CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***August 22, 2013***

Prepared by: Wayne Wiley, Associate Planner

ITEM V-C: **ZONING ORDINANCE AMENDMENT, SPECIFIC PLAN AMENDMENT, CONDITIONAL USE PERMIT, AND DESIGN REVIEW PERMIT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE #2012PL-103 (OA-000028, SPA-000048, CUP-000080 & DRP-000470).**

REQUEST

The applicant requests approval of an Ordinance Amendment (OA) to allow Outdoor Sports and Recreation as a conditionally permitted use in the Community Commercial zone, a Specific Plan Amendment (SPA) to eliminate two parcel specific conditions, a Conditional Use Permit (CUP) to allow outdoor recreation in the CC zone, and a Design Review Permit (DRP) to allow the construction of a 120,000 square foot fitness center, outdoor pool, and 14 tennis courts with associated site improvements. A Draft Environmental Impact Report (DEIR) has been prepared to address project related impacts.

Applicant: Parham Javaheri, LTF Real Estate Company, Inc.
Owner: Angelo G. Tsakopoulos, Tsakopoulos Investments, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

A. Recommend that the City Council certify the Draft Environmental Impact Report;
B. Recommend that the City Council approve the Ordinance Amendment;
C. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment;
D. Recommend that the City Council adopt the three findings of fact and approve the Conditional Use Permit subject to six (6) Conditions of Approval; and
E. Recommend that the City Council adopt the four findings of fact and approve the Design Review Permit subject to eighty-seven (87) Conditions of Approval.

The August 22nd Planning Commission Hearing is intended to provide the public with an opportunity to comment on the project and DEIR and to provide the Planning Commission with information for its consideration and subsequent recommendation to Council on the proposed entitlements. It is requested that the Commission accept any comments received on the DEIR, and recommend approval of the entitlements based on the analysis contained within this staff report.

REPORT ORGANIZATION

Staff Report Format: Due to the scope of the information provided in this document, the report has been separated into four sections consisting of an Executive Summary, Entitlement Evaluation, EIR Summary, and Recommendations/Conditions of Approval.

EXECUTIVE SUMMARY

Project Description

- Project Location: The project site is located on the northeast corner of East Roseville Parkway and Secret Ravine Parkway on Parcel 14 of the Stoneridge Specific Plan (SRSP). The 17 acre site is

currently vacant and is surrounded by vacant commercial land to the north, single-family residences to the northeast, multi-family residences and St. Anna's Greek Orthodox Church to the southeast, and open space to the west.

Figure 1: Vicinity Map

- Existing Condition: The project site was previously graded in 1998 and 1999 as part of the Stoneridge Specific Plan and Roseville Parkway improvements. Currently the parcel consists of minimal vegetation and has no natural resources present onsite. The parcel is on average 10' lower than the adjacent grades to the northeast (adjacent to the rear of the residential homes), approximately three feet lower than the existing grades along the southeast property line (near the Silver Ridge Senior Apartment complex), and sits slightly higher than Secret Ravine Parkway and East Roseville Parkway.

- Background: On December 22, 2004, Lowes Companies, Inc. submitted an application to develop the site and requested approval of a Design Review Permit to construct a 200,000 square foot Lowes Home Improvement store and garden center; a Conditional Use Permit to allow a building material store with outdoor display/storage in a Community Commercial zone; and a Tentative Parcel Map to subdivide the parcel into three lots. Subsequent to the submittal, the city received strong opposition to the project as the neighborhood felt the proposal was inconsistent with the Stoneridge Specific Plan's parcel designation for a neighborhood serving use (i.e. grocery store, restaurant, hair salon, spa). In addition, the residents raised concerns regarding noise, traffic, and air quality. After holding a neighborhood meeting and receiving feedback from staff on how to address the residents' concerns, the applicant withdrew their application. To date, the site has remained vacant with no further requests for entitlements.

- Project Components: The proposed project will include the construction of a two-story 120,000 square foot facility (75,000 square foot first story and 43,500 square foot second story), with outdoor uses comprised of 14 tennis courts, 58,600 square foot pool deck and detached bistro, and a 7,100 square foot child activity area. The proposed indoor amenities will include men's and women's locker rooms, family lockers, life spa/salon, medi spa, Life Café, recreation area, lounge, gymnasium/basketball courts, activity room, training studio, childcare, indoor lap pool/leisure pool, two whirlpool spas, sauna, sales and administrative offices, laundry room, and pro shop.

Requested Entitlements

- Zoning Ordinance Amendment: The project includes an amendment to the City's Zoning Ordinance to conditionally permit the Outdoor Sports and Recreation use type in the Community Commercial zone.

- Specific Plan Amendment: The applicant wishes to remove a Specific Plan parcel obligation requiring a pedestrian connection between the subject site and the adjacent Senior Apartment Complex. In addition, the applicant wishes to remove the 25 space park-n-ride obligation from Parcel 14, resulting in the transfer of the spaces to Harry Crabb Park.

- Conditional Use Permit: With approval of the Zoning Ordinance Amendment, a Conditional Use Permit to allow outdoor recreation uses (including a pool, waterslide, and tennis courts) in the CC zone is required.

- Design Review Permit: The 17 acre parcel is proposed for development of a two-story building, 14 tennis courts, outdoor pool, water slide, outdoor child activity area, 643 parking spaces, lighting and landscaping.

  These items are addressed in more detail in the Entitlement Evaluation section and DEIR (see Section 2 and Exhibit A).

Summary of Outstanding Issues

- Issue #1: Three anonymous mailers containing misinformation on the project were mailed out to a number of homeowners throughout the Stoneridge and Southeast Roseville Specific Plan areas of the City raising concerns related to traffic, noise, and visual impacts. Although the flyers were mailed anonymously, staff believes they were generated by a competitor. To provide the public with information on the project and to address the misrepresentations in the flyers, the applicant hosted a total of three neighborhood meetings on January 29th and March 13, 2013, at the Marriott Hotel, Stoneridge Elementary School, and Silver Ridge Apartment Complex. Approximately 75 residents attended the first meeting and 50 residents attended the second meeting, with another 35 residents attending the Silver Ridge Senior Apartment onsite meeting.

- Issue #2: The concerns raised by residents at the neighborhood meetings included traffic and turning movements along area roadways, consistency with the Specific Plan, and an increase in noise associated with the proximity of the tennis courts and the outdoor pool to residents. Other issues included the potential for lighting to disturb adjacent residents and the change to the visual character of the parcel. Since the meeting, staff has been contacted by neighbors with concerns similar to those raised at the neighborhood meeting, as well as residents in favor of the project who see the project as a neighborhood amenity.

Environmental Determination

Environmental Impact Report: An initial study was prepared for the project to identify any possible environmental impacts associated with the proposal, and based on that analysis, the Planning Division intended to prepare a Focused Environmental Impact Report. However, on April 25, 2013, the city received comments on the Notice of Preparation from Rutan and Tucker, LLP on behalf of an unspecified client. One of the major concerns identified by Rutan and Tucker on behalf of their client was that the Initial Study focused out too many issues. Accordingly, this issue has been addressed by the expansion of the topics addressed in full in the Project EIR to include Traffic, Noise, Air Quality/Green House Gases, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Public Services (fire, police, and parks/recreation), and Utilities (water, wastewater, and landfill capacity). The Draft EIR has identified that impacts are less than significant or can be reduced to a less than significant level with mitigation.

Environmental Impact Report Process: At the August 22, 2013, public hearing the Planning Commission will review and comment on the DEIR for the purpose of forwarding a recommendation to the City Council. The DEIR was distributed for public review beginning on July 24, 2013 and will end on September 9, 2013. The DEIR may be reviewed during normal business hours at the Planning Division located at 311 Vernon Street in Roseville, CA, and online at www.roseville.ca.us/lifetimefitness. Interested persons are invited to submit written comments prior to September 9, 2013, to Wayne Wiley, Planning Division, 311 Vernon Street, Roseville, CA 95678.

ENTITLEMENT EVALUATION

The following information includes an analysis of each of the entitlements requested in association with the proposed Life Time Fitness project. This analysis is provided for the consideration of the Planning

Commission in its recommendation to Council on the proposed Ordinance Amendment, Specific Plan Amendment, Conditional Use Permit and Design Review Permit.

Zoning Ordinance Amendment

- The proposed Zoning Ordinance Amendment (OA) is to conditionally permit Outdoor Sports and Recreation uses in the Community Commercial zone. In Section 19.12.020 of the Zoning Ordinance "Permitted Use Types", Indoor Sports and Recreation uses (i.e. health club facilities) are principally permitted; however, Outdoor Sports and Recreation uses (i.e. pools and tennis courts) are not identified as permitted uses in CC zone, but are principally permitted in the General Commercial (GC) and Regional Commercial (RG) zones.

- As defined in the Zoning Ordinance, the Community Commercial (CC) district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses (e.g. health clubs). Accordingly, many Outdoor Sports and Recreation uses are customarily associated with other uses principally permitted in the CC zone and can be appropriate in certain locations.

- Table II-9 of the General Plan has compatibility guidelines designed to minimize conflicts between adjacent land uses and identifies the compatibility of adjacent land uses as either "compatible," "conditionally compatible," or "not compatible." The General Plan identifies the compatibility of Community Commercial with Low Density Residential as "conditionally compatible." Where Table II-9 states that uses are conditionally compatible, it is then incumbent on the City to review the special characteristics of the affected parcels to determine whether or not the proposed land uses are compatible in each case.

- The proposed Ordinance Amendment would conditionally permit Outdoor Sports and Recreation uses in the CC zone. Through this provision, compatibility with surrounding land uses would be evaluated and appropriate conditions/operational restrictions would be considered to ensure consistency with adjacent properties.

Conclusion

- With the appropriate conditions, staff finds that the proposed outdoor recreational uses will be compatible with the surrounding land uses. Furthermore, in evaluating future requests, the requirement of a CUP would provide the City with discretionary approval to evaluate the interface between Outdoor Sports and Recreation uses and surrounding properties.

Specific Plan Amendment

- The project applicant is requesting an amendment to the Stoneridge Specific Plan to eliminate two parcel-specific conditions. The request includes the removal of an obligation to provide non-vehicular access between Parcel 14 (project site) and Parcel 21 (adjacent HDR site), and the deletion of the 25 park and ride space obligation for Parcel 14.

- Because the proposed project is not a shopping center and will only be accessible to members of the gym, providing non-vehicular access (pedestrian connection) would not appear as useful as originally anticipated. In addition, based on a request by the adjacent residents of the Silver Ridge Senior Apartments to restrict pedestrian access across the two parcels (due to security concerns), the applicant is requesting that this parcel specific obligation be removed.

- Staff has also reviewed the request to remove the 25 space park-n-ride obligation from Parcel 14 to address the applicant's concern regarding liability and the need for additional parking during peak times.

- Park-n-ride lots are located throughout the City to promote ridesharing and to facilitate trips by transit. Accordingly, the locations of park-n-ride lots are determined based on proximity to public transit, freeway access, and nearby residential developments. Staff finds that although the original location is appropriate, relocating the spaces to Harry Crabb Park (near the corner of East Roseville Parkway and Olympus Drive) is also suitable based on its proximity to a major intersection and several Stoneridge residential subdivisions. As such, the 25 park-and-ride spaces are proposed to be relocated farther east, still within the SRSP area.

- As part of the agreement to relocate the 25 park and ride stalls offsite, the applicant will pay a total of $10,000 to help offset the construction costs. This payment will be required prior to the issuance of a Certificate of Occupancy (see Condition #4 of the Design Review Permit).

Conclusion

- Staff has reviewed the proposed Specific Plan Amendment, and forwarded the application to all affected departments. Additionally, staff has notified the East Roseville Parkway Neighborhood Association of the current request. As proposed, the deletion of the two parcel specific conditions will accommodate the existing project, address adjacent neighbors' safety concerns, and provide a reasonable alternative for the location of the 25 park-n-ride spaces. Accordingly, staff finds the proposed changes appropriate and consistent with the intent of the SRSP.

Conditional Use Permit

With approval of the requested Ordinance Amendment, Outdoor Sports and Recreation uses will require a CUP to locate in the CC zone. Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who live or work in the area. Specifically, the Planning Commission must make the three findings listed below in ***bold italics*** to approve the Conditional Use Permit. An analysis of the project follows each finding.

- **Finding #1:** ***The proposed use or development is consistent with the City of Roseville General Plan and the Stoneridge Specific Plan.***

  The land use designation for the subject property is CC. The CC land use designation is intended to include retail stores and businesses with a full range of goods and services that are provided to an expanded service area. Health clubs (indoor sports and recreation) are usually located in proximity to neighborhoods where their members live (e.g. Johnson Ranch, California Family Fitness) and the commercial districts where they work (e.g. 24-hour Fitness). In these areas they serve as a recreation option for residents and employees and are consistent with the intent of the CC land use. It is the outdoor activities where the General Plan relies on the Zoning Ordinance through the CUP process to address compatibility issues. With approval of the CUP, the health club's proposed outdoor recreational activities will be consistent with the CC land use designation.

- **Finding #2:** ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

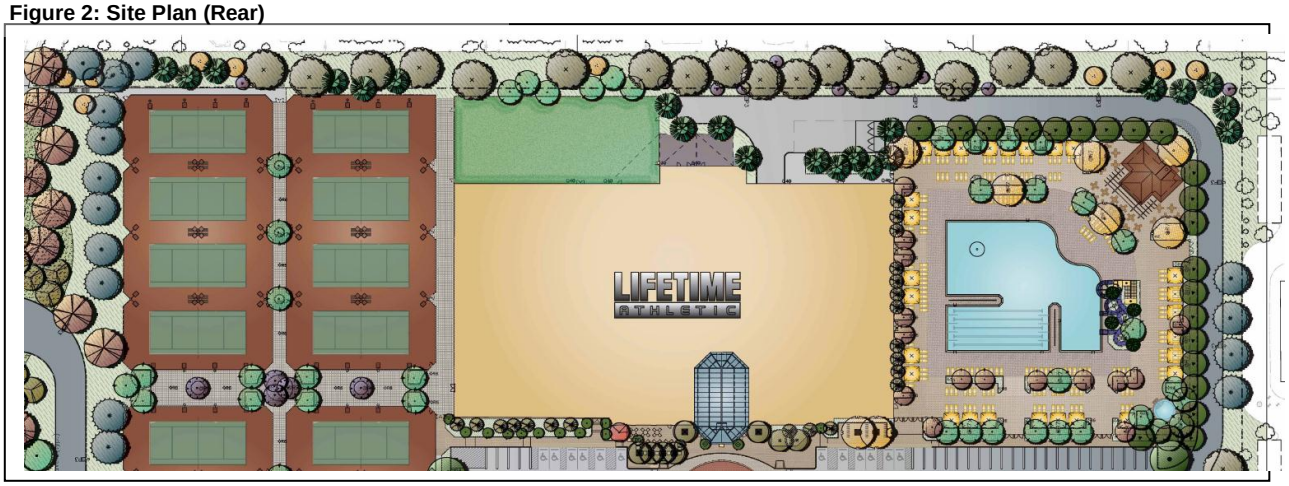
  With approval of the OA, Chapter 19.14 of the Roseville Zoning Ordinance will be amended to conditionally permit Indoor Outdoor Sports and Recreation uses in the CC zone. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use or uses for that location. However, for Recreation / Outdoor Sports and Recreation uses the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements. As noted in the Design Review Permit evaluation section of this report, 598

parking spaces are required and the project provides 643 parking spaces, resulting in a 45 space surplus.

- **Finding #3:** ***The location, size, design and operating characteristics of the project is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

Site Design: Building siting and site access have been designed in an effort to minimize impacts to adjacent neighbors. Specifically, access to the rear of the site will be restricted and no parking will be located behind the building to limit visual and noise impacts on the adjacent residential homes. In addition, the project design includes a 30' wide landscape corridor along the northeastern property line between the project and the existing residences. This landscape corridor will provide a buffer between the project site and the rear yard areas of the adjacent homes. A 20' wide landscape area is also proposed along the southeast boundary, (adjacent to Silver Ridge Senior Apartment complex) to limit impacts on the adjacent apartment complex and restrict pedestrian access.

Figure 2: Site Plan (Rear)



To further help screen views and attenuate noise generated from the outdoor recreation areas, fences will be constructed around the tennis courts and outdoor pool deck. As proposed, the tennis courts will be surrounded by a ten foot tall black vinyl coated chain link fence with light green semi-transparent fabric wind breaks, as well as a ten foot acoustical barrier on the eastside of the two tennis courts closest to the residences to the east. The pool will be screened by a six foot tall black steel fence and a seven foot tall acoustical barrier (mounded landscaping with a three to four foot tall wall) will be constructed adjacent to the eastern edge of the pool to further help reduce noise impacts on residents of the apartment complex. In addition, to reduce visual impacts associated with the outdoor children activity areas, fencing that is identical to the pool deck fencing will be constructed around the perimeter of the play areas. Consistent with the Noise Study, Condition #4 has been added restricting the maximum number of children allowed in this area to 50.

Lighting: Lights within the parking lot will measure 30' in height, but will be located over 300' from the nearest single family homes and will be screened by the health club building. To reduce the impact of the overhead tennis court lights (which will be setback approximately 50' from the nearest residence), the applicant will reduced the heights of the light poles to 26'. The applicant also proposes to use shoe box light fixtures that will have non-glare sharp rear cut off reflectors and will be placed such that they will be directed away from the residential properties and will be oriented internal to the site. The applicant has provided a Lighting Plan (see Exhibit I) indicating the lighting contours of the project, which depicts the maximum light intensity at the project boundaries (adjacent to the residential homes and apartment complex) to be 0.20 foot candle. Additionally, the lights on

the four tennis courts nearest to the residential homes will be turned off an hour earlier (9:00 pm) than the remaining tennis court lights (10:00 pm), and all lights will only be lit when the courts are in use.

To ensure that appropriate lighting is provided on-site and that no significant off-site glare is produced to adjacent residences, staff has added Condition #5 which requires staff's review of the light fixture type and placement, and that all site lighting be directed to have no off-site glare, maintain a minimum of one (1) foot candle of light on-site (for security purposes), and be vandal resistant.

Noise: An acoustic analysis has been prepared by J.C. Brennan & Associates to evaluate the potential noise impacts with respect to the adjacent land uses (see Exhibit A Section 4.9). According to the analysis, the project is predicted to meet the General Plan noise standards for recreational uses (70 dB daytime and 65 dB nighttime). However, according to the acoustic analysis, certain project design and operational conditions are assumed. Therefore, mitigation measures including setback requirements, noise barriers, and limited hours of operation for the outdoor uses, are incorporated into the project.

Hours of Operation: The applicant proposes hours of operation that are consistent with the recommendations of the noise consultant. However, nearby neighbors raised concerns regarding the proposed hours of operation of Life Time Fitness' main facility. Accordingly, the applicant has amended the hours of operation as follows: 5:00 a.m. to 11:00 p.m. for all activities within the facility; 10:00 a.m. to 8:00 p.m. for family/recreational swim (lap swimming from dusk to dawn; 11:00 a.m. to 7:00 p.m. for water slides; 8:00 a.m. to 8:00 p.m. for the outdoor child activity area; 8:00 a.m. to 10:00 p.m. for the 10 tennis courts furthest away from homes; and 8:00 a.m. to 9:00 p.m. for the four tennis courts closest to homes. No public announcement system will be used.

To ensure that outdoor activities do not create a potential noise impact on the adjacent residences, staff recommends Condition #2, which requires outdoor uses be restricted to the hours of operation noted above. Additionally, consistent with the recommendation of the acoustic analysis, staff recommends that no public address system be utilized at the site (see Condition #6).

Conclusion

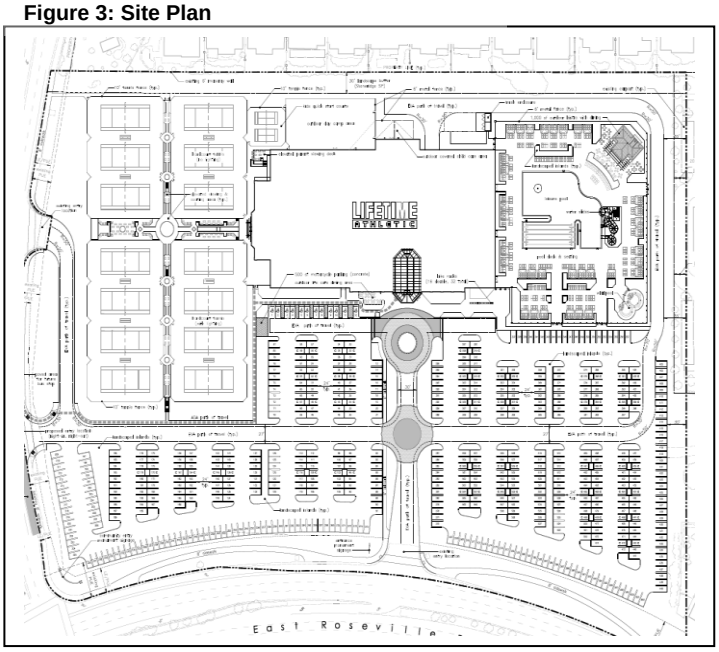
- As designed and conditioned, the location, size, design, and operating characteristics of the proposed use will be compatible with the area. The proposed outdoor areas will be adequately screened; and while the site will be visible from adjacent views, the site design, conditions of approval, and implementation of mitigation measures will minimize impacts on area residents. Based on the evaluations above, staff believes that the Planning Commission can make the required findings and approve the Conditional Use Permit.

<u>Design Review Permit</u>

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance, Stoneridge Specific Plan (SRSP), and the City's Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

Site Design

Figure 3: Site Plan



- The proposed fitness facility and associated outdoor recreation uses will be set back from East Roseville Pkwy a minimum of 200'. Based on the size of the facility, the proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping, parking, and onsite improvements, while also providing an appropriate streetscape presence.

- As proposed, the two-story 120,000 square foot building will be oriented towards East Roseville Parkway and will be visible from the street, resulting in massing and visual interest that will frame the intersection.

- In addition, the site will include an outdoor child activity area behind the gym, two water slides, a whirlpool, and outdoor seating area near the pool, and an enclosed trash enclosure at the northeast corner of the building, approximately 80' from the property line (see Exhibit D). Staff has evaluated alternative site designs; however, the proposed layout best meets the operational needs of the applicant and will minimize impacts to the adjacent properties.

- To further limit impacts on adjacent properties, the subject site will be designed with parking located towards the front of the parcel and limited vehicular circulation allowed at the rear of the site. The proposed parking lot layout and circulation pattern was based on feedback from the neighbors who expressed concerns about vehicle related impacts (i.e. vehicular noise, music, and head lights). As such, the proposed design will reduce noise and lighting impacts on the surrounding properties, while providing for appropriate emergency access to the site.

- The project will be setback from the street and provide enhanced landscaping, a buffered pedestrian pathway along the street, and well-articulated building at the intersection. As proposed the project will establish a streetscape presence and appearance through setbacks, landscaping, building placement and architecture that is consistent with the intent of the Specific Plan and Community Design Guidelines.

Vehicle Access & Circulation

- Based on traffic concerns raised by residents throughout the adjacent community, site access was studied closely by Fehr and Peers Transportation Consultants. Due to these concerns, the applicant has designed their project taking into consideration feedback from residents and consistent with the recommendations of the traffic consultant.

- Accordingly, access to the project site is proposed via one driveway off East Roseville Parkway and two driveways off Secret Ravine Parkway. The main entrance, off East Roseville Parkway, will be restricted to right turn movements only. The first entrance off Secret Ravine Parkway will be located approximately 200' from the intersection and will permit right turn ingress and egress, while the second entrance will be located approximately 500' east of the intersection and will allow unrestricted movements in and out of the site.

- There are two major internal drive aisles leading from the primary entrance off East Roseville Parkway and Secret Ravine Parkway. These driveways link to several subordinate drive aisles that provide access to the project's parking spaces. However, access to the rear of the site will be limited and will primarily be used for trash pick-up, as all deliveries will come through the front of the building.

- The proposed site layout will provide several access points for vehicular ingress and egress and will help distribute traffic throughout the site. As noted in Appendix E of the DEIR, the majority of the traffic will enter the site from the first driveway off Secret Ravine Parkway and exit the site onto East Roseville Parkway.

Parking

- Per the Zoning Ordinance, the parking requirement for health clubs is based on the sum of all uses proposed for the site. However, common areas (i.e. entrances, reception areas, closets and hallways) and ancillary uses (i.e. child activity areas, restrooms and stretch areas) are netted out. Based on City standards, the project is required to provide 598 parking spaces as listed below.

Use	Parking Ratio	Number of Spaces Required
Office	1:250 sf	10
Gymnasium (Basketball Courts)	10 per court	20
Activity Center (Flex)	1:50 sf	8
Activity Gym	1:50 sf	34
Studio	1:50 sf	25
Indoor Pool Room	1:150 sf	53
Massage	1:250 sf	5
Advance Training	1:150 sf	51
Cardiovascular Equipment	1:150 sf	81
Group Fitness	1:150 sf	34
Cycle Studio	1:150 sf	11
Resistance Training	1:150 sf	15
Team Training	1:150 sf	6
Pilates	1:50 sf	19
Free Weights	1:150 sf	40
Yoga	1:50 sf	34
Bistro/Cafe	1:150 sf	16
Outdoor Pool	1:100 of pool area	108
Tennis Courts	2 / per court	28
Total		**598**

- As shown in Exhibit D, the project provides 643 parking spaces, resulting in a 45 space surplus. The applicant feels that the additional spaces are necessary based on observations of their other similarly sized facilities, which require more parking during peak times than City standards require. As such, staff finds the proposed number of parking spaces appropriate.

- Based on the feedback from the nearby residents, the applicant has removed all parking from the rear of the site and the parking field will be located in front of the building primarily along East Roseville Parkway. In addition, the project will provide four multi-loop bike racks to allow parking for 42 bicycles near the front entrance.

Outdoor Amenities (Pool/Tennis Courts/Child Play Area)

- The outdoor facilities will be comprised of 14 tennis courts (totaling approximately 110,000 sf), a 58,600 sf pool deck and bistro, and a 7,100 sf outdoor child activity area. To soften views from the street and nearby residents, the tennis courts will be screened by a 10' tall black chain link fence with semi-transparent fabric and the pool deck will be screened by a six foot tall black, steel fence. Both areas will be surrounded by landscaping and security lighting in the form of 42" tall LED bollards. In addition, the outdoor children's activity area will be enclosed by a six foot bronze painted steel picket-style fence comprised of four inch square posts and three-quarter-inch square pickets and will be covered by two fabric canopies**.**

- As proposed, the site design limits impacts on the adjacent neighbors and screens views from the public right of way. In addition, the hours of activity will be limited to further reduce impacts. Further discussion of the hours of operation is included in the Conditional Use Permit section of this report.

Lighting

- Special consideration has been paid to site lighting and in response to nearby residents concerns the applicant proposes light fixtures that will be designed with "full cutoff lenses" to focus light downward and prevent off site glare. The parking lot lighting will consist of 37 light poles that measure 30' in height and the 62 overhead lights on the tennis courts that will measure 26' in height and will only be lit when the courts are in use (during the specified hours noted in Exhibit J). Pedestrian sidewalks and landscaped areas will be lit using a combination of bollards and accent lighting designed to meet minimum light standards to reduce the potential for off-site glare. In addition, the building and parking lot lights will be set on an automatic timer, to further minimize impacts to adjacent properties.

Project Landscaping

Figure 4: Landscape Plan

- Consistent with the SRSP Design Guidelines**,** the project will provide a 50' wide landscape setback along East Roseville Parkway and 35' wide landscape setback along Secret Ravine Parkway. The landscape corridor will include an eight foot wide meandering sidewalk (see Condition #24) and will be planted with London Plane, Red Oak, Valley Oak, Allepo Pine, and Little Leaf Linden trees. As proposed, the landscape setback will provide for a strong streetscape and continue a cohesive landscape appearance along East Roseville Parkway and Secret Ravine Parkway.

- In addition to the landscape corridors, the project will provide parking lot shade trees and trees around the perimeter of the outdoor activity areas that will enhance the center visually and provide for the appropriate percentage of parking lot shading. Approximately 536 trees will be planted onsite including Native and Non-Native Oaks, Maple, Elm, Cedar, Pine, and a variety of flowering fruit trees. All new trees will be planted from a minimum 15-gallon container, per the City's requirements, and the applicant will also

provide larger trees (36 inch box) along the rear of the site to help screen views from the adjacent residences (see Condition #12g).

- To help further reduce impacts on the adjacent neighbors, the project will include a 30' wide landscape buffer along the northeastern boundary of the site adjacent to the backyards of the single family homes. This area will be landscaped with a mix of Broadleaf and Coniferous evergreen trees that will reach up to 40' in height when mature and will help screen views of the facility from the adjacent residential properties (see Attachment 3). The trees will be planted to avoid creating shade on the adjacent residences, but will be located and spaced strategically to block views. In addition, a 15' - 35' landscape buffer is proposed along the southeast boundary of the site to further help buffer the project from the Silver Ridge Senior Apartment complex and St. Anna's Greek Orthodox Church.

- As proposed, the project landscaping will partially screen views of the project facilities, provide visual and noise buffers for the adjacent homes, and strengthen the pedestrian scale by buffering the sidewalk. As proposed, the landscape plan is consistent with the design intent of the CDG and SRSP and no changes are recommended.

Building Design/Architecture

- The proposed building design is predominately composed of brown and light sandstone finishes, with brick accents. Secondary accent materials include natural limestone comprising the entry pop-out, pilasters, and wainscot around the perimeter of the building. Light beige, sandstone-colored precast concrete sills and cornice pieces accentuate the openings and cap the walls to create contrast with dark sandstone accent brick and champagne-colored stucco.

Figure 5: Building Rendering

- Additional materials that contribute to the building design include the sierra tan-colored cap flashing at the top of the building and clear anodized window framing and mullions that make up the building's fenestration. Aqua-colored translucent skylight panels above the building's main entrance will provide additional architectural detail and will provide natural light for the main lobby/entrance area into the facility.

- The majority of the building will measure approximately 33' in height (to the top of the parapet), with a skylight architectural feature located at the front of the building that will extend up to 53'. The project will provide four sided architecture through the use of various high end building materials and colors and exterior accent lights will highlight the building's entrance and pilasters during the evening hours.

- As proposed, the site will provide a strong streetscape presence presenting a well-articulated building that is architecturally compatible with the surrounding developments. The colors, materials, and design of the building meet the intent of the CDG and SRSP.

Conclusion

- Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

DRAFT EIR DISCUSSION

Development of the project site was evaluated on a program level in the SRSP EIR (State Clearinghouse Number 97032058), certified in March 1998. While no specific development was proposed on the project site at the time the SRSP 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 SRSP 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 SRSP area), new project-specific mitigation measures will be identified for development of this site.

The purpose of this DEIR is to evaluate the proposed project for possible environmental impacts. This EIR is not tiered from the SRSP EIR, but rather functions as a stand-alone EIR; however, this EIR will rely on the SRSP EIR as an important resource document for background information.

Comments Received

- During the NOP comment period, a total of three comment letters were received from Caltrans, the Regional Water Quality Control Board, and the law firm Rutan & Tucker LLP. The associated issues raised in those letters included concerns regarding potential impacts to Interstate 80, surface and ground water impacts, and concerns regarding the adequacy of information contained in the NOP and Initial Study. No significant impacts were identified regarding those concerns and all of the comments raised in the NOP comment letter have been addressed in the DEIR.

Impact Summary

- The DEIR contains a comprehensive analysis of each impact area and identifies the potentially significant impacts and proposed mitigation measures to reduce those impacts to less than significant levels. As such, with implementation of feasible mitigation measures, there are no "Significant and Unavoidable Impacts", as noted in the chapter summaries below.

- The following discussion summarizes, by section, the impact areas that have been deemed potentially significant or significant. A summary of the mitigation measures necessary to reduce these impacts to a less than significant level is also provided. Please refer to the Draft EIR (Exhibit A) for more detailed analysis of each impact area and discussion of impacts that have been determined to be less than significant.

- ***Section 4.1 – Aesthetics***
  - No potentially significant or significant impacts identified.

- ***Section 4.2 – Air Quality***

Impact	Significance Level	Mitigation Measures*	Residual Significance
4.2-2 – Non-Compliance with the Placer County Air Pollution Control District Standard for Air Quality	Potentially Significant	• 4.2-2(a); As identified in Table 3-1.	Less than Significant
4.2-5 – Result in the Cumulatively Considerable Net Increase in Criteria Pollutants	Potentially Significant	• 4.2-5(a); Exceed Title 24 by 10%; apply water conservation strategy. • 4.2-5(b); Ensure only low volatile organic compound cleaning products are used onsite. • 4.2-5(c); As identified in Table 3-1.	• Less than Significant • Less than Significant • Less than Significant

* NOTE: Mitigation measures are paraphrased from DEIR.

- ***Section 4.3 – Biological Resources***

Impact	Significance Level	Mitigation Measures	Residual Significance
4.3-1 – Impacts to Special Species	Potentially Significant	• 4.3-1 (a); Conduct pre-construction raptor survey; provide buffer around any nest until young have successfully fledged.	Less than Significant

- ***Section 4.4 – Climate Change***

Impact	Significance Level	Mitigation Measures	Residual Significance
4.4-1 – Greenhouse Gas Emissions	Potentially Significant	• 4.4-1(a) Implement Mitigation Measures 4.2-5 (a-c).	Less than Significant

- ***Section 4.5 – Cultural Resources***

Impact	Significance Level	Mitigation Measures	Residual Significance
4.5-1 – Loss or Degradation of Undiscovered Cultural Resources	Potentially Significant	• Halt work and consult a qualified archaeologist if resources are uncovered; halt work and follow identified procedures if human remains are uncovered.	Less than Significant
4.5-2 – Directly or Indirectly Destroy a Unique Paleontological Resource	Potentially Significant	• Monitor for potential fossil recovery opportunities.	Less than Significant
4.5-3 –Cumulative Loss of Cultural Resources	Potentially Significant	• Halt work and consult a qualified archaeologist if resources are uncovered; halt work and follow identified procedures if human remains are uncovered.	Less than Significant

- ***Section 4.6 – Land Use Planning***
  - No potentially significant or significant impacts identified.

- ***Section 4.7 – Hazards***
  - No potentially significant or significant impacts identified.

- ***Section 4.8 – Hydrology and Water Quality***
  - No potentially significant or significant impacts identified.

- ***Section 4.9 – Noise***
  - No potentially significant or significant impacts identified.

- ***Section 4.10 – Public Services***

- No potentially significant or significant impacts identified.

➢ ***Section 4.11 – Public Utilities***
- No potentially significant or significant impacts identified.

➢ ***Section 4.12 - Transportation and Circulation****

Impact	Significance Level	Mitigation Measures	Residual Significance
4.12-1 – Change in LOS at East Roseville Parkway / Secret Ravine Parkway Intersection	Significant	• 4.12-1 (a); Extend left turn lane off Secret Ravine by 30' and modify the 120' transition taper to 90'. • 4.12-1(b); Install overlap phase on southbound right turn movement from Secret Ravine onto East Roseville Parkway and prohibit east bound U-turns at the intersection of East Roseville Parkway and Secret Ravine. • 4.12-1(c); Reduce Green split for southbound left-turn movement from Secret Ravine Parkway onto East Roseville Parkway and reallocate the green time to eastbound left-turn and westbound through movements • 4.12-1(d); Redtime traffic signal at East Roseville Parkway/North Sunrise Avenue intersection.	Less than Significant
4.12-1 – Change in LOS at North Sunrise Avenue/Land Hill Road Intersection	Significant	• Reduce green split for northbound through traffic and increase westbound left-turn maximum.	Less than Significant

*The proposed use will generate 4,460 daily trips and 482 PM Peak hour trips. The City of Roseville's traffic model assumed the site would generate approximately 8,141 daily trips and 707 PM Peak hour trips. As such, the proposed project will generate approximately 54% of the daily trips and 68% of the PM Peak hour trips analyzed in the City's traffic model and is well below the design capacity of the effected streets.

Alternatives Summary

This section provides a description of the alternatives to the proposed project analyzed in the Draft EIR and evaluates how specific impacts differ in severity from those associated with the project. The primary intent of the alternatives evaluation in an EIR is to provide the public and decision makers with a range of possible alternatives to consider. Accordingly a brief summary of the proposed alternatives are outlined below.

➢ ***No Project Alternative (#1):*** For purposes of this EIR the "no project" alternative assumes that no development would occur and the site would remain in its current undeveloped condition. However, this alternative would not achieve any of the Project Objectives (as discussed in Section 2.3 of the DEIR) because the site would not develop with any commercial or recreational uses.

➢ ***Existing Zoning Alternative (#2):*** This alternative is consistent with the parcels Community Commercial zoning and anticipates development of the site with a "neighborhood serving use" including a grocery/drug store and other neighborhood oriented uses, as allowed by the SRSP. Based on the General Plan floor area ratio (FAR) standards, this option assumes development of the site with a 190,000 square foot commercial use that is consistent with the approved zoning and land use of the parcel. Under this alternative the proposed health club facility would not be developed.

➢ ***Reduced Footprint (#3):*** The reduced development alternative assumes a smaller project that includes development of an 85,000 sf building with 50,000 sf of outdoor recreational amenities. The "reduced footprint" scenario would be similar to those of the proposed project, but less intense

because it would generate a reduction in vehicle trips, noise, water demand, and wastewater. However, in order to accommodate the reduced footprint scenario, the indoor leisure pool, gymnasium, basketball courts, and outdoor tennis courts would need to be eliminated, which is in conflict with Project Objective #1 of providing a range of indoor and outdoor family recreational activities.

- ***Reduced Footprint/Reduced Intensity Alternative (#4):*** This alternative is similar to Alternative 3, but would be smaller and have fewer amenities. Specifically, this alternative would include a 50,000 square foot building and would not provide tennis courts, Life Cafe, a training room, office space, reception area, or separate yoga and Pilates studios. Accordingly, this alternative would not provide the broad range of amenities or services envisioned in the project objectives.

  The DEIR analysis identifies Alternative #1 as the "environmentally superior alternative" (as required by CEQA); however, in accordance with the CEQA Guidelines, if the "No project Alternative" is the environmentally superior alternative, the next best alternative must be identified. Accordingly, based on a review of the remaining alternatives, #4 would be the environmentally superior alternative. This alternative would not avoid all impacts associated with the project, but would reduce the severity of the impacts associated with project related traffic.

Cumulative Analysis

In addition to the project impacts, the Life Time Fitness project combined with other existing and reasonably foreseeable projects in the region, will not contribute to significant and unavoidable cumulative impacts. All of the associated project impacts can be mitigated to a less than significant level through the adoption of the recommended mitigation measures, and there are no project specific or cumulative impacts that cannot be avoided if the project is approved.

RECOMMENDATIONS &CONDITIONS OF APPROVAL

The Planning Division recommends the Planning Commission take the following actions:

A. Recommend Council certify the Draft Environmental Impact Report;

B. Recommend that the City Council approve the Ordinance Amendment as shown in Exhibit B;

C. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (SPA-000048)**:

   1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and Stoneridge Specific Plan.*

D. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (SPA-000048)** as shown in Exhibit C;

E. Recommend that the City Council adopt the three (3) finding of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (CUP-000080);**

F. Recommend that the City Council approve the **CONDITIONAL USE PERMIT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (CUP-000080)** with six (6) Conditions of Approval**;**

G. Recommend that the City Council adopt the four (4) findings of fact as stated below for the **DESIGN REVIEW PERMIT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (DRP-000470)**; and

1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*

2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and Stoneridge Specific Plan.*

3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and Stoneridge Specific Plan.*

4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

H. Recommend that the City Council approve the **DESIGN REVIEW PERMIT – LIFE TIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE # 2012PL-103 (DRP-000470)** with eighty-seven (87) Conditions of Approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (CUP-000080):

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on August 22, 2015. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from August 22, 2015. (Planning)

2. The project, including the outdoor activities, shall comply with the operational restrictions outlined within this staff report, Exhibit J, and the DEIR. (Planning)

3. The CUP shall be effectuated upon issuance of a Building or Foundation Permit. (Planning, Building)

4. No more than 50 children shall be allowed in the outdoor play area at any given time. (Planning)

5. All on-site external lighting fixture types and the placement thereof shall be reviewed by the Planning Department. Site lighting shall be installed such that the lights are directed to have no

off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)

6. The use of a Public Announcement (PA) System shall be prohibited at the project site. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (DRP-000470):

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on August 22, 2015. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from August 22, 2015.

2. The project is approved as shown in Exhibits A - J and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the SRSP EIR and Project EIR. (Planning)

4. Prior to the issuance of a Certificate of Occupancy, the applicant shall pay $10,000 to the City's Park and Recreation Department to help offset the City's construction cost of the 25 park and ride stalls relocated to Parcel 31. (Planning, Alternative Transportation, Parks & Recreation)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking stalls shall meet, or exceed, the following minimum standards:

   a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)

   b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

   c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or

equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

12. The project Landscape Plans shall comply with the following:

a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)

b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

d. The landscape plan shall comply with the Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55).

e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, Planning)

f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

g. The applicant shall plant eight 36” box Broadleaf Evergreen trees on the slope between the wall and emergency access driveway to the rear of the building and eight 36” box Coniferous Evergreen trees around the trash enclosure and turnaround.

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

18. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

21. A note shall be added to the grading plans that states:

    "Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

22. A standard bus shelter pad shall be installed on northbound Secret Ravine Parkway, north of Roseville Parkway. (Engineering)

23. The Developer shall enter into a $10,000 cash in lieu agreement with the City for the future construction of the Bus Shelter on northbound Secret Ravine Parkway, north of Roseville Parkway (shelter number 269) (Engineering, Alternative Transportation)

24. The frontage of East Roseville Parkway and Secret Ravine Parkway shall be improved with an 8 ft. wide detached meandering sidewalks. (Engineering)

25. The existing driveway on East Roseville Parkway shall be accessed with a standard 10 ft. wide right turn lane. The right turn lane shall be 220 ft. long with a 120 ft. taper. (Engineering)

26. Developer shall coordinate with Engineering to ensure all traffic related mitigation measures required per the Final Environmental Impact Report for the Life Time Fitness Center Project are addressed prior to a Certificate of Occupancy (COC) being granted. (Engineering)

27. The existing bus turnout on Secret Ravine Parkway shall be extended to the easterly driveway to form a 10 ft. auxiliary lane across the Secret Ravine Parkway frontage. The proposed driveway on Secret Ravine Parkway shall be a standard 35' A-7 driveway. The bus pad shall be relocated to a location east of the proposed driveway on Secret Ravine Parkway. (Engineering)

28. The existing left turn pocket on Roseville Parkway shall be closed with concrete curbing and landscaped. The cost of these improvements shall be reimbursed by the City. (Engineering)

29. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. This includes the proposed auxiliary lane on Secret Ravine Parkway and any right of way along Roseville Parkway that needs to be dedicated. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

30. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

31. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)

32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to commencement of grading the project proponent shall have the existing dry utilities pot holed for verification of location and depth. At such time, pot hole data shall be provided to the engineer for determination of adequate clearance and separation. (Engineering)

34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

35. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

36. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

37. The project shall be addressed as 1435 East Roseville Parkway.(Engineering)

38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Life Time Fitness to be reviewed and approved by the Transportation Commission. (Public Works)

39. Bike parking shall be provided per the California Green Building Code. (Alternative Transportation, Building)

40. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plain view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"

41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.

    c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

43. No trees are allowed over water or sewer utilities. (Environmental Utilities)

44. The project shall loop a public 12" water main through the site connecting the transmission mains between E. Roseville Parkway and Secret Ravine Parkway. (Environmental Utilities)

45. Sewer shall be public to the manhole in the northwest corner of property. The rest of the sewer is privately maintained but built to current city standards. (Environmental Utilities)

46. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

47. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

48. A trash enclosure and recycling enclosure is required for each building/activity area, otherwise, the building owner is responsible for the trash service. (Refuse)

49. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

50. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

51. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)

52. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans
    b. load calculations
    c. electrical panel one-line drawings

53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)

54. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)

55. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

56. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:

a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.

b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

c. The control valves and the water meter shall be physically unobstructed.

d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

57. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

a. Water and Sewer easements.

b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

59. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.

b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

61. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

62. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

64. Restaurants or other Food Service Establishment (FSE). The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

65. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

66. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

68. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

70. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a. Locate the metered service panel on the outside of the building.

    b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.

72. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

73. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

74. Proper clearances of streetlights must be maintained per the electric department's specifications. (Electric)

75. Existing facilities will need to be extended through the site to provide power to the proposed building. Extension of facilities to be paid for by the developer. (Electric)

OTHER CONDITIONS OF APPROVAL

76. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

77. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

78. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

79. The right-of-way along East Roseville Parkway and Secret Ravine Parkway shall be obtained by the developer prior to approval of improvement plans. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense and the developer shall defend and hold the City harmless for any liability which may occur as a result of the condemnation. (Public Works)

80. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

81. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

82. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

83. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

84. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and

eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

85. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

86. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

87. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Life Time Fitness Prototype Images
2. Colored Elevations
3. Line of Sight Elevation

EXHIBITS

A. Draft Environmental Impact Report. Additional copies of the document are available at the Roseville Planning Division (Permit Center Counter), at the Downtown and Maidu Branch Libraries, and on the City's website.
B. Zoning Ordinance Change Pages
C. Specific Plan Change Pages
D. Site Plan
E. Grading Plan
F. Utility Plan
G. Elevations
H. Landscape Plans
I. Lighting Plan
J. Operations Plan