

Appendix B:

Notice of Preparation Comment Letters



**South Coast
Air Quality Management District**
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

APPENDIX B: NOP COMMENT LETTERS

AGENCIES

January 10, 2017

sfowler@sealbeachca.gov

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

**Notice of Preparation of a CEQA Document for the
LA Fitness Health Club 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 Gordon Mize, Air Quality Specialist by e-mail at gmize@aqmd.gov or by phone at (909) 396-3302.

Sincerely,

Jillian Wong

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

JW:GM

LAC170103-04
Control Number

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



January 9, 2016

Steve Fowler
City of Seal Beach
211 Eighth Street
Seal Beach, CA 90740

sent via e-mail:
sfowler@sealbeachca.gov

RE: SCH# 2017011003; LA Fitness Health Club Project, Notice of Preparation for Draft Environmental Impact Report, Orange County, California

Dear Mr. Fowler:

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 an 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, subds. (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

January 30, 2017

NCL-17-003

Steve Fowler
City of Seal Beach Planning Department
211 Eighth Street
Seal Beach, California 90740

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

Dear Mr. Fowler:

Thank you for the opportunity to comment on the Notice of Preparation for the LA Fitness Health Club Environmental Impact Report (EIR). The County of Orange offers the following comments for your consideration:

- Provide the updated traffic study discussed on Page 61 of the LA Fitness Health Club Initial Study (December 2016).

Thank you for the opportunity to review this document. If you have any questions regarding these comments, please contact Jamie Reyes at (714) 647-3903 in OC Public Works Infrastructure Programs/Traffic or Linda Smith at (714) 667-8848 in OC Public Works/OC Development Services/Planning Division.

Sincerely,


for Laree Alonso, Manager, Planning Division
OC Public Works Service Area/OC Development Services
300 North Flower Street
Santa Ana, California 92702-4048
Laree.alonso@ocpw.ocgov.com

From: Anderson, Bret [mailto:BretAnderson@ocfa.org]
Sent: Thursday, February 02, 2017 3:40 PM
To: Steven Fowler
Subject: NOP LA Fitness health Club for EIR / 12411 Seal Beach Blvd

I received your notice documents.

At this time the project as proposed has no OCFA needs.

We will condition the project next normally through any future city master plan or CUP, or site development permit, when that comes into OCFA for review, with a service request, fee, and exhibits.

Thank you

Bret Anderson – Fire Prevention Analyst
[714-573-6111](tel:714-573-6111) / bretanderson@ocfa.org
Orange County Fire Authority
Planning and Development Section
1 Fire Authority Road
Irvine, Ca. 92602



Rossmoor Homeowners Association

P.O. Box 5058, Rossmoor, California, 90721

(562) 799-1401 www.Rossmoor-RHA.org

Jan. 28, 2017

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

Subject: LA Fitness Health Club

The Rossmoor Homeowners Association has reviewed various plans and analyses for the LA Fitness Club Project at the Shops of Rossmoor and has serious concerns about the adequacy of the parking and traffic analysis. We would like to file these comments for the EIR.

The RHA has long worked with adjacent cities, the Los Alamitos Unified School District and the County of Orange on traffic impacts within and outside our community. The county and the school district have undertaken extensive and costly efforts to mitigate traffic congestion during school hours, which impacts not only Rossmoor residents but many Seal Beach parents who drive their children into one of Rossmoor's four elementary schools.

We are concerned that the analysis for this high volume retail establishment could reverse the improvements that the school district, the very district that serves your city, and the county have undertaken.

At its own cost, the school district has begun a program offering low cost bus service to the Rossmoor schools from Seal Beach and has cited about 200 families that are subscribing to the service each day. The health club is almost certain to add many more vehicle trips than that to Rossmoor streets.

We are particularly concerned about increased traffic volumes on St. Cloud and Montecito roads, which carry large volumes of vehicles to Rossmoor Elementary School, as well as Weaver Elementary and Hopkinson Elementary. It also is a main pedestrian and bicycle route to the schools.

The city must require the developer to improve the analysis on how future patrons will access the club. The main entrance seems to be west bound on Rossmoor Center Drive, an access road that is already congested from serving the large number of retail stores at the front of the complex.

One serious potential problem is that visitors to the sports center will find an alternative route through Rossmoor, accessing the club eastbound on Rossmoor Center Drive or from a freight entrance at the stop of sign of Copa De Oro. Either route would cause serious traffic problems during school hours. Moreover, the freight entrance does

not appear to be properly engineered for general traffic, even though it would provide access to the club.

The other issue of serious concern is the informal agreement that the Shops of Rossmoor made to allow Seal Beach residents in nearby apartments to park in the lot that is slated for development. The accommodation relieved the problem of Seal Beach residents of the apartments parking in Rossmoor in front of private homes. If this accommodation is lost, Seal Beach must find a solution to the overflow parking from the apartments.

The RHA has heard overwhelming opposition to the development of the health club. While we believe economic development in many cases is a positive for our community, we want it to be done without impairing the safety of pedestrians, congesting our residential streets or causing overflow parking into neighborhoods.

Should the city need additional information or wish to discuss RHA's views, it can contact RHA Traffic Committee Chairman Ralph Vartabedian at 213-300-1719 or RHA President Beverley Houghton at 562-596-1408.

Cc: Tim Whitacre

Dr. Sherry Kropp

BRIDGECREEK VILLAS CONDOMINIUMS OWNERS ASSOCIATION

12450 – 12600 Montecito Road, Seal Beach

Dear City of Seal Beach :

Let this letter serve as a strong negative consensus against the proposed development of the L.A. Fitness Center at the back of the Shops at Rossmoor. Their thinly disguised, legal attempt at removing the primary objection of parking behind the Center will have no difference in the negative effects of their project. We have absolutely no objection to their right of development and to do as they wish with their land, as long as it has no negative effects on OUR community. The prior effects of the old Supersaver Movie Theaters come to mind. Added traffic, increased crime, increased trash, added noise from the cars leaving at night and racing were just some of the effects that we are talking about. Every night at 10:00 PM, the movie would end and the drag racing would begin. Many of us were here then and don't want to see a repeat of this. Their extended hours will only add to the problem. We have pondered several solutions that the Shopping Center and the City might consider, i.e. Parking Permits on the Rossmoor Streets, alternate parking within the Center, Library parking at night, etc. But all would require additional monitoring and other unpleasant procedures. Simply stated.....The LA Fitness Center is a bad idea.

As a matter of fact, I am a member of LA Fitness in Garden Grove and enjoy their facility, but I have also seen first-hand the negatives of their facility in a residential area. The main gripe were the car break-ins and traffic congestion. When I left there at 5:30 PM every night, the parking lot was overflowing and somebody was always waiting for my space. Obviously, many will opt to park in the residential streets. We are already receiving complaints of this since the Center imposed their new parking restrictions.

We hope that the Center will find a more suitable fit for this space to maximize their cash-flow and value. As elected officials of our city, please take our strong objections seriously when deciding your position.

Yours truly,

Board of Directors at

Bridgecreek Villas Condominiums

Greg Shade

Frank Dubbs

Greg Knowlton

Sean Hyepock

**To: Jim Basham, Director
Steve Fowler Assistant Planner
City of Seal Beach
Department of Community Development
211 Eight St. Seal Beach, CA 90740**

Tel. (562) 431-2527 ext. 1316
Fax (562) 430-8763

Subject: LA Fitness

Dear Mr. Fowler:

We live at 12300 Montecito Rd. Unit 7, Seal Beach, CA 90740 and we oppose building 37000 square feet LA Fitness Health Club just behind our building.

We have gone to all Public Meetings last time and to the City Council Meetings less than 6 month ago.

After hearing all the arguments from the Citizens of Rossmoor, majority of City Council voted to reject building LA Fitness Health Club at 12411 Seal Beach Blvd, City of Seal Beach.

And here we go again!

Proposed hours of operation from 5:00 am till 11pm on week days, 5:00 am to 10 pm on Saturday and 8:00 am to 8 pm on Sunday will make our building impossible to live or sleep in.

Everyone is entitled to have a quiet enjoyment of your home, having Health Club just behind our back wall will deprive us from quiet enjoyment and rest. Our Bedrooms, Pool and Recreation area just behind the wall that we are sharing with the Shopping Center.

Parking is also the issue. After the recent rains, our garage was flooded and we have had to take our vehicles out of garage. If there would be a Health Club there, we all would have a huge problem. Even now because our cars were parked in the shopping area parking, we got "Final Warning". We would have nowhere to park at all if there would be a parking for Health Club there.

There is a lot of traffic already at Rossmoor Center Way, this is a narrow street and making a left turn pocket onto Seal Beach Blvd. will not help a problem. Cars are already lining up half the way Rossmoor Center way on the weekends and during pick traffic time. People crossing the driveway to go into the shops already causing back up of the cars blocking the street. Shoppers of Sprouts and Marshalls already are parking behind the stores, due to the parking issues.

There are a lot of Elderly in the area and access of the Emergency Vehicles to the area is of a big concern.

Schools in the area encourage parents to walk kids to school to reduce traffic issue in the mornings and afternoons. Adding 700-900!!! cars a day will compromise safety of the kids and all the residents in the area.

Noise, traffic, pollution, safety and property values are the reasons we oppose building LA Fitness.

We do not need another Health Club in our area, there is a 24 hour Fitness and LA Fitness within 3 mile radius.

We have already endured a lot since renovation of Shops at Rossmoor, re-routing the water lines to accommodate the health club building, is going to make a lot of hardship on all residents.

We love living in Rossmoor and would like to keep it a quiet residential area.

I hope that Planning Commission will take into consideration the Community Opposition to LA Fitness and reject the project.

Sincerely,


Lana and Jack Yelen.

Individuals

From: Sbkwood2 <sbkwood2@aol.com>
To: Steven Fowler <sfowler@sealbeachca.gov>
Cc:
Date: Thu, 5 Jan 2017 19:48:18 -0800
Subject: LA Fitness
I am a 22 year resident of Rossmoor.

There have been lots of changes in those years. When we moved in, the only nearby shopping was at the tired old mall with little to want me to shop there. Now it is wonderful to have two malls across from each other on Seal Beach Blvd. Most of our shopping is within walking distance.

Last year I was disappointed to learn that LA Fitness would not be coming to the Shops at Rossmoor. I drive to Long Beach to work out at the location on Stearns. It would be good to have one nearby. And it would draw more customers to the Shops.

Some people never want anything to change, I am not one of them. The talk of traffic being greatly increased is simply not true. People come and go throughout the day and evening to gyms. Perhaps residents of Rossmoor should pay more attention to how they drive through the tract and endanger pedestrians before they proclaim that children will not be safe with traffic going to the gym.

Thanks for considering my opinion.

Susan Barrett

Sent from AOL Mobile Mail

From: Laurretta Collins [mailto:lcollins@jrk.com]
Sent: Monday, January 09, 2017 12:04 PM
To: Steven Fowler
Subject: Proposed LA fitness

I was told about the proposed LA Fitness plans yesterday.
As a Ross Moor home owner I'm am opposed to this idea.
Ross Moor residents life style are being negatively impacted by the actions of Seal Beaches greed.
We spend 90% of our off time at some Seal Beach location as I feel most of my neighbors and friends do.
If you continue to increase our traffic and quality of life because of the people that are traveling to our area that don't live there I will move.
As people start to move because you are changing our neighborhood you will start getting a deferent clientele in your restaurants and other businesses.
Lowering our quality of life will eventually lower yours.

Please consider what I have said as rethink what you are planning.

Respectfully

Laurretta Collins
A homeowner in Ross Moor

From: Lisa Guardi <lsguardi@verizon.net>
To: Steven Fowler <sfowler@sealbeachca.gov>
Cc:
Date: Wed, 4 Jan 2017 15:24:42 -0800
Subject: LA FITNESS-NO

Hello,

I am a current Rossmoor resident, My parents lived here for 45 years. We are definitely opposed to the LA Fitness.

The center has so many "name brand" tenants that people are driving here from everywhere now. The traffic is awful on Los Al Blvd.

I see people speed 50 miles an hour on Montecito to go to Khol's etc.

The community would be better served with a bookstore or more boutique shops. Please!

Thank you for your consideration.

From: Tony Kozlowski [mailto:tonyk@goaltrans.com]
Sent: Sunday, January 08, 2017 5:17 PM
To: Steven Fowler
Subject: Proposed LA Fitness in the Shops of Rossmoor

Mr. Fowler:

I wanted to express my complete disapproval of the proposed LA Fitness facility that is being talked about for the Shops at Rossmoor. That area is completely over-developed now and even without a new fitness facility, traffic is already a nightmare for those of us who live in the area. I realize that since I live in Rossmoor I may not have a voice but I can certainly tell you that these decisions have a great impact on our quality of life. In its current state, it is already difficult to drive in and around the Shops at Rossmoor so I cannot even imagine the difficulties that would be thrust on my neighborhood. I have already begun to avoid the area and I am sure that others have as well.

If this is approved and Seal Beach goes through with building the facility, I can tell you that I will not spend a dime in ANY of the Shops at Rossmoor and I will begin to encourage everyone I know to do the same. That will also include shopping at the Old Ranch Towne Center. I would hope that you would give that consideration of lost revenue for all of the other businesses in these two locations to be a mitigating factor.

Thank you for your time and please let me know if you have any questions.

Best Regards

Tony Kozlowski
2621 Mainway Drive
Rossmoor, CA 90720
Tel: [562-244-6767](tel:562-244-6767)

From: "Min, Hyun S." <hyun.min@anthem.com>

To: Steven Fowler <sfowler@sealbeachca.gov>

Cc:

Date: Wed, 4 Jan 2017 07:27:22 -0800

Subject: LA Fitness No!

Hello Assistant Planner Steve Fowler,

We would not like LA Fitness to be at Seal Beach shopping center. The facility would definitely increase the traffic, and it's already difficult to get in and out of the center as it is, especially during peak times, when the facility will be used. Also, I'm definitely concerned that no in depth traffic studies have been done and how it will affect pedestrians—especially children who use the shopping/food facilities as it's a close walk from their Rossmoor homes.

I'm a Rossmoor resident, and I do not want to see increase in dangerous traffic from other areas coming into Rossmoor/Seal Beach.

It was already denied, please uphold the denial.

Thank you,

Hyun Min

Thanks, Soo

Hyun Soo Min, MPP I Care Consultant Sr. I Anthem Inc.

Enhanced Personal Health Care I

hyun.min@anthem.com | Office # [805-208-6870](tel:805-208-6870)

From: Monasrealestate@aol.com [mailto:monasrealestate@aol.com]

Sent: Tuesday, January 10, 2017 6:09 PM

To: Steven Fowler

Subject: 24 hour fitness

Hello Steve,

Our family 4 adults are against this project. Our area is already a bottle neck after getting off the freeway and trying to get into Rossmoor. I know this traffic will devalue our homes, be bringing in much more traffic and people that do not live in the area. Will there be a public forum?

I know business brings revenue, but at what expense? The city of Seal Beach has a Motorcycle noise ordinance, the people want their area to stay quiet.... we do too!

Thanks,

Mona Patrick

[5626186662](tel:5626186662)

From: Anthony Rudisill <arudisill@socal.rr.com>
To: Steven Fowler <sfowler@sealbeachca.gov>
Cc:
Date: Wed, 4 Jan 2017 16:49:16 -0800
Subject: LA Fitness
Mr. Fowler,

I have been a resident of Rossmoor for 46 years. I am also a member of LA Fitness. At present, the most convenient location for me is in Garden Grove, on Valley View St. just North of Chapman Ave.

I am aware of the concerns regarding the traffic situation in the area of Sprouts. In my regular trips to LA Fitness - Garden Grove for over 3 years, I have noticed that traffic in the gym area is never congested. I believe that gym visits last much longer than grocery shopping, which may account for the difference in congestion levels. I suggest a visit to the Garden Grove location by yourself or a staff member to observe the level of traffic in the area.

I think the slight added traffic caused by a fitness center in the proposed Seal Beach location would be more than offset by the benefits. The presence of a nearby fitness center can be a positive factor for many busy people whose time is limited but who value regular exercise.

Thank you for your consideration.

Anthony Rudisill

11861 Montecito Rd., Rossmoor

[\(562\) 431-8838](tel:5624318838)

From: Jason Delmonico [mailto:jddelmonico@verizon.net]
Sent: Wednesday, January 11, 2017 2:59 PM
To: Steven Fowler
Subject: LA Fitness

Dear Steve,

I was happy to read an article in the Sun this week which mentioned that LA Fitness is once again going to try and come in to the Shops at Rossmoor.

I was very disappointed when they got chased away by residents of Rossmoor who are concerned about parking issues and traffic.

I believe that LA Fitness will be a great addition to our neighborhood. I am currently an LA Fitness member (and live in CPE) and would love to see an LA Fitness in such a convenient location. I usually attend the one on Valley View and the one in Long Beach on Bellflower. I do not care for the layout of the LA Fitness on Valley View. Although they recently remodeled the facility on Valley View, I don't care for the way the TV's are set up and also that there is no separate cycling room.

I think that LA Fitness will be a great addition to the Shops because it will create greater community within our community. At both gyms that I attend, I notice that people do not only go to work out but also to socialize, meet up and converse. Friendships are formed with people who attend the same classes together or work out at the same time. There is really a sense of community within the gym community. They gym will potentially encourage neighbors to get to know neighbors through meeting at the gym.

Bringing the LA Fitness to the shops will also provide convenience for those of us with busy lives and steady business to the existing shops and restaurants. It is so close to schools and shops that we can exercise and get our shopping done all in one convenient center after dropping off kids or before picking up kids from school. It is also close enough that I, and others may be encouraged to bike to the gym.

LA Fitness will also bring added revenue to our little community without tearing up undeveloped land. I often drive through the back parking lot and it is fairly empty except for the residents who park there from the condos next door. There should still be plenty of parking for those residents as well as gym members. In reality the condo should provide it's own parking for it's residents and they should not be spilling over into the shopping center on a regular basis.

Please fight hard to bring LA Fitness into our community. It would be a great asset to this area and promote a healthier lifestyle for those of us who already live in the area.

Kind regards,

Debi DelMonico
Oleander St. Seal Beach

From: rosemaryfrenkiel@gmail.com [mailto:rosemaryfrenkiel@gmail.com]

Sent: Saturday, January 07, 2017 10:21 AM

To: Steven Fowler

Subject: LA fitness

Dear Sirs:

I am having a difficult time understanding the controversy regarding this project. There used to be a Rossmoor Gym in that area for years of which I was a member for years. I so regretted seeing them close their doors. I think an LA Fitness would be a great business to return to the area. I know I would use it. You would think it was a tattoo shop or bar, of which I would object to, because of the kinds of people/problems they attract.

Thank you for your attention.

Rosemary Frenkiel
3631 camellia st.
Seal Beach, ca 90740

From: Arnold Mayans [mailto:amayans2000@yahoo.com]
Sent: Wednesday, January 11, 2017 9:39 PM
To: Steven Fowler
Subject: LA FITNESS

We don't need an LA Fitness in the Rossmoor Shopping Center. It will disrupt a lot of things and will bring more traffic to the area, which we don't want/need.

Also, we don't need more people in the area,. I think we have enough as it is.

Everything these days is done to collect more money for the local governments at whatever cost.

Build the LA Fitness somewhere else.

Thank you.

From: Enea Ostrich [mailto:eneao@hotmail.com]
Sent: Friday, January 06, 2017 11:37 PM
To: Steven Fowler
Subject: Fwd: LA Fitness Project Plan at Shops at Rossmoor

Here is a copy of the original email I sent on this subject. I also since have seen most recently more traffic than when I originally sent this email. Please do not humor this developer in promoting this project. I was there at meeting when Ellery Deaton said it best. She said she cannot vote in favor of the project knowing that knowing that kids going to school at peak times in traffic study will not be safe. I wish to add our elderly community...some of which actually are close neighbors to this project. They do not need the fitness traffic which is constant. The elderly cannot walk fast and fitness people drive fast...just go to one and observe for an hour...you will see. I love fitness but not if people in general are in danger. We cannot expand Seal Beach Bl any more then it already has been. Let's put a financial park in there. That is what needs to be there instead. We have an overdeveloped mall already...please shut down proposals like this for Shops at Rossmoor. Thank uou.

Enea Ostrich
3621 Camelia St
Seal Beach, Ca 90740

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From: Enea Ostrich
Sent: Friday, July 15, 2016, 1:02 PM
Subject: LA Fitness Project Plan at Shops at Rossmoor
To: smassalavitt@sealbeachca.gov, mvaripapa@sealbeachca.gov, edeaton@sealbeachca.gov, sloandistrict2@verizon.net, Gary Miller

Dear Seal Beach City Council:

I am writing to inform you that I am opposed to the project...for simple reason that it's neglectful when residents are griping and the developer is not listening...then adding insult to injury the councilman for this district where LA Fitness is planned to be also ignores their gripes and does not file an appeal on their behalf so they do not have to pay for an appeal!!

EQCB asked for further study and Councilman David Sloane MUST have been aware of that when he did not file an appeal on their behalf? I sure hope he did not know because otherwise it would be very foolish. At this point I am losing faith the council will vote against this project. I hear that fix-its are on the way by one of the planning commissioners who voted against this project because she felt there needed to be more study!!!

Go ahead and make the cookie cutter complete. Go ahead and make money without thinking of people's peace in life. I do not like the center as it stands today and in my last letter I provided several examples of good businesses that were in there way before this corporate lot eater came in and placed stores that do not match our Seal Beach way of life. All I see are more near misses in the center because of the way the parking was placed in front...especially in the area where California Pizza Kitchen is...too condensed and it really is not safe and I never park there myself during the day. A senior couple was hurt in there because they got confused in parking and went through a windshield of a clothing store there. I feel the condensed area confused them. Do you REALLY want safety concern again when this gym is built and they come there to work out? Pedestrians will be compromised as will bicyclists who plan to get to gym to reduce traffic but surprise surprise...they will be ignored by the automobile drivers and the combo could not be deadlier. Mark my words...we will see an increase in accidents and I only say that because with a well known gym there the traffic will increase even with modifications.

Anyhow, the center is located conveniently near the freeway...believe me there will be a lot of people coming to the "new" gym because the developer will be advertising for it everywhere. So thanks for ruining our Mayberry of the Sea if you vote in favor for this project. You just lost my respect if you did.

From: SSAMUELSON@aol.com [mailto:SSAMUELSON@aol.com]
Sent: Sunday, January 08, 2017 10:19 AM
To: Steven Fowler
Subject: LA Fitness

NO!

Our local community does not need another Health Club. There are several Health Clubs close by. My main concern is the quality of life in Rossmoor is going downhill mainly because of the traffic, noise, pollution, etc.

I realize the City of Seal Beach benefits from additional taxes by adding more stores to the congested area of Rossmoor Shops, but where does it stop? I suggest LA Fitness add a location to the corner of Main and PCH.....

Stop ruining Rossmoor and sending the tax funds to Seal Beach. Shame on you!

From: Hartmut Schroeder [mailto:hschroeder1@socal.rr.com]
Sent: Sunday, January 08, 2017 10:56 AM
To: Steven Fowler
Subject: LA Fitness

Dear Mr. Fowler,

My wife and I have been residents of Rossmoor for the past 27 years. We remember when the property in question was a Family Fitness business and a Super Saver movie theatre.

Family Fitness later became 24hour Fitness and moved to Katella. We were both members then and are looking forward to having another Fitness Studio located in Rossmoor.

I understand that another EIR is planned but I cannot imagine that a fitness business can be disrupting for the immediate neighborhood.

I know that the NIMBYs are everywhere but this project should be supported and not torpedoed. Maybe the protesters can be enrolled at a discount so that they find something productive to do with their spare time.

Sincerely,

Hartmut Schroeder
11232 Martha Ann Drive
Rossmoor
[562.243.4138](tel:562.243.4138)

From: Debbie Stea [mailto:debbie.stea@gmail.com]
Sent: Sunday, January 08, 2017 1:46 PM
To: Steven Fowler
Subject: LA Fitness

My Name is Debbie Stea and I am a resident of Rossmoor. I am very much opposed to the development of LA Fitness in the Shops at Rossmoor. We have 5 large gyms and many small ones in a five mile radius and there is no need for another one. The traffic is a nightmare in Rossmoor and a gym that size would increase traffic and noise and safety concerns tremendously.

Many of the residents are very much opposed to this gym being built. Please take our concerns into consideration.

Thank you, Debbie Stea

From: wddwardjd@aol.com [mailto:wddwardjd@aol.com]
Sent: Saturday, January 07, 2017 4:18 PM
To: Steven Fowler
Subject: LA Fitness

Mr. Steve Fowler
Assistant Planner

Re: Proposed LA Fitness - Rossmoor Center

As long time Seal Beach residents we are strongly opposed to the approval of a LA Fitness facility in the Rossmoor Shopping Center. Traffic in and out of the Center and along Seal Beach Blvd. is currently a huge problem and the proposed facility will certainly create additional problems.

You can drive by any LA fitness facility in this area at any time and observe a full parking lot with overflow to its neighbors. In addition, the nature of the customers, who are there only a short time, adds to the many cars that will enter and leave the Center many times a day along with the noise that these actions will create for the adjacent residential area. Please do not approve this inappropriate business in the Center.

Dale & Jeri Woodward
4748 Elder Avenue

From: Gary Brown [mailto:garybrown@outlook.com]

Sent: Saturday, January 21, 2017 12:43 PM

To: Steven Fowler

Subject: LA Fitness

I oppose the construction of a workout facility. The area is already congested, traffic a complete nightmare going in and out of the center and along the blvd. I would be more inclined to support such a project with a massive overhaul of the parking and entry / exit design to better optimize traffic flow and safety for pedestrians and vehicles alike.

I live on Mainway and walk up to Sprouts twice per week and the 4 way stop sign at Sprouts is a terrible design and very pedestrian unfriendly. More traffic would be dangerous. I urge you to spend a few minutes watching that intersection and see just how many drivers fail to stop or yield to pedestrians.

regards,
Gary Brown (Rossmoor)

From: Xenophon Colazas [mailto:xencola.mila@gmail.com]

Sent: Monday, January 23, 2017 2:51 PM

To: Steven Fowler

Subject: LA Fitness Health Club

Steve Fowler, Assistant Planner
Community Development Dept
211 Eighth Street
Seal Beach, CA. 90740

Dear Mr. Fowler,

My wife and I are Senior citizens who have lived at 12300 Montecito Rd., #34, (Rossmoor Regency Condos) Seal Beach 90740 for over 36 years! Most Condos in this area are occupied by senior citizens!

This is the second letter we are writing re the LA Fitness Gym. The first letter was on May 17, 2016. We also attended Committee and City Council meetings where we voiced our concerns. Eventually, , the City Council wisely rejected this project!

Unfortunately, due to administrative delays, the developer pulled the application and that gave him the right to resubmit it as a NEW PROJECT! THIS IS NOT A NEW PROJECT!

IT'S THE SAME OLD PROJECT THAT THE CITY COUNCIL HAD REJECTED! Six hundred fifty (650) cars coming and going daily, seven days a week, from 5 am to 10 +/- pm through Seal Beach Blvd., Montecito Rd. and the ultra narrow road of Rossmoor Center Way!

There are many problems associated with this project but the most serious are as follows:

1. **TRAFFIC CONGESTION AND NOISE POLLUTION!**
Our Condos at Rossmoor Regency will be affected the most due to such close proximity to the project. We'll be surrounded by cars on all sides trying to enter or exit the GYM! and at certain times of the day we'll be UNABLE TO ENTER OR EXIT OUR UNDERGROUND GARAGE!
2. **SAFETY OF PEDESTRIAN CHILDREN AND SENIORS** walking or going to the Center. Montecito Rd. and Rossmoor Center Way is a very dangerous intersection! We have already witnessed a vehicular death in it!
3. **PARKING ISSUES** have not been resolved!

We realize that the City of Seal Beach needs the revenue, but please try to find a project that does not DESTROY OUR WAY OF LIFE! We are Seal Beach citizens and WE DESERVE YOUR SUPPORT! THEREFORE, WE URGE THE CITY COUNCIL TO DENY THIS APPLICATION AGAIN!

Sincerely,

Xenophon Colazas
12300 Montecito Rd., #34
Seal Beach, CA. 90740
[\(562\)594-6128](tel:5625946128)

From: Steve Havens [mailto:sbhavens@verizon.net]
Sent: Friday, January 20, 2017 8:01 PM
To: Steven Fowler
Subject: Opposed to Approval of LA Fitness Center in the Rossmoor/Seal Beach Shopping Center; re: Hearing planned for January 30th, 2017 Seal Beach Ca.
Importance: High

Good Evening Mr. Fowler and Seal Beach Administration:

My name is Stephen B. Havens and I live on Kempton Dr. in Rossmoor, and we have lived here since 1971. It really is insanity to place this fitness Center into an area that already is over flowing with traffic and is impacted by a lack of infrastructure access. This Center will be a detriment to the surrounding residence and create chaos with morning and evening traffic access to the residential community. We as long term residence have seen the Los Alamitos Blvd grow in traffic similar to the traffic that is flowing in Huntington Beach on Beach Blvd. There is constant traffic and this destroys the neighborhood, the environment, and challenges simply running errands in the shopping areas.

Enough is enough Seal Beach...you have plenty of access in your own backyard...Place the health club on PCH ...tear down some propertiesfind room where there is infrastructure in your neighborhood. We are seniors and are in the 4th Qtr. of our lives, we like to stay active and fit, but this facility has much more negative aspects than positive services for our community.

You can have traffic reports and environment reports that are made as instructed, but you will never convince a reasonable person, that this project won't have a huge negative impact in an area that is already overflowing with traffic. I have recommended to our community to hire a law firm and STOP this project. I am not sure other residence will join in on the suggestion, but to me it would be well worth the cost to STOP this project rather than live with the after effects of more SEAL BEACH projects that are built to benefit Seal Beach with absolutely no consideration for the residence of Rossmoor. Yes this is a cry...."Not in my backyard"but feel free to put this structure in Seal Beach on Pacific Coast Highway.

From: NANCY holland [mailto:nancysueholland1022@gmail.com]
Sent: Saturday, January 21, 2017 1:59 PM
To: Steven Fowler
Subject: LA Fitness

Jan. 21, 2017

Steve Fowler, Assistant Planner
City of Seal Beach
Dept. of Community Development

Dear Steve,

I live in Seal Beach, in a condo directly facing the proposed job site. I am against putting an LA Fitness Health Club on this proposed sight because of the negative impact to my quality of life. This shopping center is already congested and to try to squeeze this Club behind our property will cause noise, pollution, traffic and congestion in our neighborhood. The hours of operation are a huge factor because of the noise so close to our bedroom windows.

We urge the City of Seal Beach to reject this project because of the negative environmental impact to our community.

Sincerely,

Nancy Holland
12300 Montecito Rd., #30
Seal Beach, CA 90740

From: Ieland jay [mailto:lelandjay@yahoo.com]
Sent: Friday, January 20, 2017 6:24 PM
To: Steven Fowler
Subject: LA Fitness

Hi Mr. Fowler,

My name is Leland Jay and I have been a Seal Beach resident for 11 years, and a Rossmoor resident for 29 years. I am opposed to the proposal to place an LA Fitness gym in the Rossmoor Center because of the detrimental impact it will have on the quality of life for the residents of our community. I am sure you are aware of the Environmental Impact Report conducted by an independent consultant which concludes that there will be "substantial adverse effects" on humans. Besides greenhouse gas emissions, noise, and a potential increase of crime, I am primarily concerned about the addition of traffic in and around the Center.

The estimates are that there would be an additional 800-1000 cars per day as a result of the addition of LA Fitness. I happen to believe that the current configuration of the Center is already bad. I am wondering if there is a way to find out the number of traffic accidents at the corner of Seal Beach Blvd and Rossmoor Center Drive since the new configuration (Sprouts, etc.). I know of one very serious one involving a motorcyclist. Currently, traffic backs up in the left hand turn lane and spills over into the northbound lane, and cars come flying northbound up Seal Beach Blvd and it is very dangerous. A couple of weeks ago I was down there and took the attached photos. You can see the back up in the left hand turn lane. Also, if there is as much as one pedestrian crossing Rossmoor Center Dr (at Panera Bread), the traffic can back up all the way to Seal Beach Blvd. On multiple occasions, I have observed cars (with a green signal) unable to complete the turn to Rossmoor Center Dr because it's backed up so much. This exacerbates the problem on Seal Beach Blvd. When the turn signal turns red, they are blocking the southbound traffic when the other light turns green. This is more of a nuisance for the southbound traffic, but I think the real danger is on the northbound side.

So, adding another big corporate building that will add 800-1000 cars per day is simply horrible planning, let alone what kind of business it would be. Now, if we are talking about a fitness gym, it is ludicrous. I don't

believe there is a "need" in our community for one because we already have fitness gyms. I like to support local businesses and residents of our community (Seal Beach and Rossmoor). Los Al Gym is on Los Alamitos Blvd, and it takes me 5 minutes to drive there from Rossmoor. The owner is a Rossmoor resident. There is also Beach Fitness in Seal Beach. The owner has won multiple "Business of the Year" awards from the city and is highly involved in community activities. There really is no need to add another gym in the area when it will just add to the noise, traffic, pollution, greenhouse gasses, and crime to our beloved community.

I was born in Rossmoor. I have grown up to see the growth and development here. I certainly understand the desire for growth and revenue to the city of Seal Beach, but this is simply a bad idea. The independent Environmental Impact Report clearly states that there will be a significant adverse affect to humans, and I believe that the traffic increase at Seal Beach Blvd and Rossmoor Center Drive will make an already dangerous situation exponentially more dangerous for motorists traveling up Seal Beach Blvd.

Sincerely,

Leland Jay

From: Chris Marshall [mailto:cmcycle@gmail.com]
Sent: Saturday, January 21, 2017 8:35 PM
To: Steven Fowler
Subject: LA Fitness - yes for the project

I've been a resident of Rossmoor for over 20 years, and I'm hoping an LA Fitness goes into the parking area behind Sprouts. The land will eventually be used for something, and a facility like LA Fitness would be a positive addition to the community.

There are residents of Rossmoor who have little to do but complain about anything new, and there numbers dominate the blogs and comment boxes, but they don't fully represent Rossmoor residents. In conversations with other Rossmoor residents, we welcome the thought of an LA Fitness being constructed at that location.

Thank you,
Chris Marshall

From: Mike M [mailto:massion@gmail.com]
Sent: Friday, January 20, 2017 12:10 PM
To: Steven Fowler
Subject: La fitness

Hello I am opposed to the LA fitness going in in seal Beach. I am concerned on the parking situation in close by Rossmoor.

Mike Massion

From: Maria Mayans [mailto:oguendo56@yahoo.com]
Sent: Friday, January 20, 2017 3:11 PM
To: Steven Fowler
Subject: LA FITNESS

We certainly don't need to have LA Fitness behind Sprouts. We don't need more traffic or people in the area.

From: Todd N. [mailto:duckpond981@hotmail.com]
Sent: Monday, January 23, 2017 6:01 PM
To: Steven Fowler
Subject: LA Fitness

Steve,

The quiet neighborhood of Rossmoor was the reason we moved to the area 10 years ago. In the time since then, the Shops at Rossmoor has changed dramatically.

I'm concerned that a transient clientele patronizing existing businesses and possibly LA Fitness will add to traffic congestion in the area and increase the element of safety concern to residents.

I go to LA Fitness several times a week. Yet, I do not support opening an LA Fitness in my backyard at The Shops at Rossmoor.

I understand that businesses bring commerce to the city and are a vital tax base. I would prefer a family oriented business be considered over an LA Fitness or BJs.

Thanks for your service to the city.

-Todd

From: Mona [mailto:mbpatrick@aol.com]
Sent: Sunday, January 22, 2017 9:23 AM
To: Steven Fowler
Subject: La fitness

Please do not vote to approve this!!!

Thanks,

Mona Patrick
[5626186662](tel:5626186662)

From: Jason Reed [mailto:jason.nationsrecovery@gmail.com]
Sent: Saturday, January 21, 2017 7:28 AM
To: Steven Fowler
Subject: LA Fitness

I own a home in the Rossmoor community. Please approve the building of the LA Fitness. I look forward to a fitness center within walking distance of my home.

Jason M Reed
11612 Wallingsford Rd
Rossmoor, CA 90720
[714-925-2555](tel:714-925-2555)

From: jmwagoner [mailto:jmwagoner@Verizon.net]
Sent: Friday, January 20, 2017 8:16 PM
To: Steven Fowler
Subject: LA Fitness

We're writing to express our opposition to the LA Fitness Project proposal. It will be massive traffic to Rossmoor and to Seal Beach Blvd. And the parking will be taking up places where the apartments should be parking and employee parking for the center.

We saw a lady doing a traffic study and it was at night when it would not be so busy. I'm not sure you've done the proper study for traffic implications.

Please know that we are opposed to the project of putting LA Fitness in our community. Every corner has fitness gyms. We don't need a gym in our neighborhood. It will impact us severely.

Janet and Jim Wagoner
[562 594 4096](tel:5625944096)
12111 Silver Fox Rd
Rossmoor, CA. 90720

From: Glenn Ducat [mailto:glennducat@yahoo.com]
Sent: Sunday, January 29, 2017 12:54 PM
To: Steven Fowler
Subject: Comment on LA Fitness Proposed Project

Steve,

I am a resident of Rossmoor. My comments re the Proposed LA Fitness Project in the Rossmoor Shops are given below:

I am writing in support of the proposed project. I feel like it could be a significant improvement to the community and be a mechanism to improve traffic flow in the areas.

1. As I understand it, one of the major objections to the proposed project has to do with traffic. I agree that traffic around Sprouts is difficult. The new project offers some options to IMPROVE traffic around Sprouts. I think there are several options to improve traffic flow. Independent of the outcome of this project, Sprouts should CLOSE one or two of the first two access points from the parking lot in front of the store. This would alleviate the congestion at the North/South intersection of Rossmoor Center Way in front of Sprouts/Behind Panera. An alternative would be to close this N/S intersection to through traffic, i.e., only allow traffic from Los Al Blvd to continue over to Montecito without turns at the entrance to Sprouts and Pei Wei. This would "force" traffic away from the front of Sprouts and improve safety and traffic flow.

2. OK. Let's understand this. The opponents of the project complain that traffic would be severely increased. But, there is a second half of this complaint. Namely, if a LOT of people use the proposed project (i.e., more traffic), that means that a LOT of people WANT TO HAVE ACCESS TO THE FACILITY because it is a benefit to them and, therefore, the community. My personal impression is that a significant fraction of the people who would use the facility will be coming from Rossmoor anyway. In other words, these people would be traveling in cars through the community on their way to fitness centers currently located elsewhere, i.e., not NEW car trips, just trips to a different end point. And then, many of these folks would combine their fitness trip with a trip to Sprouts, some place they already travel to. It will be a dual purpose trip rather than a single purpose trip. This would result in no more NET traffic than is already experienced and would improve net sales at Sprouts and other surrounding businesses.

3. Duration of Stay: My experience is that visitors to fitness centers stay roughly two hours. In other words, they arrive, park and do not reappear as "traffic" for another two hours. Therefore, the number of

visitors to the fitness center, would not create as much traffic as visitors to Kohl's, Sprouts or Home Goods.

4. Traffic Flow: Traffic flow in the area needs to be improved. The only way to get this improvement is to approve the new project which will provide the "money" to provide the improvements.

5. The developers have WISELY made the front of the facility on the SOUTH. This will redirect traffic flow from away from Rossmoor Center Way and distribute traffic flow out toward many outlets toward the South. Regardless of the outcome of this project, the owners of Sprouts should be ENCOURAGED to open an entrance/exit from the back of their store. This has been done at Trader Joe's over on Bellflower and improves the movement of cars away from the front, congested entrance, the exact problem being experienced at Sprouts today.

6. Use of Property: This is a philosophical point - I believe property owners should be allowed to develop their properties as they see fit - WITHIN BOUNDS. In other words, developers should be free to develop their properties as THEY see fit as long as the new facility is not at odds with CONVENTIONAL COMMUNITY NORMS and PROVIDES A COMMUNITY BENEFIT. The proposed project is not a porn shop or the like. It will succeed or fail in the based on it's "benefits" to the community. Is the traffic resulting from Staples, Sprouts, Panera or Kohls more "beneficial" than traffic from a new fitness facility?? It's not up to "government" to decide. It's a "decision" for the free market place.

7. Provisional Approval: The city could "approve" the project "provisionally" by requiring the developer to set aside a specified amount of funds for "unforeseen" traffic mitigation improvements that become apparent only after the project is build and operational.

I hope these comments are beneficial to the reviewers.

If you have any questions, please call me at [\(562\) 596-1826](tel:5625961826).

Thanks,

Glenn Ducat,
Rossmoor Resident

From: jbgsg60@aol.com [mailto:jbgsg60@aol.com]
Sent: Sunday, January 29, 2017 11:21 PM
To: Steven Fowler
Subject: LA Fitness

City of Seal Beach Department of Community Development

The LA Fitness Health Club is supposed to promote "Good Health". How is that possible with their hours of operation? The American Medical Association for years has recommended 7 ½ to 8 hours of sleep per night for "Good Health". LAFHC will be open 18 hours 5 days and 17 hours 1 day per week plus the arrival and departures of employees that equates to 5 hours 5 days and 6 hours 1 day of quiet sleep time. This will never "settle in" it will be 6 days per week, every week, every month, every year! There will be the stopping and starting of cars, closing or slamming of car doors, alarm systems being set and unset, conversations, etc. 6 days a week that will add to noise that will not "settle in". Why should my neighbors and I be deprived of our sleep?

With this additional traffic and starting of members cars our air quality will be effected. The additional pollution that is caused will not "settle in" it also will be added 7 days a week every year. Why should we be subjected to this additional pollution?

The additional traffic will also cause more safety issues. People being who they are do not think of safety first – that will only increase with the addition of this project and more traffic.

If the health and safety of the residents that surround this proposed project matter then you in your wisdom will reject this project!

Thank you for your consideration.

Sande Gottlieb

12300 Montecito Rd #24

Seal Beach

From: Joni's Gmail [mailto:joni.jones.cpa@gmail.com]

Sent: Thursday, January 26, 2017 3:46 PM

To: Steven Fowler

Subject: LA Fitness

I am opposed to the LA Fitness Project at the Shops at Rossmoor.

Here are my concerns:

- 1 Traffic, traffic, traffic - gyms regularly have their heaviest volume before work (6-8am) and after work (5-8pm). This is also when people are trying to get home and is already peak traffic here. I can't stress this enough that the volume of traffic expected will not only reduce the number of people who want to live in this community but reduce the number of people who want to shop here also.
- 2 Street size - Rossmoor Center way was not built or anticipated to have traffic as estimated given the size of the proposed gym.
3. Safety - Increasing the traffic given the volume proposed will greatly increase the chances of auto accidents and auto/pedestrian accidents. Residents in this area like to walk to Sprouts, restaurants, shopping but will not feel safe to do so.
4. Parking - it will reduce the available parking in the area. The parking behind sprouts is already ready used by the local residents and is the overflow for Sprouts, Home Goods, Kohls, Petco, Ulta etc.
5. Crime - having a facility open 20 hours a day will bring people looking for targets.
6. Air quality - Increasing traffic so much will increase the pollution from vehicles and at the same time block some of the sea breeze creating additional pollution.
7. Noise - All the increased activity and traffic will create excess noise pollution for those of us living here.
7. Reduced property value - The additional traffic, reduced safety, limited parking, increased crime, decreased air quality and increased noise will reduce home property values which will over the long haul reduce the value of the commercial center as well.

Joni Jones

Rossmoor resident

From: Wolfgang Konrad [mailto:postplatte@yahoo.com]
Sent: Thursday, January 26, 2017 9:57 PM
To: Steven Fowler
Subject: LA Fitness

Steven,

I do live in 12300 Montecito Rd Apt 6, Seal Beach, CA 90740.

I am against building the LA Fitness behind our building due to
Negative environmental impact
Negative impact on safety
Other negative impacts

Sincerely,

Wolfgang Konrad

From: Peter Lipschultz [mailto:plipschultz@gmail.com]
Sent: Friday, January 27, 2017 1:44 PM
To: Steven Fowler
Cc: Thomas Moore
Subject: LA Fitness

Dear Mr. Fowler,

I object to the LA Fitness project because it would have a direct & negative impact on where I live, Rossmoor Park Condominiums. When the property was converted into condominiums in 1979, no thought was given to the lack of parking spaces for owners & renters. Seal Beach City planners did not take this into consideration at that time. As a result, we were forced to seek additional parking. When we parked in the adjacent streets in Rossmoor, we were disrupting their neighborhood life & activities. We are simply at a dead end to alleviate the parking problems. That's why such a potentially large project with so many parking spaces required, would leave residents like myself stuck in a no win situation.

Perhaps the owners of Rossmoor Ctr could come up with a smaller project that would have a lesser impact on the neighborhood. I was thinking a craft shop for kids would draw much interest in a neighborhood full of young children. Let's be creative in coming up with a solution. Furthermore, there are plenty of fitness gyms in our immediate area; my condominium offers a free gym, as do many condominiums in the immediate area. Another gym does nothing for the development of our community!!

Sincerely ,
Petrer Lipschultz 12200 Montecito Rd, SB

From: Peter Lipschultz [mailto:plipschultz@gmail.com]
Sent: Thursday, January 26, 2017 9:09 PM
To: Steven Fowler
Cc: Thomas Moore
Subject: LA Fitness

Dear Mr. Fowler,

I have several objections to the LA Fitness project which I will send you in a series of emails. My first objection would be increased traffic & resulting bottlenecks that would result. I feel confident in saying this based on my observations of the LA Fitness on Valley View St (just 4 miles from the Rossmoor Center; a ten minute ride). I was over there on the weekend & this Wednesday. On the weekend about 1 pm, the parking lot was packed with close to a hundred cars—very few spaces available to park. When I was there on Wednesday, the parking lot was filling up as the attached photo demonstrates.

Again the traffic at Rossmoor Center would be impacted greatly in a neighborhood already quite busy. Please keep this in mind.

Thanks

Peter Lipschultz
12200 Montecito Rd, SB

From: Peter Lipschultz [mailto:plipschultz@gmail.com]
Sent: Friday, January 27, 2017 3:32 PM
To: Steven Fowler
Cc: Thomas Moore
Subject: LA Fitness

Dear Mr. Fowler,

I object to the La Fitness project based on the fact that commercial gyms prey on the consumer and must constantly generate new customers in order to keep making any profits.

From an economic standpoint gyms are not really looking for regular consumers (according to The Atlantic Magazine article, "This is Why You don't Go to the Gym", dated June 13, 2012). The following makes sense:

"Gyms make most of their money from two sorts of people: 1) Absentee members and 2) super-users who pay not only the monthly fee but also for the add-ons, like trainers and classes, all the way down to the whey smoothies.

"Commercial health clubs need about 10 times as many members as their facilities can handle, so designing them for athletes, or even aspiring athletes, makes no sense," Men's Journal explained in Everything You Know About Fitness Is a Lie. One way to build a financially efficient gym is to make it appear really financially inefficient for gym rats:

The winning marketing strategy, according to *Recreation Management Magazine*, a health club-industry trade rag, focuses strictly on luring in the "out-of-shape public," meaning all of those people whose doctors have told them. The entire gym, from soup to nuts, has been designed around getting suckers to sign up, and then getting them mildly, vaguely exercised every once in a long while, and then getting them out the door.

And like all of us do: we make resolutions to lose weight in the beginning of the year and then by April those resolutions are forgotten. However, you're still paying your monthly fees. As the Atlantic Magazine article concludes, "On the bright side, your flabby willpower means open weight machines for other gym members. Our laziness isn't good for our fitness, but it just might be good news for the fitness industry."

Such an enterprise in the midst of my neighborhood does little for COMMUNITY DEVELOPMENT . It only creates income for the owners and leaves the average consumer frustrated and disappointed! Please reject the LA Fitness project!!

Sincerely,

Peter Lipschultz 12200 Montecito Rd, SB [\(562\) 493-6362](tel:5624936362)

From: Karen Swenson [mailto:napkaren@me.com]
Sent: Friday, January 20, 2017 3:28 PM
To: Steven Fowler
Subject: LA Fitness

Please, DO NOT construct LA Fitness behind the Sprouts Market. Seal Beach is well aware of the safety concerns for our pedestrians and school children and the safety concerns of massive amount of new traffic added on Saint Cloud as well as on the few access driveways to the shopping center. Please, DO NOT for financial gain "ram through" a massive intrusion to the Rossmoor community. After Seal Beach tore down the small Rossmoor Gym to make room for the Shops in Rossmoor, I joined 24 Hour Fitness Gym on Katella. While a gym in the Shops of Rossmoor would be far closer, I would not want my Rossmoor community to experience the traffic and safety concerns that a huge gym would impose.

Karen Swenson
Rossmoor Homeowners Association: Standards Committee
Rossmoor: Block Captain

From: Fred Wing [mailto:wingf52@gmail.com]
Sent: Friday, January 27, 2017 2:12 PM
To: Steven Fowler
Subject: LA Fitness

Steve, as a long time Rossmoor resident, I have some real concerns about the proposed fitness club in the shops at Rossmoor. Specifically, the entrances at exits to the center are already woefully inadequate to handle current traffic demands, let alone additional traffic that would be created. The entrance at Rossmoor Center Way is only one lane in and one lane out to Seal Beach Blvd, and already backs up on the Northbound Seal Beach Blvd direction from the left turn lane blocking the #1 lane at peak times. Already there are people turning left into the center in front of Chik Fil A over the double/double lines, a traffic infraction. More and more drivers are finding the entrances to the center from Montecito or St. Cloud, increasing the traffic noise and dust in the residential area. The traffic study must identify these problems, and how they will be alleviated, in order for this project to move forward.

Thank you!

Fred Wing
Rossmoor
[\(562\) 493 3441](tel:5624933441)
wingf52@gmail.com

From: Jbgsig60@aol.com [mailto:Jbgsig60@aol.com]
Sent: Monday, January 30, 2017 10:36 AM
To: Steven Fowler
Subject: LA Fitness

City of Seal Beach Department of Community Development

The western line of the LAFHC project and eastern line of my condo home at 12300 Montecito Rd is one and the same.

Has the shopping center (CPT Shops at Rossmoor, LLC) employed experts in the field who were able to determine how much the value of my home will be negatively impacted by the HC project and what is that impact in dollars? If not addressed why hasn't it been?

An EIR was not required for this project and none were prepared for any of the previous construction projects as stated by your own Mr. Jim Basham on the record at a public meeting. Why now a U turn on the subject of an EIR?

Just think of it; if I want to rest my eyes I can look out my bedroom window at a painted blank concrete tilt-up wall. How much more restful can it get. My ears meanwhile can listen to the hum of HVAC units and exhaust fans. That noise will cover up the noise from the cars arriving and departing the site at all hours of the day and into the night.

And try to avoid the smells. BO from the exhaust fans, toilet odors from the bathroom vent stacks and chlorine, a carcinogen, from the Lap Pool.

What the hell it will be like living in paradise – Where do I sign up?

Jerome Gottlieb

12300 Montecito Rd #24

Seal Beach, CA 90740

[562-431-6803](tel:562-431-6803)

January 27, 2017

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

Dear Mr. Fowler:

We are writing in support of the application by LA Fitness to build a club in the Shops at Rossmoor.

As 30-year residents of neighboring Rossmoor Highlands, we believe this project would be an asset to the whole community. In our case in particular, however, it would help us to maintain our health.

We are long-time LA Fitness members who now must drive busy Seal Beach Boulevard to reach the nearest club branches in Los Altos or Garden Grove. A club at the shopping complex would allow us to simply walk there.

The traffic, noise, safety and parking mitigation that the project has promised seems quite reasonable to us.

So we hope Seal Beach officials will see their way clear to approve this project as soon as possible.

Sincerely yours,

William and Susan Nottingham

From: bpiburn@verizon.net [mailto:bpiburn@verizon.net]

Sent: Monday, January 30, 2017 9:56 AM

To: Steven Fowler

Subject: LA fitness appear again when the city knows our beliefs. We fought this once, we will

Mr. Fowler--I want to express my dismay and opposition to the building of the LA Fitness Center in the Rossmoor Center. That area is no place for a business that is open 20 hours a day. It will cause too much traffic, too much noise and totally ruin property values for the condos around it. Those of us who live here were shocked to see the whole project. We fought this once and will fight it again.

Elizabeth (Beth) Piburn
12300 Montecito Rd #48
Seal Beach

Beth Piburn
bpiburn@verizon.net

From: jerry strayve [mailto:jstrayve@gmail.com]

Sent: Monday, January 30, 2017 1:34 PM

To: Steven Fowler

Subject: LA Fitness

Dear Mr. Fowler and/or Whom It May Concern:

First of all I would like to complement you and the City of Seal Beach for your efforts in maintaining a wonderful community that is the North End of Seal Beach. It is always a pleasure visiting the community; and I think of it as a "home away from home."

Last weekend when visiting Seal Beach I had the opportunity to go house "shopping" and ran across a lovely community, Rossmoor Park. 12200 Montecito Road. While previewing some Open Houses, it came to my attention that there may be a large fitness center developed across the street from where I was considering purchasing a home.

I must tell you that I was and am very concerned about living near such a facility. For all the obvious reasons, traffic flow/congestion; parking; safety (my grandchildren in particular); and security.

I hope as this matter moves forward that you and other leaders in the community will consider the option of locating that facility to another location. You have a wonderful neighborhood there. It would be a shame to lose its present idyllic ambiance by giving way to obtuse commercialization.

I wish you and your community the best,

jrs

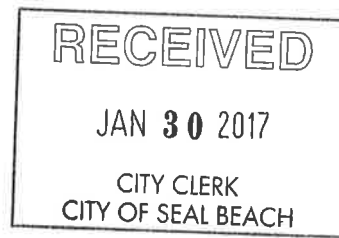
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Jerry Strayve, Jr.

[619-990-3649](tel:619-990-3649)

jstrayve@gmail.com

The City of Seal Beach



January 30, 2017

Crystal Landavazo, Senior Planner
Community Development Department
Seal Beach, CA 90740

Ref: Initial Study, LA Fitness Health Club, dated December 2016

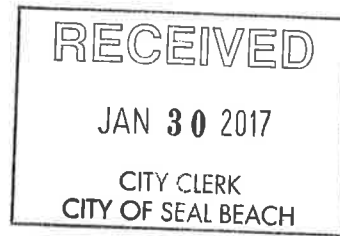
Attachment: Comments to Initial Study

Dear Crystal,

Please find my comments attached.

Best regards,

Craig Maunders
12200 Montecito Road, Apt. J206
Seal Beach, California
90740



January 30, 2017

Ref: Initial Study, LA Fitness Health Club, dated December 2016

Attachment: Comments to reference

Dear interested and concerned parties,

In the present, challenged economic environment, many shopping centers in O.C. have suffered an inexorable downward spiral following short-sighted decisions by property owner or developer. While recognizing the obligation of city staff to fairly evaluate applicants proposal, it seems reasonable that the City of Seal Beach should also take every possible step to highlight a projects shortcomings, as well as its strengths, so that subsequent evaluations by city commissions can make informed decisions, and the city does not needlessly suffer the consequences and liabilities of a developer's self-inflicted wound.

In the opinion of the undersigned, this project, which in essence was already submitted and evaluated by the public, and rejected by the city processes last year should NOT be approved as a consequence of the detrimental impact not only to Shops at Rossmoor (SoR) neighbors, but to present and future customers of, as well as commercial tenants at, SoR.

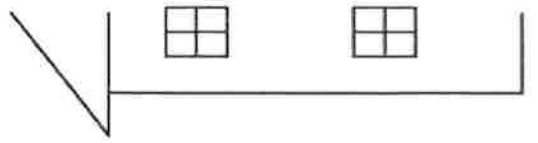
Best regards,

Craig Maunders
12200 Montecito Road, Apt. J206
Seal Beach, California
90740

4.12 Noise

Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

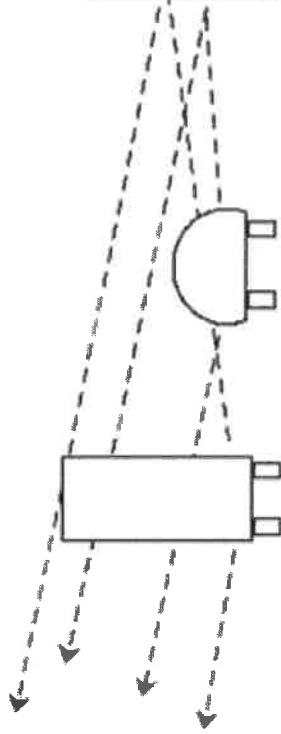
The Initial Study (page 52, ¶3), acknowledges that “operation of the proposed project... could result in an ambient increase...noise by 3 dB(A) or more,” however it fails to acknowledge that even in the absence of new traffic, the building itself, where it is presently proposed, will take on the unintended function of “acoustic reflector,” amplifying the traffic noise from Rossmoor Center Way (due to reverberation), and sending it to the condos to the north, where previously traffic noise was largely reflected away by the carport wall. With the height of the new building, both the northerly and southerly directed noise will be directed towards bedroom windows. See attached schematic illustrating this. Independent noise measurements taken at the approximate location of the proposed new building northern wall showed peaks from traffic at 72.5 dB(A) to 80.5 db(A) without the reverberation, and should be included in the EIR analysis of both traffic as well as customer-sourced noise from persons exiting and entering their vehicles and the club.



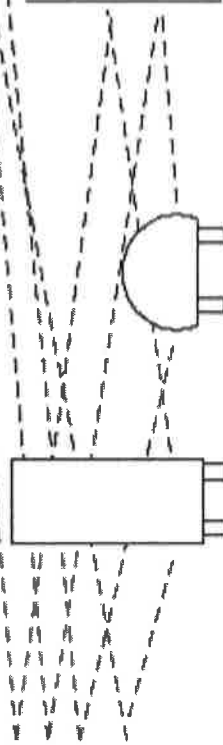
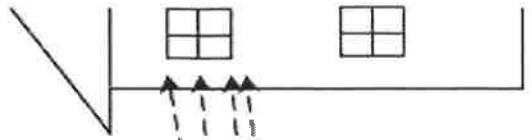
Condos



Carports



Vehicles on Rossmore Center Way



New Bldg.



4.16 - Transportation and Traffic

d) Substantially increased hazards due to a design feature...

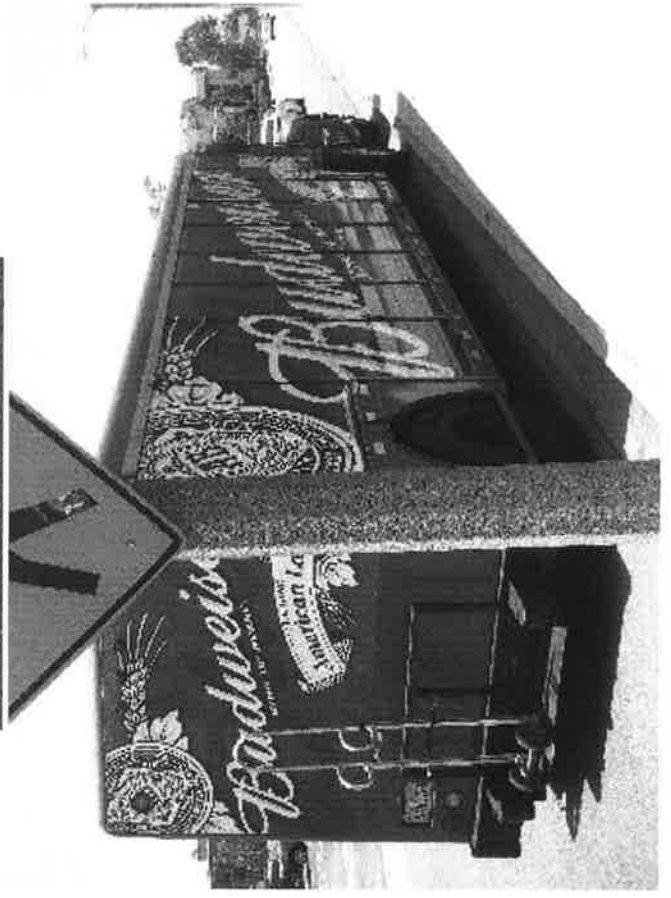
For the purpose of completeness, the new traffic study should include

1) Impact of pedestrian and bicycle usage on affected street intersections. The former traffic study did not recognize, nor acknowledge intersection-blockage events at Internal Driveway and RCW. These occur with and without pedestrian crossing there, as a result of cross-walking pedestrians blocking traffic in front of Sprouts. Clearly at RCW, a key intersection of the study should include 4-way STOP impact every time pedestrians cross, both at RCW and Internal driveway, as well as backup due to pedestrians in front of Sprouts.

2) The traffic analysis assumptions in previous report assumed RCW is a 30-mph thru-street of three (3) lanes. Attached photos show posted and placarded speed limit at 25-mph. Attached photos also show County and delivery vehicles parked on RCW, funneling traffic down to a lane and a half, these limitations should be accounted for. In addition, existence of residential gate located north of and between Sprouts loading dock (west) and its front door (east), and which empties onto RCW should be accounted for. As the adjacent Condo complex houses 256 units, dozens of vehicles exit, primarily during morning hours, and pose a potential of further blocking westbound traffic as residents attempt to negotiate into either east or west bound lanes. The new traffic study materials need to account for this, as well of the reduced window of safety in navigating the turn from said gate in the face of decreased cross- traffic arrival interval.

As a result of uncertainty in new daily trip estimate (1,218 per the former report vs 1,285 - 1,714 as suggested by the LA Fitness cited 1.5 avg. visits / week of 6,000 - 8,000 members), traffic study should assess consequences of the higher estimates. For example, the previous study cites only two-car-length queues east-bound on RCW at the 4-way STOP. At a level of only 4 car lengths, the east-bound queue there will cause east-bound exiting residents of the condo to block the west-bound lane.

The new study should address the queue which will exist with left-turning traffic in the west bound lane of RCW directly behind the Sprouts store. This queue will occur whenever traffic must wait for right-of-way to turn across the east-bound lane. The east-bound lane will be seeing increased bursts of cars from new exiting traffic from the athletic center at the West Rd / RCW intersection. At a level of only 3 car lengths, the west-bound queue behind Sprouts will cause west-bound traffic, including exiting residents of the condo, to be blocked, and east-bound traffic condo residents will not be able to see for safe exit.





EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

January 4, 2017

To: Reviewing Agencies

Re: LA Fitness Health Club
SCH# 2017011003

Attached for your review and comment is the Notice of Preparation (NOP) for the LA Fitness Health Club draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Steve Fowler
City of Seal Beach
211 Eighth Street
Seal Beach, CA 90740

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017011003
Project Title LA Fitness Health Club
Lead Agency Seal Beach, City of

Type NOP Notice of Preparation
Description The proposed project is the construction of a 37,000 sf, single story private health club to be located within the existing Shops at Rossmoor retail center. 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. The health club is proposed to operate seven days a week. Hours of operation would be 5:00 AM to 11:00 PM Monday through Friday, 5:00 AM to 10:00 PM on Saturday, and 8:00 AM to 8:00 PM on and Sunday.

Lead Agency Contact

Name	Steve Fowler		
Agency	City of Seal Beach		
Phone	(562) 431-2527 x 1316	Fax	
email			
Address	211 Eighth Street		
City	Seal Beach	State CA	Zip 90740

Project Location

County	Orange		
City	Seal Beach		
Region			
Cross Streets			
Lat / Long			
Parcel No.			
Township	Range	Section	Base

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use

Project Issues Air Quality; Noise; Traffic/Circulation; Other Issues

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Caltrans, District 12; Regional Water Quality Control Board, Region 4; Regional Water Quality Control Board, Region 8

Date Received	01/04/2017	Start of Review	01/04/2017	End of Review	02/02/2017
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NOP Distribution List

County: Orange

SCH#

2017011003

Resources Agency

☐ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Denise Peterson

☐ California Coastal Commission
Elizabeth A. Fuchs

☐ Colorado River Board
Lisa Johansen

☐ Dept. of Conservation
Elizabeth Carpenter

☐ California Energy Commission
Eric Knight

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herola

☐ Office of Historic Preservation
Ron Parsons

☐ Dept of Parks & Recreation
Environmental Stewardship Section

☐ California Department of Resources, Recycling & Recovery
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

☐ Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

☐ Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Curt Babcock

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☐ Fish & Wildlife Region 3
Craig Weightman

☐ Fish & Wildlife Region 4
Julie Vance

☐ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☐ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono. Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Depart. of General Services
Public School Construction

☐ Dept. of General Services
Cathy Buck/George Carollo
Environmental Services Section

☐ Delta Stewardship Council
Kevan Samsam

☐ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

☐ Delta Protection Commission
Erik Vink

☐ OES (Office of Emergency Services)
Monique Wilber

☐ Native American Heritage Comm.
Debbie Treadway

☐ Public Utilities Commission
Supervisor

☐ Santa Monica Bay Restoration
Guangyu Wang

☐ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics
Philip Crimmins

☐ Caltrans - Planning
HQ LD-IGR
Terri Pencovic

☐ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

☐ Caltrans, District 4
Patricia Maurice

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☐ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☐ Caltrans, District 11
Jacob Armstrong

☒ Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

☐ Airport & Freight
Cathi Slaminski

☐ Transportation Projects
Nesamani Kalandyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ State Water Resources Control Board
Div. Drinking Water # _____

☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☐ Dept. of Toxic Substances Control
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☒ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☐ RWQCB 7
Colorado River Basin Region (7)

☒ RWQCB 8
Santa Ana Region (8)

☐ RWQCB 9
San Diego Region (9)

☐ Other _____

Conservancy _____