

## CHAPTER 6 PROJECT ALTERNATIVES

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### 6.1 INTRODUCTION

The primary intent of the alternatives evaluation in an Environmental Impact Report (EIR), as stated in Section 15126.6(c) of the California Environmental Quality Act (CEQA) Guidelines, is to ensure that “The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects” identified under the proposed project. Pursuant to CEQA Guidelines, Section 15126.6, an analysis of alternatives is presented in this Draft EIR to provide the public and decision makers with a range of possible alternatives to consider. The CEQA Guidelines state that an EIR shall describe a *reasonable* range of alternatives that would avoid or substantially lessen any significant effects of the project, but need not consider every conceivable alternative. The CEQA Guidelines further state that “the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” (CEQA Guidelines, Section 15126.6(b)). Therefore, an EIR must describe a range of reasonable alternatives to the proposed project (or to its location) that could feasibly attain most of the basic objectives of the project. The feasibility of an alternative may be determined based on a variety of factors, including, but not limited to, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and site accessibility and control (CEQA Guidelines, Section 15126.6(f)(1)).

Alternatives in an EIR must be potentially feasible (CEQA Guidelines, Section 15126.6(a)). Agency decision makers ultimately decide what is “actually feasible.” (*California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal. App. 4th 957, 981 (CNPS).) Under CEQA, “feasible” is defined as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (CEQA Guidelines, Section 15364). The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509; CNPS, *supra*, 177 Cal. App. 4th at p. 1001; *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166.) Moreover, “‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.)

An EIR need not evaluate the environmental effects of alternatives in the same level of detail as the proposed project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the proposed project. The alternatives discussion is intended to focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives as listed in Chapter 2 (and in this chapter) of this Draft EIR.

The lead agency's decision making body, in this case the Roseville City Council, has the discretion to select a project alternative in lieu of the project. If this were to occur, the City Council would need to ensure that the level of detail included in the alternatives analysis is adequate and that there would not be any new or significant impacts. The required Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Plan would need to be prepared that identifies the alternative as the project selected for approval. Here, because there are no significant and unavoidable environmental impacts, a Statement of Overriding Considerations need not be prepared. It is anticipated that if any of the project alternatives is selected, the mitigation measures identified for the project would not change and would still be required.

This chapter identifies the proposed project objectives, describes the project alternatives, and evaluates the comparative effects of the alternatives relative to the proposed project. As required under Section 15126.6(e) of the CEQA Guidelines, the environmentally superior alternative is identified and included at the end of this chapter.

### **6.1.1 Project Objectives**

Pursuant to CEQA Guidelines, Section 15124(b), a clear statement of project objectives is required. The project includes the following project objectives.

- Create a high-end, family oriented sports, professional fitness, family recreation and resort/spa center that provides a substantial indoor area with a range of resort-like facilities and amenities including an indoor lap pool and leisure pool, whirlpool spas, gymnasium, basketball courts, a sauna, pro shop, cycle studio, yoga and Pilates studios, resistance and free weight area, training room, and locker rooms, and a range of outdoor amenities consisting of, at a minimum, outdoor tennis courts, pools, a café, and a child activity area.
- Provide residents and business people the opportunity to experience a broad range of high quality programs and facilities to achieve their total health objectives, athletic aspiration, and fitness and lifestyle goals.

- Support the goals of the Stoneridge Specific Plan by contributing to the creation of a commercial district along East Roseville Parkway that creates a net positive fiscal impact on the City and supports employment uses to complement the employment base established in the original Northeast Roseville Specific Plan and the Sutter Roseville Medical Center.
- Design an energy efficient facility that encourages water and energy conservation consistent with the Air Quality and Climate Change Element of the City’s General Plan and the City’s Water Efficient Landscape Ordinance.
- Provide the residents, workers and their families within the Stoneridge Specific Plan area and surrounding areas with a convenient location for their recreational and fitness needs reasonably accessible by bicycle, transit, or pedestrian travel.
- Create a project that contributes to a land use pattern that integrates residential and non-residential land uses in close proximity, such that residents may easily walk or bike to shopping, services, employment and leisure activities consistent with the Blueprint Implementation Strategies as administered by the City of Roseville.

### **6.1.2 Alternatives Evaluated but Dismissed**

As noted previously, the purpose of an alternatives analysis is to develop alternatives to the proposed project that substantially lessen at least one of the significant environmental effects identified as a result of the project, while still meeting most, if not all, of the basic project objectives. Here, the project does not result in any significant and unavoidable impacts, but does result in impacts that, in the absence of mitigation, would be significant. Project alternatives that would reduce the size of development on the site or change the mix of uses that would lessen the severity of impacts identified under the project are addressed later in this chapter.

There are no other parcels of undeveloped land of similar size in the City that could accommodate development of the proposed project that have been graded, are designated and zoned for commercial uses, do not contain any biological resources, provide adequate site accessibility, and could be acquired by the applicant. Therefore, an off-site or alternate project location was dismissed from further evaluation because a suitable site was not identified within the City that would fulfill most of the project objectives, would eliminate environmental effects, and/or would be potentially feasible.

## **6.2 ALTERNATIVES ANALYZED**

This section provides a description of the alternatives to the proposed project analyzed in this Draft EIR and evaluates how specific impacts differ in severity from those associated with the project. The potentially significant impacts identified under the alternatives analysis can be fully

mitigated through compliance with mitigation measures identified in Sections 4.1 through 4.12 included in Chapter 4, which contains the environmental analysis of the proposed project.

The project alternatives identified herein address the significant impacts (before mitigation) identified for the project including traffic and air emissions associated with project construction and operation. Thus, the alternatives developed for the project contemplate a smaller project footprint to address these impacts. In many instances, the impacts are virtually identical to the proposed project and are described as such.

This Draft EIR has incorporated a reasonable range of project alternatives that attain a majority of the project objectives in a reasonable manner while reducing the severity of the significant impacts (before mitigation) identified under the proposed project.

The alternatives to the proposed project analyzed in this Draft EIR are:

- Alternative 1:** No Project/No Development
- Alternative 2:** No Project/Existing Zoning
- Alternative 3:** Reduced Project Footprint
- Alternative 4:** Reduced Project/Reduced Intensity.

### **6.2.1 Alternative 1: No Project/No Development Alternative**

#### **Description**

The No Project/No Development Alternative considers the effects of forgoing the project entirely, and leaving the project site in its current, vacant condition. The No Project/No Development Alternative thus allows decision-makers to compare the impacts of the proposed project to retaining the existing condition of the site. The No Project/No Development Alternative describes the environmental conditions that exist at the time that the environmental analysis commences (CEQA Guidelines, Section 15126.6 (e)(2)).

#### **Comparative Analysis of Environmental Effects**

The No Project/No Development Alternative would produce no changes on the project site, because the site would remain in its current condition, effectively eliminating those project impacts discussed in this Draft EIR. There would be no air emissions associated with project construction and operation or cumulative contribution to global climate change (though, realistically, the potential customers of the project would still continue to generate greenhouse gas emissions as a result of their other ongoing activities). There would be no change in the visual environment and there would be no increase in the number of vehicles accessing the site and on area roadways and intersections, or increase in demand for public

services or utilities. There would be no operational impacts on the surrounding roadway network, or associated changes in ambient noise levels.

### **Relationship to Proposed Project Objectives**

The No Project/No Development Alternative would not achieve any of the project objectives because it would not develop the site with any commercial or recreational uses, support the goals of the Stoneridge Specific Plan (SSP) by contributing to the creation of a commercial district in this area, design and energy-efficient project, or provide the residents and nearby employees with a convenient location to meet their recreational and fitness needs.

## **6.2.2 Alternative 2: No Project/Existing Zoning Alternative**

### **Description**

CEQA requires the evaluation of the comparative impacts of the “No Project” alternative (CEQA Guidelines, Section 15126.6(e)(1)). The No Project Alternative “shall discuss the existing conditions at the time the [NOP] is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Guidelines, Section 15126.6(e)(2)). “The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project” (CEQA Guidelines, Section 15126.6(e)(1)).

For this EIR, the No Project/Existing Zoning Alternative assumes that the 17.41-acre project site would ultimately be developed consistent with currently allowable land uses, zoning, and maximum development intensities. The project site is designated in the SSP and the City’s General Plan for Community Commercial (CC) uses. The site is also zoned CC, which based on the size of the parcel could support development of an approximately 300,000-square-foot commercial use. However, for the purposes of this analysis, development of a commercial shopping center of up to 190,000 square feet was assumed, consistent with the City’s traffic model. This alternative assumes development consistent with the existing land use designations and zoning, which would allow a more intense use than the proposed project including retail stores and businesses selling a full range of goods and services including restaurants, fast food with drive through, auto sales and repair, gas stations, banks, and commercial childcare facilities.

According to the SSP, this site was envisioned to be developed with commercial uses that would provide a sufficiently large concentration and mix of services to meet the needs of local residents and employees in the plan area and is intended to serve as the primary neighborhood center with uses including a grocery/drug store and other neighborhood-oriented uses.

Table 6-1 shows the difference in vehicle trips associated with all the project alternatives analyzed. As shown in the table, Alternative 2 would generate approximately 10,300 daily vehicle trips.

**Table 6-1**  
**Trip Generation Comparison – Project Alternatives**

Land Use	Description	Trips <sup>1</sup>		
		Daily	AM Peak Hour	PM Peak Hour
Proposed Project	120,000-square-foot indoor facility, outdoor pool, 14 tennis courts	4,460	360	482
Alternative 2: No Project/ Existing Zoning Alternative	190,000-square-foot shopping center	10,307	231	921
Alternative 3: Reduced Footprint Alternative	85,000-square-foot indoor facility, outdoor pool, no tennis courts	2,851	222	303
Alternative 4: Reduced Footprint/Reduced Intensity Alternative	50,000-square-foot indoor facility, outdoor pool, no tennis courts	1,677	131	179

Source: See Appendix E.

Note:

<sup>1</sup> Trip data sources:

Alternatives 1 and 3: Final Transportation Impact Study for Life Time Fitness Center (Appendix E).

Alternative 2 Shopping Center: Land Use Code 820 of Trip Generation Manual (ITE 2012) using fitted curve equation. Trips shown are total trips; a portion will be "pass-by."

### Comparative Analysis of Environmental Effects

Impacts under the No Project/Existing Zoning Alternative would be similar to those of the proposed project, but more intense because it would generate an increase in vehicle trips compared to the proposed project. Impacts associated with site disturbance (i.e., biological resources, cultural resources, and hydrology and water quality) would essentially be the same as the proposed project because the entire site would still require site clearing, grading, and construction of a new building and associated parking. The change in visual character is also assumed to be similar to the proposed project because it would include a new building, a large surface parking lot, and landscaping typical for this type of commercial use. The building might be slightly lower in overall building height as compared to the project, but the change would be negligible. Under this alternative there would be fewer overhead lights because there would be no tennis courts; however, it is anticipated that the parking lot may be larger to accommodate a larger building. It is assumed the building would be located in a similar location on the site as the proposed project with vehicular access provided from Secret Ravine Parkway and East Roseville Parkway, the same as the project. Surface parking is assumed would be provided in front of the building on the west side with additional parking provided along the north side of the site as well. It is anticipated the building would provide a barrier to the residents located to the east and south.

### **Impacts Identified as Being the Same or Similar to the Proposed Project**

Generally, impacts associated with project construction and development would be the same or similar to the proposed project. It is assumed under this alternative that the entire site would still be disturbed to accommodate project development. Therefore, effects associated with the change in visual character, lights, potential loss of cultural resources and biological resources, changes in hydrology and drainage, air quality (construction), climate change (construction), noise, and public services would essentially be the same as the proposed project. Mitigation identified for the project to address potential impacts to air quality (Mitigation Measures 4.2-2, 4.2-5), climate change (Mitigation Measure 4.2-5), cultural resources (Mitigation Measure 4.5-1) and biological resources (Mitigation Measure 4.3-1) would still be required.

Under this alternative, the increase in demand for water and wastewater treatment may be slightly less for a commercial shopping center given there would be no water usage required associated with pools, whirlpools, or showers. However, the addition of a restaurant would increase the demand for water, but it is anticipated this demand would be less than the project. It is important to note, the generation rate the City uses to assess water demand and wastewater generation for a commercial use would be the same as the project, which is based on the size of the project site (acres) and not the size of the building.

Under this alternative, potential impacts to pedestrians, bicyclists, and transit would remain less than significant, the same as the project.

### **Impacts Identified as Being Less Severe than the Proposed Project**

Under this alternative, there are no impacts anticipated to be less intense or less severe than the proposed project.

### **Impacts Identified as Being More Severe than the Proposed Project**

Under this alternative, there would be an increase in vehicle trips that would likely result in a greater number of impacted intersections along East Roseville Parkway during the PM Peak Hour under “existing plus project” conditions. This would likely cause the need for an increased level of mitigation. It is assumed, at a minimum, Mitigation Measures 4.12-1 and 4.12-2 would still be required. In addition, more substantial capacity improvements would likely be required at the East Roseville Parkway/Secret Ravine intersection. This alternative would also have the potential for cumulative project impacts. Under this alternative, the number of daily vehicle trips was estimated to be 10,307 with 231 AM Peak Hour trips and 921 PM Peak Hour trips. There could be a slight increase in traffic noise associated with the increase in vehicle trips compared to the project as well as the generation of air emissions, but the biggest difference would be in the generation of vehicle trips.

In addition, under this alternative the increase in vehicle trips would exceed the threshold for NO<sub>x</sub> by approximately 62 pounds resulting in a significant air quality impact associated with project operation. This alternative would also increase greenhouse gas emissions associated with project operation higher than the proposed project because more vehicle trips would occur and the increase in greenhouse gas emissions could exceed the City’s threshold, as shown in Table 6-2.

**Table 6-2**  
**Air Quality/Greenhouse Gas Emissions – No Project/  
Existing Zoning Alternative**

Pollutant	No Project/Existing Zoning Emissions	Proposed Project Emissions
<i>Construction (lbs/day)</i>		
ROG	17.59	43.31
NO <sub>x</sub>	88.15	88.14
PM <sub>10</sub>	13.74	11.32
CO	51.28	51.26
<i>Operational (lbs/day)</i>		
ROG	44.79	31.65
NO <sub>x</sub>	115.71	53.27
PM <sub>10</sub>	48.16	20.81
CO	312.28	137.08
<i>GHG (MTCO<sub>2</sub>e)</i>		
Annual Operational GHG Emissions	8,227.53	4,969.18
Total Construction GHG Emissions	774.56	1,116.31
Annual Construction GHG Emissions <sup>1</sup>	30.98	44.65
<b>TOTAL Annual GHG Emissions</b>	<b>8,258.51</b>	<b>5,013.83</b>

Source: CalEEMod, July 2013.

Note:

<sup>1</sup> Total construction GHG emissions amortized over an estimated 25-year project lifetime.

### Relationship to Project Objectives

If the proposed project were not approved and development were to occur consistent with the underlying land use designations and zoning, the proposed project under the No Project/Existing Zoning Alternative would not meet a majority of the project objectives. Under this alternative, a high-end, family oriented sports, professional fitness, family recreation and resort/spa center would not be developed to provide a range of amenities to support the local community and to help achieve their health objectives. This alternative would not meet the second objective because it would not provide local residents and business people an opportunity to experience a broad range of high quality programs and health facilities nor would it provide the residents and employees in the area a convenient place to meet their recreational goals within close proximity to existing residential neighborhoods, per the fifth objective. It would meet the third objective to support the goals of the

SSP by developing a commercial use in this area that provides a net fiscal impact to the city and this alternative could include an energy efficient building that meets City requirements, per the fourth objective. In addition, this alternative could include uses that allow residents to walk or bike to shopping consistent with the Blueprint Implementation Strategies and last objective.

### **6.2.3 Alternative 3: Reduced Footprint Alternative**

#### **Description**

This alternative assumes the project would be developed on the same site and would generally include the same amenities as the proposed project. However, the project footprint would be smaller and would not include any tennis courts; see Figure 6-1. Under this alternative the fitness building would be 35,000 square feet smaller, and the pool deck area and outdoor amenities would encompass an area that is 118,600 square feet smaller than the project. This alternative is described in the following paragraphs:

The reduced footprint alternative would develop an 85,000-square-foot, two-story, members-only health and fitness facility with both indoor and outdoor amenities. The outdoor facilities would comprise approximately 50,000 square feet, including an approximately 35,000-square-foot pool deck. Specific outdoor uses would include the following:

- Outdoor leisure and lap pool (temperature controlled – the outdoor pools would be closed during the winter months)
- Outdoor family pool with 2 water slides up to 15 feet in height
- Whirlpool
- Outdoor seating/lounge area
- Outdoor child activity area
- Outdoor café or bistro.

The pool deck would be contained within a 6-foot-tall black, steel fence and would contain landscaping and security lighting in the form of 42-inch tall LED bollards and landscape accent lights, the same as the proposed project.

The indoor facilities of the fitness center would include approximately 45,000 square feet on the first floor and 40,000 square feet on the second floor, with the following amenities:

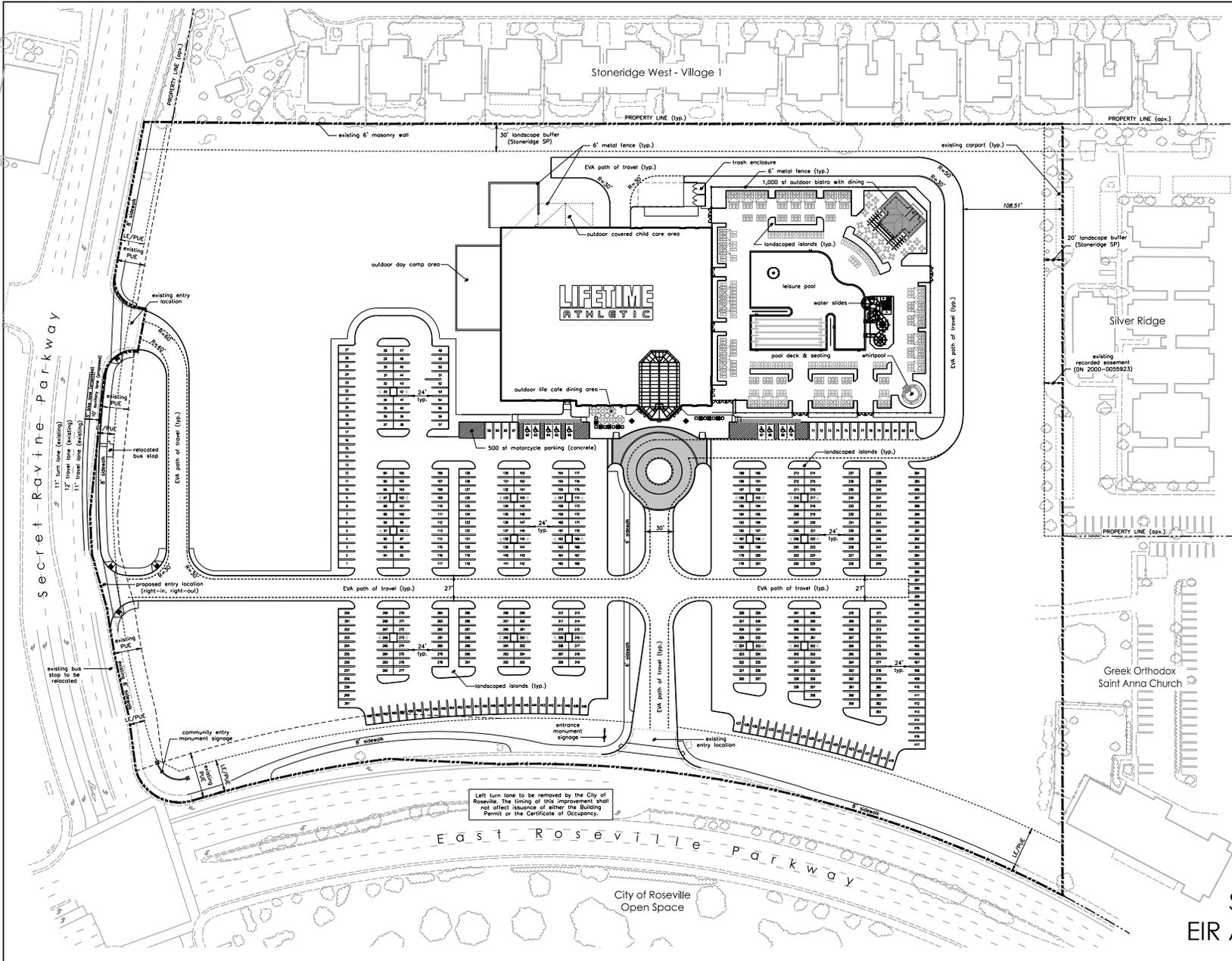
- Separate men's and women's locker rooms, as well as a family locker room
- Life spa/salon
- Life café

- Reception area
- Child activity area
- Indoor lap pool
- Sales offices and supporting administrative office space
- Laundry facilities
- Supporting pool pump/mechanical/electrical rooms
- Cardio, resistance, and free weight area
- Advanced training area
- One group fitness room
- One cycle studio
- One yoga and Pilates studio
- Training room
- Four offices.

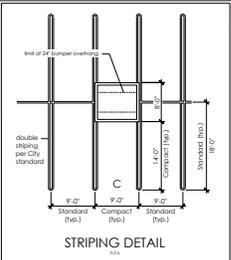
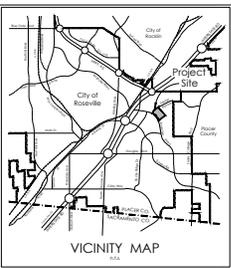
Hours of operation would be 5:00 a.m.–11:00 p.m. seven days per week.

### **Comparative Analysis of Environmental Effects**

Impacts under the Reduced Footprint Alternative would be similar to those of the proposed project, but less intense because it would generate a reduction in vehicle trips and noise associated with the tennis courts as well as a slight decrease in demand for water supply and wastewater treatment because the facility would be smaller and presumably would have fewer members. However, as noted previously, the City evaluates the demand for water and wastewater based on acreage and not building size so it is anticipated even though this alternative is smaller the demand for water and wastewater would be similar to the project. Impacts associated with site disturbance would essentially be the same as the proposed project because it is assumed the entire site would still require site clearing, grading and construction of a new building, parking, and exterior amenities. The change in visual character is also assumed to be similar to the proposed project because a slightly smaller, yet similar building would be constructed along with a large surface parking lot, and landscaping. The building occupies a smaller footprint, but would still be a two-story structure designed similar to the proposed project. The building might be slightly lower in overall building height as compared to the project, but the change would be negligible. This alternative does not include any tennis courts so there would be fewer lights on the site which would result in a slight reduction in light visible from the surrounding area. In addition, the change in the ambient noise environment would be slightly less than under the project because there are no tennis courts, and the overall amount of traffic accessing the site would be slightly less than the project.



PROJECT SUMMARY	
APPLICANT:	LTF Real Estate Company Inc. 2902 Corporate Place Chanhassen, MN 55317
ENGINEER:	Mackay & Somp 1552 Eureka Road, Suite 100 Roseville, CA 95661-3040
ASSESSOR'S PARCEL NUMBER:	456-010-004-000
SITE ACREAGE:	± 17.4 ac
FLOOR AREA:	± 85,000 sf
PARKING COUNT:	9 accessible 322 compact 423 standard 484 total
LAND USE:	CC - Commercial
ZONING DISTRICT:	CC - Community Commercial



LEGEND	
	PROPERTY LINE
	EXISTING PUE
	LE/PUE
	BUS STOP
	ADA PATH OF TRAVEL
	ENTRANCES AND EXITS



Site Plan  
EIR Alternative

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**DUDEK**

SOURCE: MACKAY & SOMPS 2013

7741-02

LIFE TIME FITNESS EIR

**FIGURE 6-1**  
**Reduced Project Footprint Site Plan**

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### **Impacts Identified as Being the Same or Similar to the Proposed Project**

Impacts associated with project construction and development would be the same or similar to the proposed project. It is assumed under this alternative that the entire site would still be disturbed associated with project development. Therefore, impacts associated with changes in visual character, potential loss of cultural resources and biological resources, hydrology and drainage, air quality (construction), and climate change (construction) would essentially be the same as the proposed project. Mitigation identified for the project to address potential impacts to air quality associated with project construction (Mitigation Measures 4.2-2 and 4.2-5), climate change (Mitigation Measure 4.2-5), cultural resources (Mitigation Measure 4.5-1), and biological resources (Mitigation Measure 4.3-1) associated with site disturbance and project construction would still be required.

Under this alternative, potential impacts to pedestrians, bicyclists, and transit, as well as to the increase in demand for public services (police, fire, parks), would remain less than significant, the same as the project.

### **Impacts Identified as Being Less Severe than the Proposed Project**

Overall, the new fitness center building would be 35,000 square feet smaller compared to the proposed project and would include fewer amenities; therefore, the number of vehicles accessing the site would be reduced compared to the project. As shown in Table 6-1, this alternative would generate approximately 2,850 daily vehicle trips, compared to 4,460 daily vehicle trips under the proposed project. This alternative would generate 63% of the total PM Peak Hour traffic generated by the proposed project. Since the proposed project causes a 12-second increase in delay at the East Roseville Parkway/Secret Ravine Parkway intersection, Alternative 3 would cause a 7.5-second increase based on its trip generation. Thus, the intersection's PM Peak Hour delay would increase from 30 to 37.5 seconds of delay per vehicle. Since the Level of Service (LOS) C/D threshold occurs at 35 seconds, Alternative 3 would still cause the intersection to worsen to an unacceptable level, thereby requiring mitigation (Mitigation Measure 4.12-1). It is possible that the level of mitigation would be less due to the reduction in project size and trip generation. However, some type of mitigation would still be required. Since the proposed project did not result in any significant cumulative traffic impacts, this alternative would also not create any cumulative project impacts.

Under this alternative air emissions associated with project operation would be less than the proposed project, as shown in Table 6-3. But, the same as the project, the impact would be less than significant. The same is true for climate change. The project's contribution to an increase in greenhouse gas emissions would be less than the project, but the same as the project would remain less than significant.

Overall, noise and lighting would be less under this alternative since this alternative does not include tennis courts and a slightly smaller parking lot. However, the impact would be less than significant, the same as the proposed project. In addition, the demand for water supply and wastewater treatment would be less because the building is smaller and would not generate the same increase in demand for these services. However, the City calculates the demand for water supply and wastewater treatment based on acreage. It is assumed the entire site would be developed; therefore, the increase in demand for water and wastewater would be similar to the proposed project. The impact would be less than significant the same as the project, but it is anticipated the impact would be slightly less severe due to a reduction in overall demand. In addition, since fewer lights would be required the overall amount of nighttime light would be less compared to the project.

Under this alternative, the amount of solid waste generated by the project is estimated to be 387 tons annually. This is a 30% reduction from the proposed project. The severity of the impact would be reduced compared to the project, but the impact would remain less than significant.

**Table 6-3**  
**Air Quality/Greenhouse Gas Emissions - Reduced Footprint Alternative**

Pollutant	Reduced Footprint Emissions	Proposed Project Emissions
<i>Construction (lbs/day)</i>		
ROG	15.31	43.31
NO <sub>x</sub>	88.14	88.14
PM <sub>10</sub>	12.08	11.32
CO	51.26	51.26
<i>Operational (lbs/day)</i>		
ROG	15.11	31.65
NO <sub>x</sub>	33.58	53.27
PM <sub>10</sub>	13.26	20.81
CO	87.22	137.08
<i>GHG (MTCO<sub>2</sub>e)</i>		
Annual Operational GHG Emissions	3,220.60	4,969.18
Total Construction GHG Emissions	762.58	1,116.31
Annual Construction GHG Emissions <sup>1</sup>	30.50	44.65
<b>Total Annual GHG Emissions</b>	<b>3,251.10</b>	<b>5,013.83</b>

Source: CalEEMod, July 2013.

Note:

<sup>1</sup> Total construction GHG emissions amortized over an estimated 25-year project lifetime.

### Impacts Identified as Being More Severe than the Proposed Project

Under this alternative, there would be no impacts that would be identified as being more severe than the proposed project.

## Relationship to Project Objectives

Under the Reduced Footprint Alternative, most, but not all, of the project objectives would be met. Under this alternative, the amenities identified in the first objective would not all be provided, including the tennis courts, gymnasium, and indoor leisure pool. Because this alternative does not include tennis courts, it would not meet the second objective as well. It would not provide as broad a range of programs and facilities to enable the community to meet their health goals. It would meet the third objective because it would support the goals of the SSP and would help to create a net positive fiscal impact on the city and provide a use that would complement development in the surrounding area including the Sutter Roseville Medical Center. However, due to the smaller facility with fewer amenities it would meet the third objective, but to a lesser extent than the project. This alternative would meet the fourth objective because it would be designed as an energy efficient facility, consistent with the City's General Plan and Water Efficient Landscape Ordinance. Regarding the last two objectives, this alternative does provide residents and workers within the SSP area as well as surrounding areas a convenient location for their recreational needs that is accessible via bicycle and walking from adjacent areas, consistent with the Blueprint Implementation Strategies.

### 6.2.4 Alternative 4: Reduced Footprint/Reduced Intensity Alternative

#### Description

The Reduced Footprint/Reduced Intensity Alternative would be very similar to Alternative 3, but the building would be smaller and fewer amenities would be provided. Specifically, this alternative would not provide tennis courts, the Life Café, a training room, office space and a reception area, or separate yoga and Pilates studios. The specific elements are described in the following paragraphs.

This alternative includes a 50,000-square-foot, two-story, members-only health and fitness facility with both indoor and outdoor amenities. The outdoor facilities would comprise approximately 50,000 square feet, including an approximately 35,000-square-foot pool deck. Specific outdoor uses would include the following:

- Outdoor leisure and lap pool (temperature controlled – the outdoor pools would be closed during the winter months)
- Outdoor family pool
- Whirlpool
- Outdoor seating/lounge area

- Outdoor child activity area
- Outdoor café or bistro.

The pool deck would be contained within a 6-foot-tall black, steel fence and would contain landscaping and security lighting in the form of 42-inch tall LED bollards and landscape accent lights, the same as the proposed project.

The indoor facilities of the fitness center would include approximately 25,000 square feet on the first floor and 25,000 square feet on the second floor, with the following amenities:

- Separate men's and women's locker rooms, as well as a family locker room
- Life spa/salon
- Child activity area
- Sales offices and supporting administrative office space
- Laundry facilities
- Supporting pool pump/mechanical/electrical rooms
- Cardio, resistance, and free weight area
- Advanced training area
- One group fitness room
- One cycle studio
- Combined yoga and Pilates studio.

Hours of operation would be 5:00 a.m.–11:00 p.m. seven days per week.

### **Comparative Analysis of Environmental Effects**

Impacts under the Reduced Footprint/Reduced Intensity Alternative would be similar to those of the proposed project and Alternative 3, but less intense because it would generate a reduction in vehicle trips and operational noise associated with the tennis courts. Impacts associated with site disturbance and construction would essentially be the same as the proposed project because it is assumed the entire site would still require site clearing, grading, and construction of a new building, parking, and exterior amenities. The change in visual character is also assumed to be similar to the proposed project even though a slightly smaller, two-story building would be constructed along with a large surface parking lot and landscaping. The building might be slightly lower in overall building height as compared to the project, but the change would be negligible. The building occupies a smaller footprint, but would still be a two-story structure

with a design similar to the proposed project. This alternative does not include any tennis courts and presumably the parking area may be smaller so there would be fewer lights on the site which would result in a slight reduction in nighttime light visible to surrounding areas. In addition, the change in the ambient noise environment would be slightly less severe than under the proposed project because tennis courts would not be included, and the overall amount of traffic accessing the site would be less than the project.

### **Impacts Identified as Being the Same or Similar to the Proposed Project**

Impacts associated with project construction and development would be the same or similar to the proposed project, as noted above. It is assumed under this alternative that the entire site would still be disturbed to accommodate project development. Therefore, impacts associated with changes in visual character, potential loss of cultural resources and biological resources, hydrology and drainage, air quality/climate change (construction), and construction noise would essentially be the same as the proposed project. Mitigation identified for the project to address site disturbance and construction including potential impacts to air quality (Mitigation Measures 4.2-2, 4.2-5), climate change (Mitigation Measure 4.2-5), cultural resources (Mitigation Measure 4.5-1), and biological resources (Mitigation Measure 4.3-1) would still be required under this alternative, the same as the project.

Under this alternative, potential impacts to pedestrians, bicyclists, and transit, as well as an increase in demand for public services (police, fire, parks), would remain less than significant, the same as the project.

### **Impacts Identified as Being Less Severe than the Proposed Project**

Overall, the new fitness center building would be 70,000 square feet smaller compared to the proposed project and would include fewer amenities; therefore, the number of vehicles accessing the site would be reduced as compared to the project. As shown in Table 6-1, this alternative would generate approximately 1,677 daily vehicle trips compared to 4,460 daily vehicle trips under the proposed project. This alternative would generate 37% of the total PM Peak Hour traffic generated by the proposed project. However, it is assumed this alternative could also create an impact at the East Roseville Parkway/Secret Ravine Parkway intersection, since the LOS C/D threshold occurs at 35 seconds, thereby requiring mitigation. It is possible that the level of mitigation would be less due to the smaller project and fewer vehicle trips associated with this alternative. Since the proposed project did not result in any significant cumulative traffic impacts, this alternative would also not create any cumulative project impacts.

Under this alternative air emissions associated with project operation would be less than the proposed project, as shown in Table 6-4. But, the same as the project, the impact would be less than significant. The same is true for climate change. The project's contribution to an increase in

greenhouse gas emissions would be less than the project, but the same as the project would result in a less-than-significant impact.

Overall, it is assumed noise would be less severe under this alternative since it does not include tennis courts, and the number of vehicles accessing the site would be less. However, the impact would remain less than significant, the same as the proposed project. In addition, since there will be no tennis courts and the parking area would be smaller there would be fewer lights. Therefore, the amount of nighttime light would be less under this alternative. The increase in demand for water supplies and wastewater treatment also would be less under this alternative because a smaller building would be developed along with a reduction in on-site amenities. However, the City calculates the demand for water and wastewater based on acreage; therefore, it is assumed the entire approximately 17-acre site would be developed resulting in a similar demand for water supply and wastewater treatment as the proposed project.

Under this alternative, approximately 228 tons of solid waste would be generated annually which is 40% of the project's contribution. However, the overall demand for solid waste disposal would be reduced compared to the project, but would remain less than significant, the same as the proposed project.

**Table 6-4**  
**Air Quality/Greenhouse Gas Emissions - Reduced Footprint/Reduced Intensity Alternative**

Pollutant	Alternative 4 Emissions	Proposed Project Emissions
<i>CONSTRUCTION (lbs/day)</i>		
ROG	12.88	43.31
NO <sub>x</sub>	88.14	88.14
PM <sub>10</sub>	12.08	11.32
CO	51.26	51.26
<i>OPERATIONAL (lbs/day)</i>		
ROG	9.67	31.65
NO <sub>x</sub>	20.13	53.27
PM <sub>10</sub>	7.84	20.81
CO	51.64	137.08
<i>GHG (MTCO<sub>2e</sub>)</i>		
Annual Operational GHG Emissions	2,123.65	4,969.18
Total Construction GHG Emissions	734.43	1,116.31
Annual Construction GHG Emissions <sup>1</sup>	29.38	44.65
<b>Total Annual GHG Emissions</b>	<b>2,153.03</b>	<b>5,013.83</b>

Source: CalEEMod, July 2013.

Note:

<sup>1</sup> Total construction GHG emissions amortized over an estimated 25-year project lifetime.

### **Impacts Identified as Being More Severe than the Proposed Project**

Under this alternative, there would be no impacts that would be identified as being more severe than the proposed project.

### **Relationship to Project Objectives**

Under the Reduced Footprint/Reduced Intensity Alternative, similar to Alternative 3, most, but not all, of the project objectives would be met. Under this alternative, the amenities identified in the first objective would not all be provided, including the tennis courts, gymnasium, basketball courts, sauna, pro shop, and indoor leisure pool. Because this alternative does not include a broad range of programs and facilities it would not meet the second objective as well. This alternative will support the third objective by supporting the goals of the SSP by creating a net positive fiscal impact on the city and supporting the adjacent employment uses. However, due to the smaller facility with fewer amenities it would meet the third objective, but to a lesser extent than the project. In regards to the fourth objective, this alternative also includes an energy efficient design that encourages water conservation. This alternative also generally meets the fifth and sixth objective by providing residents and employees of the area with a convenient location for their recreational and fitness needs that is accessible by bicycle and walking, consistent with the Blueprint Implementation Strategies. Generally, this smaller footprint alternative would not provide the broad range of amenities, programs, or services envisioned in the project objectives.

### **6.2.5 Environmentally Superior Alternative**

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126.6(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states that if the environmentally superior alternative is the “No Project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

From the alternatives evaluated for the project, shown in Table 6-3, the environmentally superior alternative would be Alternative 1, the No Project/No Development Alternative. This alternative would avoid all significant impacts associated with the proposed project because it would not require any site disturbance, project construction, or an increase in vehicle trips.

Based on a review of the remaining project alternatives, Alternative 4, the Reduced Footprint/Reduced Intensity Alternative would be the environmentally superior alternative. This alternative would not avoid all impacts associated with the proposed project, but would reduce the severity of the impacts associated with project-related traffic.

**Table 6-5  
Evaluation of Alternatives by Impact Area**

Impact	Proposed Project	Alternative 1: No Project	Alternative 2: No Project/Existing Zoning	Alternative 3: Reduced Density	Alternative 4: Reduced Density/Reduced Intensity
<i>Aesthetics</i>					
4.1-1: Alteration of the Visual Character of the Project Site	LS	NI	LS	LS	LS
4.1-2: Introduction of Uses That Are Visually Incompatible with Existing or Planned Uses in the Area	LS	NI	LS	LS	LS
4.1-3: Introduction of New Sources of Light and Glare	LS	NI	LS	LS-	LS-
4.1-4: Contribution to Cumulative Changes in the Existing Visual Character	LS	NI	LS	LS	LS
4.1-5: Contribution to a Cumulative Increase in Light and Glare	LS	NI	LS	LS-	LS-
<i>Air Quality</i>					
4.2-1: Conflict with Applicable Air Quality Plan	LS	NI	LS	LS	LS
4.2-2: Violate the Placer County Air Pollution Control District standards for air quality	LSM (construction)	NI	LS	LS	LS
4.2-3: Expose Sensitive Receptors to Substantial Pollution Concentrations	LS	NI	LS/M+	LS	LS
4.2-4: Create Objectionable Odors Affecting a Substantial Number of People	LS	NI	LS	LS	LS
4.2-5: Result in the Cumulatively Considerable Net Increase in Criteria Pollutants	LS/M	NI	LS	LS	LS
<i>Biological Resources</i>					
4.3-1: Substantial Adverse Effect on Species Identified As A Candidate, Sensitive, or Special-Status	LS/M	NI	LS/M	LS/M	LS/M
4.3-2: Substantial Adverse Effect on Riparian Habitat, Sensitive Natural Community, Wetlands	NI	NI	NI	NI	NI
4.3-3: Interfere Substantially with Wildlife Movement or Native Wildlife Nursery Sites	NI	NI	NI	NI	NI
4.3-4: Conflict with Any Local Policies or Ordinances Protecting Biological Resources	NI	NI	NI	NI	NI
4.3-5: Contribute to a Cumulative Impact on Biological Resources	LS	NI	NI	NI	NI

**Table 6-5**  
**Evaluation of Alternatives by Impact Area**

Impact	Proposed Project	Alternative 1: No Project	Alternative 2: No Project/Existing Zoning	Alternative 3: Reduced Density	Alternative 4: Reduced Density/Reduced Intensity
<i>Climate Change</i>					
4.4-1: Generate a Substantial Contribution to Greenhouse Gas (GHG) Emissions That Conflict With an Applicable Plan or Policy	LS/M	NI	LS/M+	LS/M	LS/M
<i>Cultural Resources</i>					
4.5-1: Disturb, Damage or Destroy Unidentified Subsurface Archaeological or Historical Resources or Human Remains during Project Construction	LS/M	NI	LS/M	LS/M	LS/M
4.5-2: Disturb Unknown Paleontological Resources During Site Preparation	LS	NI	NI	NI	NI
4.5-3: Contribute to the Cumulative Loss of Cultural Resources	LS/M	NI	LS/M	LS/M	LS/M
<i>Land Use and Planning</i>					
4.6-1: Conflict with an Applicable Land Use Plan	LS	NI	LS	LS	LS
4.6-2: Compatibility with Adjacent Uses	LS	NI	LS	LS	LS
<i>Hazards and Hazardous Materials</i>					
4.7-1: Transport, Use or Disposal of Hazardous Materials or Accidental Release of Hazardous Materials into the Environment	LS	NI	LS	LS	LS
4.7-2: Use, Storage, and Handling of Hazardous Materials within 0.25 Mile of an Existing or Proposed School	LS	NI	LS	LS	LS
4.7-3: Cumulative Exposure to Hazardous Materials	LS	NI	LS	LS	LS
<i>Hydrology and Water Quality</i>					
4.8-1: Change in the Rate of Stormwater Runoff through the Development of New Impervious Surface Area	LS	NI	LS	LS	LS
4.8-2: Degrade Surface Water Quality due to Construction and/or Operational Activities or Violate any Water Quality Standards or Waste Discharge Requirements	LS	NI	LS	LS	LS
4.8-3: Cumulative Increase in Stormwater Flows and Flooding	LS	NI	LS	LS	LS
4.8-4: Cumulative Decrease in Water Quality Associated with Project Construction and Operation	LS	NI	LS	LS	LS

**Table 6-5  
Evaluation of Alternatives by Impact Area**

Impact	Proposed Project	Alternative 1: No Project	Alternative 2: No Project/Existing Zoning	Alternative 3: Reduced Density	Alternative 4: Reduced Density/Reduced Intensity
<i>Noise</i>					
4.9-1: Substantial Temporary (Construction) Increase in Ambient Noise Levels Greater Than 3 dBA (A-weighted decibels)	LS	NI	LS	LS-	LS-
4.9-2: Increase Noise Levels in Excess of the City's General Plan or A Substantial Permanent Increase in Ambient Noise Levels Greater than 3 dBA	LS	NI	LS	LS-	LS-
4.9-3: Increase in noise levels in excess of the City's General Plan under 2025 conditions	LS	NI	LS	LS-	LS-
<i>Public Services</i>					
4.10-1: Increased Demand for Police Protection Services	LS	NI	LS	LS	LS
4.10-2: Increased Demand for Fire Protection Services and Emergency Access	LS	NI	LS	LS	LS
4.10-3: Increased Demand for Park Facilities	LS	NI	LS	LS	LS
4.10-4: Contribute to a Cumulative Impact on the Demand for Law Enforcement, Fire Protection, and/or Parks/Recreation Services	LS	NI	LS	LS	LS
<i>Public Utilities</i>					
4.11-1: Availability of Water Supplies to Meet Project Demand in Wet/Dry Years	LS	NI	LS	LS-	LS-
4.11-2: Construct or Expand Water Treatment, Conveyance, and/or Storage Facilities to Accommodate the Project	LS	NI	LS	LS-	LS-
4.11-3: Deplete Groundwater Supplies or Interfere with Groundwater Recharge	LS	NI	LS	LS	LS
4.11-4: Construction or Expansion of Wastewater Collection or Treatment Facilities	LS	NI	LS	LS-	LS-
4.11-5: Capacity at the Dry Creek Wastewater Treatment Plant to Serve the Project	LS	NI	LS	LS-	LS-
4.11-6: Exceed Wastewater Treatment Requirements of the Regional Water Quality Control Board	LS	NI	LS	LS-	LS-

**Table 6-5**  
**Evaluation of Alternatives by Impact Area**

Impact	Proposed Project	Alternative 1: No Project	Alternative 2: No Project/Existing Zoning	Alternative 3: Reduced Density	Alternative 4: Reduced Density/Reduced Intensity
4.11-7: Capacity for Solid Waste Disposal at the Materials Recovery Facility or Western Regional Sanitary Landfill	LS	NI	LS	LS-	LS-
4.11-8: Federal, State, and Local Statutes and Regulations Related to Solid Waste	LS	NI	LS	LS	LS
4.11-9: Cumulative Increase in Demand for Water Supply and Treatment Capacity	LS	NI	LS	LS-	LS
4.11-10: Cumulative Increase in Demand for Wastewater Treatment and Plant Capacity	LS	NI	LS	LS-	LS
4.11-11: Cumulative Increase in Solid Waste	LS	NI	LS	LS-	LS
<i>Transportation and Circulation</i>					
4.12-1: Change in LOS at the East Roseville Parkway/Secret Ravine Parkway intersection	LS/M	NI	LS/M+	LS/M	LS/M
4.12-2: Change in LOS at the North Sunrise Avenue/Lead Hill Road intersection	LS/M	NI	LS/M+	LS/M	LS/M
4.12-3: Change in Operation of Caltrans Facilities	LS	NI	LS	LS	LS
4.12-4: Impacts to Bicycle Facilities or Network	LS	NI	LS	LS	LS
4.12-5: Impacts to Pedestrian Access	LS	NI	LS	LS	LS
4.12-6: Increased Demand for Transit	LS	NI	LS	LS	LS
4.12-7: Decrease in LOS at City Intersections under 2025 Conditions	LS	NI	PS	LS	LS
4.12-8: Increase in Signalized Intersections to Fall below 70% under 2025 Conditions	LS	NI	PS	LS	LS
4.12-9: Decrease in LOS on Caltrans Facilities under 2025 Conditions	LS	NI	PS	LS	LS
4.12-10: Add Traffic to Freeway Off-Ramps under 2025 Conditions	LS	NI	PS	LS	LS

**Notes:**

LS = impacts less than significant

NI = No impact

LS/M = Impacts less than significant after mitigation

SU = Impacts significant and unavoidable

SU/M = Impacts significant even with mitigation

"+" indicates the impact is more severe than the project impact

"- " indicates that the impact is similar to the project impact but less severe

No "+" or "- " indicates the impact would be similar to the project impact.

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