CHAPTER 1 INTRODUCTION

INTRODUCTION

This Final Environmental Impact Report (EIR) contains the public and agency comments received during the public review period for the Life Time Fitness Draft EIR.

The EIR is an informational document intended to disclose to the City of Roseville (City) and the public the environmental consequences of approving and implementing the Life Time Fitness Project (proposed project) or one of the alternatives to the project described in the Draft EIR. All written comments received during the public review period (July 22, 2013, through September 9, 2013) on the Draft EIR are addressed in this Final EIR, as are oral comments received at the August 22, 2013, Planning Commission hearing on the Draft EIR.

The responses in the Final EIR clarify, correct, and/or amplify text in the Draft EIR, as appropriate. Also included are text changes made at the initiative of the Lead Agency (City of Roseville). These changes (summarized in Chapter 2) do not alter the conclusions of the Draft EIR. This document has been prepared in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code (PRC), Sections 21000–21177).

BACKGROUND

In accordance with CEQA, the City released a Notice of Preparation (NOP) on March 25, 2013. The purpose of the NOP was to provide notification that an EIR for the project was being prepared and to solicit guidance on the scope and content of the document. Prior to release of the NOP, the project applicant held two community meetings with City staff present to hear concerns raised by adjacent landowners. The Draft EIR was circulated for public review and comment for a period of 45 days from July 22, 2013, through September 9, 2013. A public hearing before the City's Planning Commission was held on the Draft EIR on August 22, 2013.

The comments and responses that make up the Final EIR, in combination with the Draft EIR, as amended by the text changes, constitute the EIR that will be considered for certification by the decision makers of the City of Roseville.

CEQA REQUIREMENTS

Under CEQA, the Lead Agency must prepare and certify a Final Environmental Impact Report (Final EIR) prior to approving a proposed project. The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.

- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Lead Agency must provide each agency that commented on the Draft EIR with a copy of the Lead Agency's response to such comments a minimum of 10-days before certifying the Final EIR.

USE OF THE FINAL EIR

The Final EIR allows the public and the City an opportunity to review revisions to the Draft EIR and the Responses to Comments. The Final EIR serves as the environmental document to support approval of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft EIR.

As required by Section 15090 (a) (1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final EIR, must make the following three determinations:

- 1. The Final EIR has been completed in compliance with CEQA.
- 2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
- 3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The possible findings are:

- 1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

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Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing the reasons supporting the action. The Statement of Overriding Considerations shall be supported by substantial evidence in the Lead Agency's administrative record. Here, however, because the proposed project would not result in significant and unavoidable impacts (assuming the City Council finds all proposed mitigation measures to be feasible), the City Council would not be required to adopt a Statement of Overriding Considerations if it approves the proposed project (See also Public Resources Code Section 21081).

The Findings of Fact are included in a separate document that will be considered for adoption by the City's decision makers at the time of project approval.

PROJECT UNDER REVIEW

The proposed project is located on a 17.41-acre site within the Stoneridge Specific Plan. The project site is located approximately 1 mile from Interstate 80 (I-80) at the northwest corner of Secret Ravine Parkway and East Roseville Parkway. The proposed project consists of the following:

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

A detailed project description is contained in the Draft EIR in Chapter 2, Project Description. The environmental impact analysis is included in Chapter 4 of the Draft EIR.

SUMMARY OF TEXT CHANGES

Chapter 2 in this Final EIR, Changes to the Draft EIR, identifies all changes made to the document by section. These text changes provide additional clarity in response to comments received on the Draft EIR, but do not change the significance of the conclusions presented in the Draft EIR.

RESPONSES TO COMMENTS

A list of public agencies and individuals commenting on the Draft EIR is included in Chapter 3 in this Final EIR. A total of 4 comment letters were received along with comments received at

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the public hearing held before the Planning Commission on August 22, 2013. Responses to comments received appear in Chapter 4 of this Final EIR. Each comment letter and each oral comment on the Draft EIR provided at the public hearing before the Planning Commission is numbered and presented with brackets indicating how the letter or oral comment has been divided into individual comments. Each comment is given a binomial with the number of the comment letter appearing first, followed by the comment number. For example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter or Planning Commission comment are responses, each with binomials that correspond to the bracketed comments. As the subject matter of one topic may overlap between letters, the reader must occasionally refer to one or more responses to review all the information on a given subject. To assist the reader, cross-references to other comments are provided.

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, presented in Chapter 5 of this Final EIR, includes all of the mitigation measures required of the proposed project by the Draft EIR, as revised in Chapter 2 of this Final EIR.

If the City Council chooses to approve the proposed project or one of the alternatives described in the Draft EIR, the Council will be required to adopt the MMRP at the same time it adopts its CEQA Findings, as required by Section 21081.6 of the Public Resources Code.

OVERVIEW OF THE PUBLIC PARTICIPATION AND REVIEW PROCESS

The City of Roseville (City) notified all responsible and trustee agencies and all known interested groups, organizations, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- The City filed a Notice of Completion (NOC) along with copies of the NOP stating the City's intention to prepare an EIR for the proposed project with the State Clearinghouse for the required 30-day public review period on March 25, 2013.
- An NOC and copies of the Draft EIR were filed with the State Clearinghouse on July 22, 2013, to start the required 45-day public review period. The City distributed a Notice of Availability (NOA) to interested groups, organizations, and individuals regarding the availability of the Draft EIR. A public hearing to take comments on the Draft EIR was held on August 22, 2013.
- Copies of the Draft EIR were available for review on the City's website (www.roseville.ca.us); and at the City of Roseville Permit Center, 311 Vernon Street, Napa, California 9574.

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