BCHD staff comments
18. Facilitate the production of any necessary supplemental technical studies, additional analysis, and/or Addendum called for by the public review period or otherwise
19. Prepare the Final EIR and Mitigation Monitoring and Reporting Program
20. Assist BCHD in preparing a Statement of Facts and Findings in support of a Statement of Overriding Considerations, if necessary
21. Assist in planning and conducting Public Workshop(s) to present Final EIR and accompanying documents
22. Assist in preparing for and attending BCHD Board meetings to make recommendation and act on certification of the EIR respectively
23. Participate in a supporting role in outreach and interaction with the public related to the EIR and EIR process.

ATTACHMENT 2 MAJOR STEPS IN THE EIR PROCESS

- BCHD will release a Notice of Preparation to invite public comment on the scope of the EIR (anticipated to occur in late June or early July). We will distribute the NOP widely throughout the District's service area and neighboring cities (including Torrance) with ample notice of how and where to provide comments.
- Just prior to release of the NOP, BCHD will hold a CWG meeting to encourage public participation in the NOP scoping process, and share a tentative timeline highlighting key points for public participation.
- We will hold a public scoping meeting during the 30-day NOP comment period. (We may hold a separate public scoping meeting at the City, if the City desires.)
- During preparation of the EIR (a period of about 2 to 3 months), BCHD staff will offer a public workshop on 'How to Read an EIR'.
- The Draft EIR is anticipated to be ready for release to the public in the Fall. We will extend the public review period beyond the required 45 days to 60 days.
- During the Draft EIR public review period, BCHD will present findings of the Draft EIR to City Councils or Planning Commissions of Redondo Beach, Hermosa Beach, Manhattan Beach and Torrance.
- During the Draft EIR review period, the EIR Team will provide an open house for the public to meet the EIR preparers and ask questions about the EIR's methods and findings.
- BCHD staff and the EIR team will present findings of the Draft EIR to the BCHD Board.
- The Board will hold a public hearing to receive public comments on the Draft EIR.
- All comments (whether written or received orally during the public comment hearing) will be responded to in a formal written Response to Comments which will become part of the Final EIR along with revisions to the Draft EIR. The Response to Comments will be available to the public prior to any formal action by the Board on the Final EIR.
- The Board will consider formal adoption of the Master Plan in early 2020. Prior to adopting the Master Plan, the Board must certify the Final EIR as adequate and complete. These actions would both take place at a BCHD Board meeting in early 2020.
- Upon formal adoption of the Master Plan, BCHD will formally submit an application to the City of Redondo Beach for Conditional Use Permit and Design Review approvals for the project.