

Mitigation, Monitoring and Reporting Plan for the LA Fitness Health Club

This Mitigation, Monitoring and Reporting Plan (MMRP) has been prepared pursuant to CEQA Guidelines, which state the following:

In order to ensure that the mitigation measures and project revisions identified in the EIR are implemented, the public agency [the City of Seal Beach] shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. (§15097(a))

The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. (§15097 (c))

Table 1, on the next page, lists the impacts, mitigation measures, and timing of and responsibility for implementing the mitigation measures related to the LA Fitness Health Club. The mitigation measures listed here will be implemented by the Applicant/Developer and approved by the City of Seal Beach, or by its appointee. The Applicant will report completion of mitigation implementation to the City of Seal Beach (Lead Agency).

According to CEQA Guidelines Section 15126.4 (a)(2), “Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.” Therefore, all mitigation measures as listed in this MMRP will be adopted by the City of Seal Beach when the project is approved.

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures

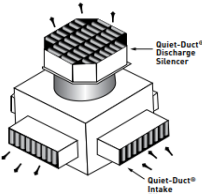
Impact	Mitigation Measure	Implementation/ Timing	Monitoring/Reporting Responsibility	Verified Implementation
NOISE				
<p>NOI-1: Cumulative noise levels due to operation of the project’s HVAC rooftop units are calculated to be 53 dBA at the nearest residential property line, which exceeds the Municipal Code limit of 50 dBA. Thus, the rooftop units would potentially cause noise standard exceedances by 3 dBA, which could have a significant impact on nearby residences.</p>	<p>NOI-1: Since HVAC rooftop unit noise levels would exceed Municipal Code limits of 50 dBA, one of the three following options—or any other comparable approach that will achieve the required noise reduction—will be implemented by the project Applicant/Developer. The project Applicant/Developer shall be required to submit a plan to the City, prepared by an acoustical engineer or otherwise qualified specialist, documenting that HVAC rooftop units and associated mitigating features will achieve the Municipal Code standard.</p> <p>Mitigation Option 1. Install a screen or parapet around the HVAC units. To be an effective noise barrier, the screen or parapet should extend at least one foot above the tallest rooftop unit and be continuous at the north and west edges of the health club building.</p> <p>Mitigation Option 2. Utilize baffles/silencers/attenuators. Each rooftop unit will be fully enclosed with noise control devices located at air ventilation to lessen the noise radiating from the equipment. A representative figure of this concept is shown to the right.</p>  <p>Mitigation Option 3. Install quieter HVAC units. Once specific HVAC rooftop units are selected, sound data from their manufacturer can be used to show that the Code limit of 50 dBA at nearby property lines will not be exceeded.</p>	<p>Implementation: The Applicant/Developer shall submit a plan to the City, prepared by an acoustical engineer or otherwise qualified specialist;</p> <p>Timing: At time of submission of final building plans.</p>	<p>Monitoring: The City of Seal Beach</p> <p>Reporting: Applicant /Developer</p>	<p>Initials: _____</p> <p>Date: _____</p>

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Impact	Mitigation Measure	Implementation/ Timing	Monitoring/Reporting Responsibility	Verified Implementation
<p>NOI-2: Construction of the project would generate temporary increased noise levels at the property line of the project site. While construction activity would occur within the time periods established in the Noise Ordinance, peaks in construction equipment work could be considered objectionable by some residents in adjacent units.</p>	<p>Noise-2: During construction, the Applicant/Developer shall employ the following standard practices for mitigating construction noise:</p> <ul style="list-style-type: none"> • Implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas and document methods to be employed to minimize noise impacts on adjacent noise-sensitive land uses. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. • Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition. • Prohibit and post signs prohibiting unnecessary idling of internal combustion engines. • Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses. • Utilize “quiet” air compressors and other stationary equipment where feasible and available. • Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints, and require implementation of reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site. 	<p>Implementation: The Applicant/Developer shall incorporate this measure into construction plans and all construction contracts;</p> <p>Timing: At time of submission of final building plans.</p>	<p>Monitoring: The City of Seal Beach</p> <p>Reporting: Applicant/Developer</p>	<p>Initials: _____</p> <p>Date: _____</p>