CHAPTER 1 INTRODUCTION

1.1 PROJECT BACKGROUND

This Environmental Impact Report (EIR) examines the potentially significant effects on the environment of the proposed Life Time Fitness Project (proposed project). The proposed project consists of the following:

- A 120,000-square-foot (sf), two-story, members-only health and fitness facility with both indoor and outdoor amenities.
- Outdoor facilities consisting of an approximately 110,000 sf tennis area with 14 tennis courts, two pools, a 58,600 sf pool deck and bistro, and an outdoor child activity area.
- The indoor amenities consisting of a lap pool, gymnasium with two basketball courts, café, salon, cardio and free weight area, yoga and Pilates studios, pro shop, locker rooms, and office space.

1.2 PURPOSE AND INTENDED USE OF THIS EIR

The City of Roseville (City) has prepared this EIR for the following purposes:

- To satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) Section 21000 et seq.), the CEQA Guidelines (California Code of Regulations (CCR), Title 14, Section 15000 et seq.), and the City's procedures for implementing CEQA.
- To inform the general public, the local community, responsible agencies, trustee agencies and other interested public agencies, and the City's decision-making bodies (Planning Commission and City Council) regarding the potential significant environmental effects resulting from implementation of the proposed project, as well as possible measures to mitigate those significant effects and alternatives to the proposed project.
- To enable the City to consider the environmental consequences when deciding whether to approve the proposed project.

In summary, this document is intended to provide City decision makers, other agencies, and the general public with information that enables them to consider the environmental consequences of the proposed project. The document identifies significant or potentially significant environmental effects ("impacts") and ways in which those impacts can be reduced to less-than-significant levels, whether through implementation of mitigation measures adopted by the lead agency or through the implementation of an alternative to the project. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public agencies, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts

through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

1.3 TYPE OF EIR

This EIR provides a project-level analysis for the proposed project "focusing primarily on the changes in the environment that would result from the development project" (CEQA Guidelines Section 15161). As further stated in Section 15161 of the CEQA Guidelines, a project-specific EIR "shall examine all phases of the project including planning, construction, and operation." The proposed Life Time Fitness Project is not expected to be built in phases, but rather would be constructed all at once.

1.4 RELATIONSHIP TO THE STONERIDGE SPECIFIC PLAN

The project area was designated in the Stoneridge Specific Plan (SSP) for Community Commercial (CC) uses and development of the project site, Parcel 14, was evaluated on a program level in the SSP EIR (State Clearinghouse Number 97032058), certified in March 1998. While no specific development was proposed on the project site at the time the SSP was approved, the EIR made assumptions of ultimate buildout of the area based on proposed land use assumptions. Mitigation measures were adopted by the City Council, which cover the entire Specific Plan area. However, because the SSP EIR only covered the discussion of general issues associated with future development of the project area and evaluated development on a program level, and because the regulatory environment as well as the surrounding area has changed significantly since the EIR was certified in 1998 (including buildout of most of the SSP area), new project-specific mitigation measures will be identified for development of this site. The SSP describes the site's purpose as being to "serve as the primary neighborhood center with uses including a grocery/drug store and other neighborhood oriented uses." The site was anticipated to be developed with commercial uses to support the surrounding development (please see Section 4.6, Land Use for more detail regarding land uses that could be developed under the existing zoning). Further, the zoning designation of Community Commercial is intended to serve the principal shopping needs of the entire community by providing shopping centers and other retail and service uses. Such uses could include large floor-plate super centers with associated traffic, loading docks etc.

This EIR is not tiered from the SSP EIR, but rather functions as a stand-alone EIR; however, this EIR will nonetheless rely on the SSP EIR as an important resource document for background information. Accordingly, this EIR refers to, and summarizes, information in the SSP EIR that is relevant to the analysis of the proposed project.

Under the CEQA Guidelines, a lead agency's ability to rely on information from prior EIRs and other planning documents is not limited to situations in which the formal tiering

process is used. CEQA Guidelines Section 15150 sets forth the rules governing "incorporation by reference" as follows.

- 1. An EIR may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR.
- 2. Where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR shall state where the incorporated documents will be available for inspection. Where an EIR uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and the EIR shall be described.
- 3. Where an agency incorporates information from an EIR that has previously been reviewed through the state review system, the state identification number of the incorporated document should be included in the summary or designation described in subsection C.
- 4. Examples of materials that may be incorporated by reference include, but are not limited to:
 - a. A description of the environmental setting from another EIR.
 - b. A description of the air pollution problems prepared by an air pollution control agency.
 - c. A description of the city or county plan that applies to the location of the project.

Incorporation by reference is appropriate for including long, descriptive, or technical information that provides general background, but does not contribute directly to the analysis of the project. Pursuant to CEQA Guidelines Section 15150, descriptions or summaries of relevant passages from the SSP EIR are included in the technical sections found in Chapter 4.

The SSP and SSP EIR (SCH#97032058) are available for review during normal business hours (9 a.m. to 5 p.m.) at the following location:

City of Roseville Permit Center 311 Vernon Street Roseville, California 95746

1.5 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

As required by CEQA, this EIR defines lead, responsible, and trustee agencies. The City of Roseville is the lead agency for the project because it holds principal responsibility for approving the project. A responsible agency is a public agency other than the lead agency that has discretionary approval over the project. The Central Valley Regional Water Quality Control Board (CVRWQCB) is a responsible agency for this project. A trustee agency is defined as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the state. The California Department of Fish and Wildlife (CDFW) is a trustee agency with respect to this project.

1.6 SCOPE OF THE EIR

The scope of this EIR includes analysis of environmental issues identified as potentially significant in the Initial Study that was circulated with the Notice of Preparation (NOP), comments on the NOP, and meetings held with the public (see Appendix A for the NOP and Initial Study and comment letters in response to the NOP). The Initial Study prepared for the project evaluated all the issue areas identified in the Environmental Checklist (Appendix G of the CEQA Guidelines). The Initial Study is a tool for the lead agency to use in order to determine where the project may result in potentially significant impacts. Here, the Initial Study identified potentially significant impacts in the following issue areas associated with the construction and/or operation of the project:

- Aesthetics
- Air quality
- Climate change
- Noise
- Transportation and circulation.

Based on this evaluation, the EIR addresses the above issue areas in Chapter 4, Environmental Analysis. In addition, the EIR also addresses the following issue areas:

- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Public Services (fire, police, parks/recreation)
- Utilities (water, wastewater, land fill capacity)

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This EIR evaluates the direct impacts, reasonably foreseeable indirect impacts, and cumulative impacts resulting from planning, construction, and operation of the proposed project using the most current information available and in accordance with the provisions set forth in CEQA and the CEQA Guidelines. In addition, the EIR recommends potentially feasible mitigation measures, where possible, and project alternatives that would reduce or eliminate significant adverse environmental effects.

The alternatives chapter of the EIR (Chapter 6, Project Alternatives) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to the proposed project are:

Alternative 1: No Project/No Build Alternative. This alternative assumes no development would occur and the site would remain in its current undeveloped condition.

Alternative 2: No Project/Existing Zoning Alternative. This alternative assumes development would be consistent with currently allowable land uses, zoning, and maximum development intensities. For the purposes of this EIR, development of a commercial use of up to 190,000 sf was assumed, consistent with the SSP.

Alternative 3: Reduced Footprint Alternative. This alternative assumes development of a smaller project that includes development of an 85,000 sf building and does not include an indoor leisure pool, gymnasium, basketball courts, or outdoor tennis courts.

Alternative 4: Reduced Footprint/Reduced Intensity Alternative. This alternative assumes development of a 50,000 sf building and does not include an indoor leisure pool, gymnasium, basketball courts, or outdoor tennis courts.

1.7 ENVIRONMENTAL REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA. As the lead agency, the City of Roseville has primary responsibility for conducting the environmental review and approving or denying the project.

As a first step in complying with the procedural requirements of CEQA, the City examined whether or not any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment. For this project, the Initial Study indicated those issue areas where potentially significant impacts could occur, thus requiring preparation of an EIR to analyze the impacts.

The NOP was released on March 25, 2013, for a 30-day public review period that closed on April 25, 2013. Prior to release of the NOP, the project applicant held two community meetings with City staff present to hear concerns raised by adjacent landowners. Agencies or

interested persons who did not respond during the public review period for the NOP will have an opportunity during the 45-day public review period for the Draft EIR, as well as at public hearings on the project.

Additionally, according to PRC 21081.6 (a)(1), for projects in which significant impacts will be lessened or avoided by mitigation measures, the lead agency must prepare a mitigation monitoring and reporting program (MMRP), to be adopted at the same time the lead agency decision-making body makes its "CEQA Findings" addressing the disposition of all significant environmental effects disclosed in an EIR (see CEQA Guidelines, Section 15091). The purpose of the MMRP is to ensure compliance with required mitigation during implementation of the project.

1.7.1 EIR Adequacy

The level of detail contained throughout this EIR is consistent with Section 15151 of the CEQA Guidelines, which states the following:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

1.8 DOCUMENT ORGANIZATION

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. This report includes six principal parts:

- Introduction (Chapter 1) Provides a brief background description for the project and description of the EIR, including its purpose, intended use, type, scope, and standards for adequacy; and identification of lead, responsible, and trustee agencies; a description of the environmental review process; and a summary of how the document is organized.
- **Project Description (Chapter 2)** Includes a discussion of the project site; a statement of project objectives; a general description of the project site's environmental characteristics, including proposed plans for development; and required agency approvals.
- Summary (Chapter 3) Includes a summary of impacts and mitigation measures proposed by the project in a table format.

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- Environmental Analysis (Chapter 4) Includes a topic-by-topic analysis of baseline environmental conditions without the project and impacts that would or could result from development of the project. It also identifies potentially feasible mitigation measures that, if adopted, would reduce the level of significance of environmental impacts. The results of field visits, and data collection, and the findings of technical reports are included in the analysis.
- **CEQA Considerations (Chapter 5)** Includes a discussion of additional issues required by CEQA, including significant unavoidable adverse impacts, irreversible environmental changes, and growth inducement. The analysis of cumulative impacts is included in the technical analysis contained in Chapter 4.
- **Project Alternatives** (**Chapter 6**) Includes an assessment of alternative methods for accomplishing most of the basic objectives of the proposed project while avoiding or substantially lessening at least one significant impact of the project. This assessment provides information for decision makers to make a reasoned choice among potentially feasible alternatives based on comparing the impacts of the alternatives to the impacts of the proposed project. Notably, the EIR concludes the project would not result in any significant and unavoidable impacts.
- **Appendices** Contains a number of reference items and reports providing support and documentation of the analysis performed in the EIR.

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