



NOTICE OF PREPARATION

City of Seal Beach

LA Fitness Health Club EIR

Date: December 29, 2016

To: State Clearinghouse
State Responsible and Trustee Agencies
County Clerk
City Departments
Federal Agencies
Interested individuals and organizations

Subject: Notice of Preparation for the LA Fitness Health Club Environmental Impact Report

The City of Seal Beach is the lead agency for the LA Fitness Health Club EIR Environmental Impact Report (EIR).

Project Title: LA Fitness Health Club

Project Applicant: CPT Shops at Rossmoor, LLC

Project Location: 12411 Seal Beach Boulevard, Seal Beach
Orange County, California

Project Description: The proposed project is the construction of a 37,000-square-foot, single-story private health club to be located within the existing Shops at Rossmoor retail center (see Exhibits 1 and 2). The proposed project would be built on an existing parking lot, and the surrounding parking lot would be reconfigured to accommodate the parking demands of the proposed use and the center. The health club would provide membership-based fitness services, including access to exercise equipment, group fitness classes, and personal fitness training (see Exhibit 3, Floor Plan). The health club is proposed to operate seven days a week. Hours of operation would be 5:00 A.M. to 11:00 P.M. Monday through Friday, 5:00 A.M. to 10:00 P.M. on Saturday, and 8:00 A.M. to 8:00 P.M. on and Sunday.

Architecturally, the building would consist of a painted concrete tilt-up wall system accented with a prefabricated metal panel shell finish system, painted plaster, and simulated wood paneling (see Exhibit 4, Project Elevations). The site is fully served by utilities. Existing water lines serving the site and an adjacent condominium development would need to be rerouted to accommodate the health club building.

Access improvements would include extending the existing left-turn pocket on northbound Seal Beach Boulevard into Rossmoor Center Way. Additionally, either Rossmoor Center Way would

be widened to provide an additional eastbound lane between Seal Beach Boulevard and the first driveway in the center, or a right-turn-in-only driveway would be added into the center from Seal Beach Boulevard approximately 300 feet south of Rossmoor Center Way.

Purpose of the NOP: The NOP requests comments from responsible and trustee agencies, federal agencies, and any other person or organization concerned with the environmental effects of the project regarding the scope and content of the environmental review the LA Fitness Health Club. The City has completed an Initial Study for the project that identifies these potentially significant impacts: Air Quality, Greenhouse Gas Emissions, Noise, and Transportation & Traffic. A copy of the Initial Study can be obtained from the City's website at www.sealbeachca.gov or reviewed in person at the addresses listed below.

City Hall 211 8 th Street Seal Beach, CA 90740	Rossmoor/Los Alamitos Library 12700 Montecito Drive Seal Beach, CA 90740	Leisure World Library 2300 Beverly Manor Rd Seal Beach, CA 90740	Mary Wilson Library 707 Electric Avenue Seal Beach, CA 90740
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Pursuant to CEQA Guidelines §15082 (b), you have 30 days from the date of receipt of this NOP to respond. Please send your comments by the earliest possible date, but no later than 5:00 P.M. on January 30, 2017. Please send responses to:

Steve Fowler, Assistant Planner
City of Seal Beach Department of Community Development
211 Eighth Street, Seal Beach, CA 90740

sfowler@sealbeachca.gov or (562) 431-2527 ext. 1316

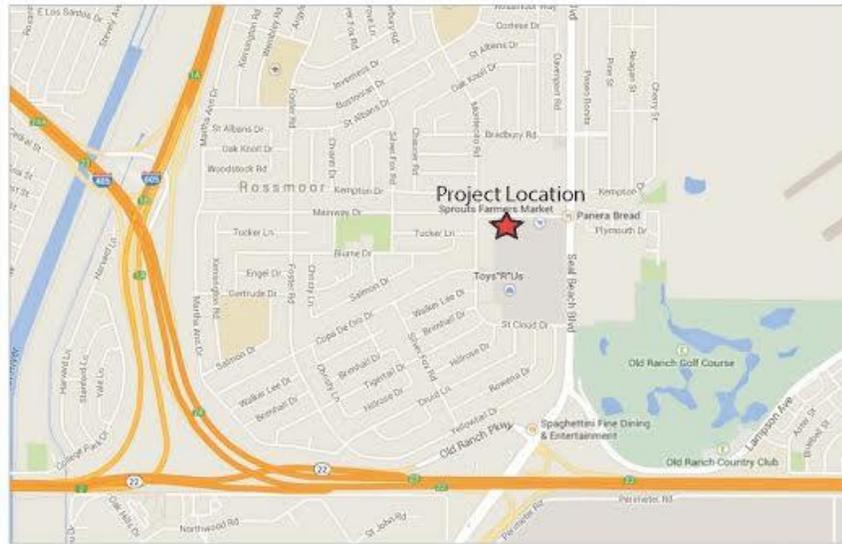
For any correspondence, please enter "LA Fitness" in the subject line. Agency responses should include the name of a contact person at the agency.

Signature: _____

Jim Basham, Community Development Director

Date: _____

12/29/16



Source: Google Maps

Regional



Source: Google Maps

Vicinity



<http://www.mig.com> - 951-787-9222



Exhibit 1 Regional and Vicinity Map

Rossmore Health Club
City of Seal Beach, California

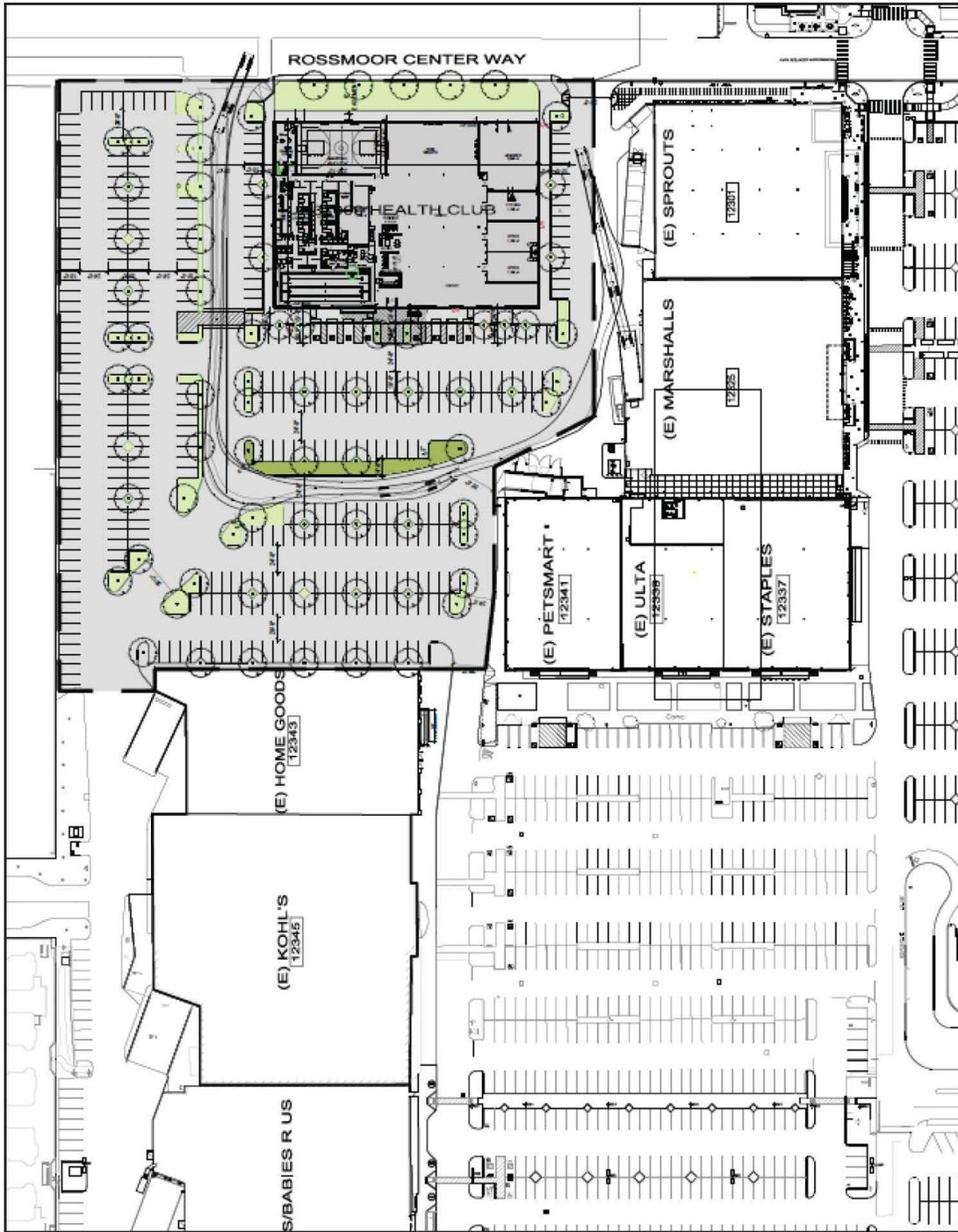
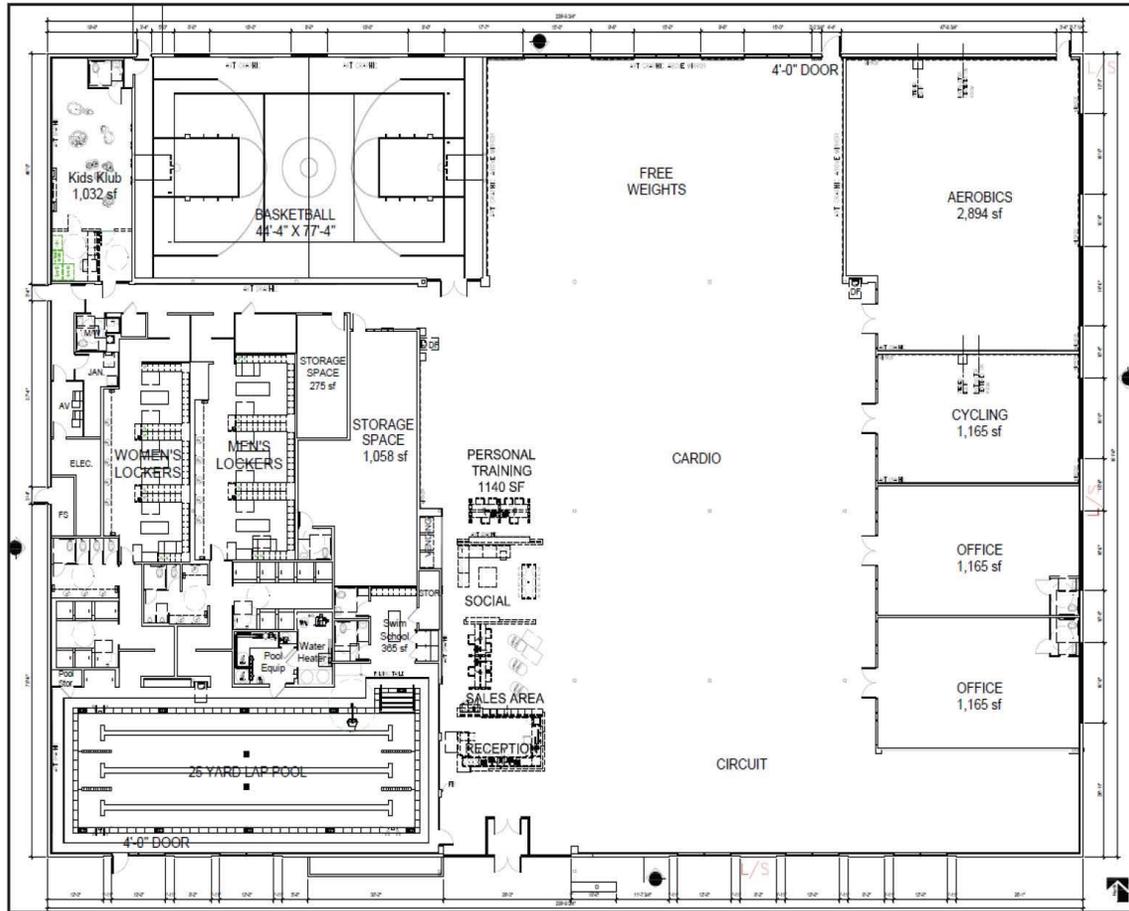


Exhibit 2 Site Plan

Source: Robinson Hill Architecture, Inc. 2015



Rossmoor LA Fitness
City of Seal Beach, California

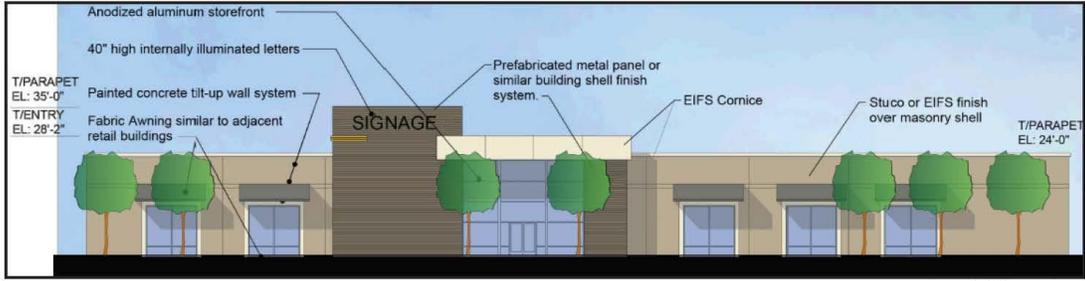


Source: Robinson Hill Architecture, Inc. 2015

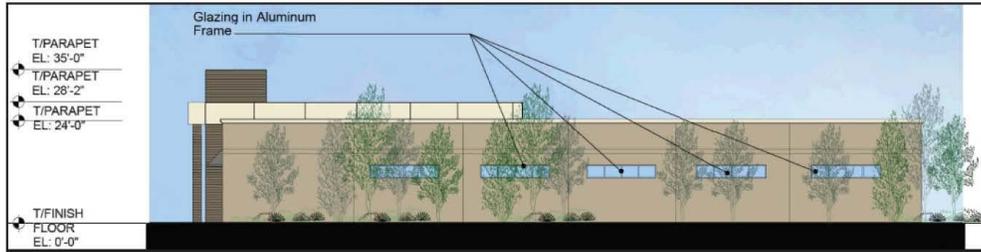


Exhibit 3 Floor Plan

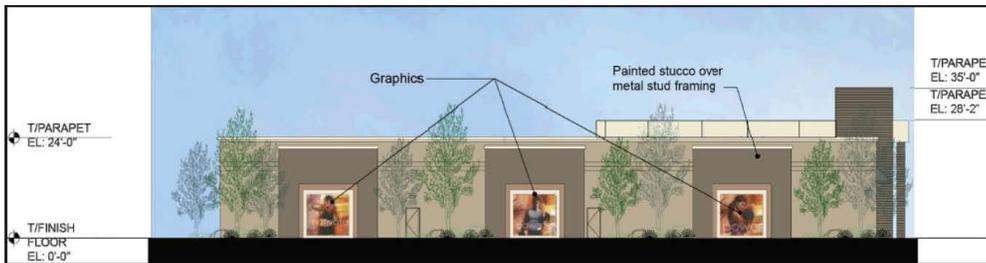
Rossmoor LA Fitness
City of Seal Beach, California



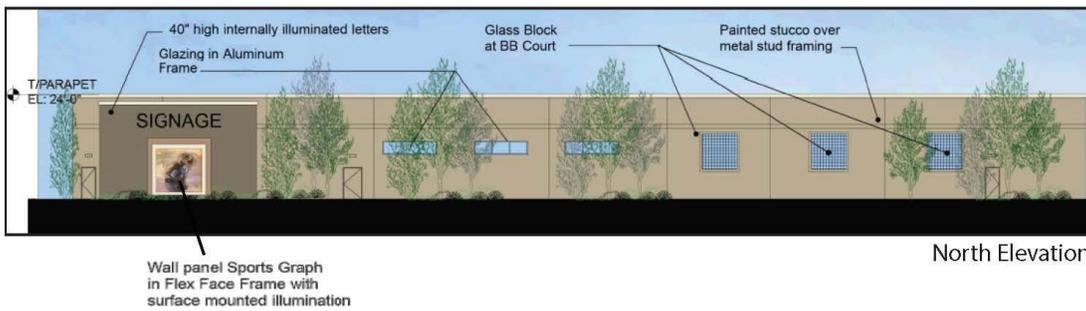
South Elevation



East Elevation



West Elevation



North Elevation

Source: Robinson Hill Architecture, Inc. 2015

Exhibit 4 Project Elevations



Rossmoor LA Fitness
City of Seal Beach, California