



AGENDA
May 11, 2017

PLANNING COMMISSION MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. MINUTES OF APRIL 27, 2017

5. NEW BUSINESS

5.1. COMMUNITY PRIORITIES ADVISORY COMMITTEE – CPAC – FILE # PL17-0085.

A. Appoint one member and one alternate member to the Citizens Priorities Advisory Commission.
(Pease)

5.2. NCRSP PCL 40 – VILLASPORT CLUB – 291 CONFERENCE CENTER – FILE # 2013PL-019.

Recommendation: Pass a motion to:

A. Certify the VillaSport Athletic Club and Spa Final Environmental Impact Report and adopt the Mitigation Monitoring and Reporting Plan and CEQA Findings of Fact;

B. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit to allow an outdoor sports and recreation use in the Community Commercial zone; and,

C. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit to allow the construction of an 88,000 square-foot, two-story fitness facility that includes a 50,000 square-foot outdoor area, and associated parking lot, landscaping, and lighting.

Applicants/Owner: Michael Fassler, VillaSport Roseville, LLC. (Hocker)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT



PLANNING COMMISSION

Title: MINUTES OF APRIL 27, 2017

Meeting Date: 5/11/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of April 27, 2017 - Draft



**Planning Commission Meeting
April 27, 2017 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Erich Brashears
Joseph McCaslin
Tracy Mendonsa

Planning Commissioners Absent

Justin Caporusso, *Excused*
Charles Krafka, *Excused*

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Houdesheldt led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF MARCH 23, 2017

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Brashears, to approve the Consent Calendar.

The motion passed with the following vote:

Ayes: Brashears, Houdesheldt, McCaslin, Mendonsa, Bernasconi
Noes: None
Abstain: None

V. NEW BUSINESS

A. NERSP PCL 25 – SUTTER ROSEVILLE ED/CRITICAL CARE EXPANSION – ONE MEDICAL DRIVE – FILE # PL16-0441.

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant's representative, Joan Touloukian, Sutter Hospital, addressed the Commission and responded to questions. She stated she had received a copy of the staff report and was in agreement with staff's recommendations.

John Gard, Fehr & Peers, addressed the Commission to respond to parking study questions.

Public Comment:

- None

Commission Discussion:

- Parking Study appreciated
- Transportation Management is critical

Joan Touloukian, Sutter Roseville, addressed the Commission regarding parking:

- Parking impact during hospital expansion
- Relocating physician parking
- Offsite parking for construction staff
- Implementing employee parking sticker program in summer of 2017
- Valet parking will remain at the main entrance, 8 Medical Plaza & 2 Medical Plaza

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin to:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit subject to seventy-one (71) conditions of approval;
- D. Adopt the four (4) findings of fact for the Lot Line Adjustment, and
- E. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

B. KAISER RIVERSIDE AND CIRBY MEDICAL OFFICE BUILDINGS – 1001 RIVERSIDE AVENUE – FILE # PL16-0146.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

City Engineer, Marc Stout, addressed the Commission and responded to traffic questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant's representative, Richard Robinson, Public Affairs Director for Kaiser Permanente, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Candace Mifkovic, Kaiser Permanente Capital Projects, addressed the Commission to respond to questions regarding project completion.

Public Comment:

- None

Commission Discussion:

- Traffic as it backs up at Cirby Hills & Cirby Way heading East
- Who owns the parcel on the southeast corner of the medical office? Caltrans
- Discussed the letter received from Central Valley Regional Water Quality Control Board
- What is the estimated date of completion? Start construction in June 2017. The main building will take 2 years to complete & the entire project will take 3 years including demolition.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner McCaslin, made the motion, which was seconded by Commissioner Mendonsa, to

- Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review,
- Recommend the City Council adopt the two (2) findings of fact for the Major Project Permit Stage 1,
- Recommend the City Council approve the Major Project Permit Stage 1 subject to one hundred three (103) conditions of approval, including the revisions to conditions 23 & 24 as modified below:
- Recommend the City Council adopt the two (2) findings of fact for the Major Project Permit Stage 2,
- Recommend the City Council approve the Major Project Permit Stage 2 subject to the same one hundred three (103) conditions of approval,
- Recommend the City Council adopt the two (2) findings of fact for the Tree Permit,
- Recommend the City Council approve the Tree Permit subject to twenty-one (21) conditions of approval,
- Recommend the City Council determine that "extraordinary" improvements related to the new signalized intersection at Cirby Hills Drive/Kaiser Driveway/Cirby Way are not feasible or desirable, and
- Recommend the City Council approve the General Plan Amendment subject to one (1) condition of approval.

Revised Conditions for Major Project Permit Stage 1:

23. The proposed driveway on Riverside Avenue shall be constructed as a standard 30 ft. ~~35 ft.~~ wide A-7 driveway. (Engineering)
24. The intersection of Cirby Way/Cirby Hills/Kaiser North Driveway shall be improved with a traffic signal. All costs associated with the proposed signal shall be the responsibility of

the developer. The following items shall be addressed with the construction of this signalized intersection:

- a. Developer shall work with City Engineers to ensure proposed signal is coordinated with the other signals along the Cirby Way corridor.
- b. The ingress/egress for the Kaiser North Driveway shall consist of one 15 ft. 48 ft. wide ingress lane and three 11 ft. wide egress lanes. The egress lanes shall be one left turn lane, one shared right/through lane and one right turn lane.
- c. The left turn egress lane shall be timed such that 15 seconds is given to this phase of the signal during weekday p.m. peak hours. This timing is to meter out the left turns and encourage vehicles to use the dual rights being provided.
- d. The throat depth for the Cirby Way/Cirby Hills/Kaiser North Driveway shall be a minimum of 250 ft. in length.
- e. On-site and off-site way finding signs shall be placed directing traffic egressing the Kaiser North Driveway to proceed eastbound to Orland Avenue to I-80. (Engineering)

The motion passed with the following vote:

Ayes: Brashears, Houdesheldt, McCaslin, Mendonsa, Bernasconi
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- There will be a meeting on May 11, 2017.
- The City Council is forming a Communities Priorities Advisory Committee. Staff will be asking the Planning Commission to appoint 1 member & 1 alternate to that committee. It's a yearlong process to begin in July 2017. There will be 2 meetings per month for 9 months. The committee will report back to the City Council in March 2018.
- Looks like there will likely be 2 meetings in May.

Commissioner Reports

- Commissioner Houdesheldt will not be in attendance at the May 11th meeting. He recommends Chair Bernasconi for the Communities Priorities Advisory Committee.
- Any update on another tour?

VII. ADJOURNMENT

Chair Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Houdesheldt, to adjourn to the meeting.

The motion passed unanimously at 7:47 p.m.



PLANNING COMMISSION

Title:	COMMUNITY PRIORITIES ADVISORY COMMITTEE – CPAC – FILE # PL17-0085.
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Meeting Date: 5/11/2017
Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1

ITEM V-A: PLANNING COMMISSION APPOINTMENT OF ONE PLANNING COMMISSIONER AND ONE ALTERNATE TO THE COMMUNITY PRIORITIES ADVISORY COMMITTEE. FILE# PL17-0085

REQUEST

Pursuant to the City Council's direction at their meeting on April 19, 2017, the Planning Commission is requested to select one Commissioner to be a member of the newly-forming Community Priorities Advisory Committee (CPAC). The Planning Commission should also select an additional Commissioner to act as an Alternate.

SUMMARY RECOMMENDATION

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

- A. Appoint one member and one alternate member to the Citizens Priorities Advisory Commission

BACKGROUND

A community effort is being kicked off known as *Engage Roseville: A Community Conversation about Priorities*. Its goal is to involve residents, businesses, and others who have a stake in Roseville's quality of life, in prioritizing city services and developing options to align service levels with revenues. The CPAC will be one of several activities to garner public input into ensuring City level of service is aligned with revenues.

During the recession and as the economy began to recover, Roseville's strong fiscal management allowed the City to maintain quality of life services, while minimizing cuts. Services were maintained, while staffing was reduced, pension reforms were implemented. The City kept service levels high by deferring 5 million dollars' worth of capital improvements and maintenance, and by lowering payments to key funds: such as workers' compensation and retiree health. All the while, a constantly changing legislative and regulatory environment continues to add significant uncertainty and cost to the City's operations.

If the City were to maintain its current levels of essential services, while also fully funding its long-term liabilities and deferred maintenance, the General Fund budget would realize a \$10 million structural deficit per year, resulting in a fiscally unsustainable position moving forward.

In response to this fiscal reality, the Council directed staff at its February 2nd goals workshop, and at the City Council meeting of April 19, 2017, to initiate a process involving the community aimed at evaluating the City's General Fund operations and revenues. The goal is to find a way to balance the City's obligation to address its long-term liabilities, while maintaining fiscal stability and high-quality essential services and programs most valued by the community, including but not limited to public safety, streets and roads, parks, recreation and libraries, as well as support the local community and job creation.

Purpose: As part of a larger effort the City is embarking on *Engage Roseville: A community conversation about priorities* in order to involve residents, businesses, and others who have a stake in Roseville's quality of life, in prioritizing city services and developing options to align service levels with revenues.

Given current budget constraints the Community Priorities Advisory Committee (CPAC) will assess and prioritize essential, general-funded City services and programs with the following objectives:

- Develop a common understanding of municipal finances and budget to provide context for recommendations about funding and levels of service;
- Review aspects of key general-funded City operations, prioritizing community expectations for the levels of service provided by five general-funded City departments: Police; Fire; Parks, Recreation & Libraries; Public Works; and Development Services;
- Review fiscal strategies and constraints associated with continued delivery of high-quality services at current or increased levels; and,
- Work in good faith to achieve consensus in developing options and recommendations.

Guiding Principles: Guiding Principles have been adopted by the City Council to establish the CPAC's purpose and guide the Committee through the visioning process. These Principles are modeled after those established for the Community Standards and Visioning Committee. Please see the attached Council Communication for a complete list of the CPAC's Guiding Principles.

Committee Members: The Community Priorities Advisory Committee will be an ad-hoc committee representing a broad cross-section of the community appointed by the City Council with policy recommendation authority. The composition and membership of the Committee is proposed to consist of the following:

1. Planning Commission representative (1)
2. Parks & Recreation Commission representative (1)
3. Transportation Commission representative (1)
4. Roseville Chamber of Commerce Board President, CEO, or designee (1)
5. Northstate Building Industry Association President/CEO or designee (1)
6. Roseville Joint Union High School district Superintendent or designee (1)
7. Roseville City School District Superintendent or designee (1)
8. At-large community members (8-13) at Council discretion, to seek a diverse range of geographic/neighborhood, generational, and demographic representation on the Committee)

Schedule: It is anticipated that the CPAC will begin meeting in July 2017 and will meet through March 2018 on the second and fourth Wednesdays of the month. The tentative CPAC meeting schedule through the end of the year is:

July 19, 2017
August 9, 2017
August 23, 2017
September 13, 2017
September 27, 2017
October 11, 2017
October 25, 2017
November 8, 2017
November 22, 2017
December 13, 2017
January 10, 2018
January 24, 2018
February 14, 2018
February 28, 2018
March 14, 2018

Meeting Facilitation: Similar to other advisory committees of the past (Community Standards and Visioning Committee and Growth Management Visioning Committee), the City will be hiring a professional facilitator to run the CPAC meetings. The facilitator will be responsible for outlining the objectives of the CPAC, and guiding the Committee's review of the City's fiscal constraints, level of service policies and formulation of recommendations for the City Council's consideration in March 2018.

ENVIRONMENTAL DETERMINATION

Environmental review is not required for the Planning Commission to select members for the CPAC.

FISCAL IMPACT

The fiscal impact of Council direction to initiate the Community Priorities Advisory Committee will require various staff resources from each of the following Departments: City Manager; Fire; Police; Parks, Recreation & Libraries; Public Works; Development Services; Public Affairs and Communications; and other departments as needed. Existing City staff will be used to absorb the workload to the extent feasible. Consultants will be needed to assist in meeting facilitation & documentation, public outreach strategy development, videotaping meetings, and to conduct independent scientific public opinion research.

RECOMMENDATION

Consistent with the City Council's direction at their April 19, 2017, it is recommended that the Planning Commission select one member and one alternate member to represent the Planning Commission on the City's Community Priorities Advisory Committee.

ATTACHMENTS

1. Engage Roseville: A community conversation about priorities FAQ.

Engage Roseville:

A community conversation about priorities

What is Engage Roseville?

A community effort to involve residents, businesses, and others who have a stake in Roseville's quality of life, in prioritizing city services and developing options to align service levels with revenues.

Why do we need to do this now?

During the recession and as the economy began to recover, Roseville's strong fiscal management allowed the City to maintain quality-of-life services while minimizing cuts. We reduced staffing, implemented pension reforms, cut hours at city facilities and cut community events to maintain a balanced budget and level of services. In addition, the City borrowed from other funds that now need to be replenished. Those include funds for the maintenance of public facilities, parks, and streets.

In the time since, we've conducted performance audits to ensure our staffing levels and structure provide efficiency and effectiveness. And we have partnered with our labor groups to slow payroll growth, reduce post-retirement benefits, and reduce salaries. All the while, a constantly changing legislative and regulatory environment continues to add unfunded mandates and significant costs to the City's operations, such as the State moving responsibility for stormwater management from the State to local government, adding \$1 million annually to city expenses.

These realities, in addition to a slowing and shifting economy, have led to a budget gap that will continue to widen in the years ahead.

How does the budget look today?

We achieved a break-even budget in FY 2016-17, where operational expenses matched operational revenues without borrowing from other funds. While the City's fiscal position has been improving, costs are growing faster than revenues. In addition, we have deferred maintenance costs and other long-term liabilities that are coming due. If the City were to maintain its current levels of service while also fully funding its long-term liabilities and deferred maintenance, the general fund budget would realize a \$10 million structural deficit per year, resulting in a fiscally unsustainable position moving forward.

How are we going to tackle the budget gap?

In response to this fiscal reality, the Council directed staff at its February 2nd goals workshop to initiate a process involving the community aimed at evaluating the City's general fund operations and revenues. The goal is to find a way to balance the City's obligation to maintain fiscal stability while continuing to provide high-quality essential services and addressing long-term liabilities.

What are some of the City's quality-of-life goals?

Public safety:

- Maintaining 9-1-1 emergency medical response services and response times
- Maintaining police crime suppression and investigation units
- Preventing and investigating property-related crimes like theft and burglary
- Maintaining the number of Police officers on neighborhood patrols

Streets and roads:

- Maintaining city infrastructure such as storm drains, bridges, and facilities
- Maintaining city streets, roads and repairing potholes

Parks, Recreation, and Libraries:

- Maintaining city parks, recreation facilities, trees, and landscape corridors
- Maintaining community centers, aquatic facilities, and event programming
- Maintaining library services and ensuring public access.

Local economy and jobs creation:

- Maintaining programs to improve the local economy and job creation
- Attracting and retaining local businesses

How can I get involved?

Extensive community participation will help ensure the City has a clear understanding of community priorities, the community has a clear understanding of fiscal constraints and opportunities, and recommendations can be developed to align resources accordingly.

Several options to engage this effort exist:

Community Priorities Advisory Committee

- The Roseville City Council approved formation of a Community Priorities Advisory Committee (CPAC) as one of several comprehensive activities to ensure direct and meaningful community participation in reviewing levels of City-provided services. The committee process is intended to bring together Roseville residents and businesses to assess specific general fund City services and programs, and provide policy level recommendations to prioritize what we value as a community.
- Details about the committee and applications to be considered by the City Council for appointment to this committee of 15-20 community members can be found at www.roseville.ca.us/engageroseville
- Applications are due May 19, 2017. Council appointments will be made at a special City Council meeting 7 p.m., Monday, June 12, 2017, in Council Chambers at 311 Vernon St., Roseville.
- The committee will meet 6-8 p.m. on the second and fourth Wednesdays of the month at either the Martha Riley Library Building, 1501 Pleasant Grove Blvd. or the Maidu Community Center, 1550 Maidu Dr., from July 2017 through Spring 2018.
- Meetings are open to the public and will be videotaped and available for viewing on the City's government-access channel COR-TV (Comcast 14 and Consolidated 73) and on the City's website.

Public-Engagement Plan

To obtain direct public input, the City is developing a public-engagement plan with the following goals:

- Gather additional, direct feedback about quality of life services important to the broader community;
- Continue to inform residents about the City's budget, fiscal situation and needs, including revenues, expenses and challenges;
- Highlight the trade-offs associated with allocating limited resources;
- Support continued transparency of the City's decision-making process and maintain the City's tradition and practice of community collaboration and trust; and
- Provide important information to City Council and City staff about the kind of community people want to live in and which services they value.

Strategies for engaging the wider community to obtain direct public input could include: online town halls, social media, surveys, public forums, community events, and community-based meetings involving presentations, exercises, opinion research, and a concentrated focus on two-way communication. All of these elements will be considered in development of the public-engagement plan. As always, the City will continue its emphasis of partnering with local media to keep people informed as well.

How will I know what's happening with this effort?

- Go to www.roseville.ca.us/engageroseville
- Subscribe to the City's bi-weekly e-newsletter: City of Roseville News at www.roseville.ca.us/connect
- Watch meetings of the Community Priorities Advisory Committee online (Under e-Services tab on City homepage, go to Streaming Video)
- Attend meetings of the Community Priorities Advisory Committee
- Participate in digital democracy via surveys, online town halls, community meetings and events as publicized in City of Roseville News e-newsletter and the City's dedicated webpage.

Questions?

For inquiries related to the Community Priorities Advisory Committee:

Mike Isom
misom@roseville.ca.us
(916) 774-5527

Kathy Pease
kpease@roseville.ca.us
(916) 774-5434

For inquiries related to public engagement:

Megan MacPherson
mmacpherson@roseville.ca.us
(916) 775-5455





PLANNING COMMISSION

Title:

NCRSP PCL 40 – VILLASPORT CLUB – 291 CONFERENCE CENTER – FILE
2013PL-019.

Meeting Date: 5/11/2017

Item #: 5.2.

ATTACHMENTS:**Description**

Staff Report

Exhibit A Link

Exhibit B Villa Sport CEQA Findings

Exhibit C - Site Plan

Exhibit D - Grading Plan

Exhibit E - Drainage Sheds

Exhibit F - Landscape Plan

Exhibit G - Photometric Plan

Exhibit H - Floor Plans

Exhibit I - Elevations

Exhibit J - Line of Sight

ITEM V-B: **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – 291 CONFERENCE CENTER DR – VILLASPORT ATHLETIC CLUB AND SPA – 2013PL-019**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow an outdoor sports and recreation use in the Community Commercial zone and a Design Review Permit to allow the construction of an 88,000 square-foot, two-story fitness facility that includes a 50,000 square-foot outdoor area, and associated parking lot, landscaping, and lighting. Outdoor amenities include a pool area with two swimming pools (one with 26-foot slides), whirlpools, a café, a play area with play structures, and an artificial turf field. The proposed operating hours for the facility are from 5:00 am to 11:00 pm, seven days a week. The project also includes a request to certify a Final Environmental Impact Report (EIR) and adopt of Findings of Fact.

Applicant/Owner – Michael Fassler, VillaSport Roseville, LLC

SUMMARY RECOMMENDATION

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

- A. Certify the Final Environmental Impact Report and adopt the Mitigation Monitoring and Reporting Plan and CEQA Findings of Fact,
- B. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to one (1) condition of approval, and
- C. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to eighty-five (85) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

A total of six comment letters were received on the Draft EIR. Five of these letters were from agencies, and raised technical issues which have been addressed and responded to in the Final EIR. The remaining letter is from a private group, the Roseville Citizens for Quality Development (represented by Soluri Meserve, a law corporation), which states that the EIR is deficient and requires recirculation. City staff thoroughly reviewed the comment letter and does not agree. The FEIR contains responses to each point raised by the Roseville Citizens for Quality Development, and concludes that the analysis is adequate and that recirculation is not required. There are no other outstanding issues with the request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located within the North Central Roseville Specific Plan (NCRSP). The NCRSP area encompasses approximately 1,824 acres and contains a diverse mix of residential, commercial and office uses. A Section 404 Permit was issued for the specific plan, and the project area was rough-graded to remove all wetlands, and mitigation for those wetlands was completed.

In July 2005, the specific plan was amended to make land use changes to NCRSP Parcels 40 and 44 (Resolution No. 05-346¹); the project site was a portion of Parcel 40. The original 50-acre Parcel 40 was subdivided into four parcels. A 20-acre site (Parcel 40A) was created along State Route 65 (SR 65) for development of a Hotel/Conference Center. Three parcels ranging in size from 6.7 to 15.4 acres were created on the balance of Parcel 40 (Parcels 40B, 40C and 40D).

¹ GPA 04-06, SPA 04-01 and 04-07, RZ 04-08, and DAA 04-02 and 04-16.

In addition, the City Council approved a Specific Plan Amendment and Development Agreement Amendment for Parcel 40 (A–D) to increase the development intensity by allowing the Floor Area Ratio (FAR) to increase from 40 percent to 80 percent. The amendments also allowed buildings up to 10 stories in height to be located on Parcel 40 (A–D). The increased FAR allowed a maximum of 1,045,440 square feet (sf) of business professional and commercial land uses on Parcels 40B, C, and D. Parcel 40A, which includes the project site, was specifically approved for development of a 50,000 sf conference center, 500 hotel rooms in towers up to ten stories in height, and 5,000 sf of restaurant services. An addendum to the NCRSP Specific Plan EIR was prepared to analyze the environmental impacts of these changes.

Figure 1: Project Location



Construction of a 10-story, 250-room hotel and 35,000-square-foot conference center that was partially financed by the City of Roseville began on Parcel 40A in fall 2005. However, due to a lack of financing on the part of the developer, construction of foundation work was halted in spring 2006. Thereafter negotiations between the City and the developer failed to revive the project and the project was halted and the foundations were demolished. In December 2011, the City acquired the parcel with the intent to develop a hotel and conference center, consistent with the NCRSP. After acquiring the parcel, the City divided it into three smaller parcels ranging in size from 4.0 to 7.5 acres. In summer 2013 the project applicant purchased the 7.5 acre parcel. The applicant submitted the VillaSport project application on April 2, 2013, and has been maintaining the property while processing the application since that time. The remaining parcels were set aside by the City for a hotel and conference center, which was approved in summer 2014.

SITE INFORMATION

Location: 291 Conference Center Drive

Total Size: 7.5 acres

Topography and Setting: The project site is relatively flat and does not contain any trees, waterways, or streams. Highway 65 is located to the north of the site, an office complex is located to the west (which includes dental offices, title companies, financial services, and similar), vacant land is located to the east (a hotel/conference center is approved on the site), and additional vacant commercial land is located directly to the south. There are other uses such as a hotel, retail uses, apartments, and condominiums located in the vicinity along Gibson Drive, and the Galleria Mall is located to the east (see Figure 1).

EVALUATION: CONDITIONAL USE PERMIT

The City of Roseville Zoning Ordinance Chapter 19.12 includes a table of “Commercial Zone Districts Permitted Uses.” On this table, Indoor Sports and Recreation is listed as a principally permitted use in the Community Commercial zone, while Outdoor Sports and Recreation is permissible with approval of a Conditional Use Permit. The purpose of the Conditional Use Permit is to provide the City with discretionary approval and the ability to evaluate the interface between the proposed use and surrounding properties. The City evaluates the consistency with the City’s General Plan, conformance with the City’s Zoning Ordinance, and any potential for impacts to the health, safety, and welfare of persons who live or work in the area. The three findings for a Conditional Use Permit are listed below in *italicized, bold* text and are followed by an evaluation of the project in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and the North Central Roseville Specific Plan.

The land use designation for the subject property is Business Professional/Commercial (BP/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. The BP designation is intended to provide areas for small and large office uses, including uses supportive of offices. The subject property and the surroundings are designated BP/CC to indicate that the area is intended for a mix of commercial and office uses. Health clubs (indoor sports and recreation) are usually located in proximity to neighborhoods where their members live and the commercial districts where they work. In these areas they serve as a recreation option for residents and employees and are consistent with the intent of the BP/CC land use. The General Plan establishes the general land use intent and relies on the Specific Plan, Zoning Ordinance, and Community Design Guidelines to address more site-specific or use-specific compatibility and design issues. With approval of the Conditional Use Permit, the proposed project will be consistent with the General Plan land use designation.

The NCRSP designates the site and surrounding properties as Business Professional/Commercial (BP/CC). The NCRSP envisioned the areas of land closest to Highway 65—including the project site—as an area of Business Professional, Light Industrial, and Commercial uses (NCRSP Figure 2.2, Conceptual Land Use Pattern), due to its high visibility from and proximity to the highway. The intent was to provide high visibility for commercial uses and employment centers by locating them along the Highway 65 corridor, while reserving the less intense single-family residential uses for locations farthest from the highway. The project is a large commercial building that is consistent with this land use pattern, and with the land use designation of the property.

The NCRSP also includes some general design guidelines, which were reviewed for applicability and project consistency. The NCRSP was approved in 1990, and by this time many of the design guidelines which were only recommendations in the NCRSP are now *required* by other City or state-wide regulations. For example, the NCRSP encourages the installation of bike racks and lockers, which is now a requirement pursuant to the California Building Code, and also includes a parking lot shading standard of 50%, which is now a citywide requirement found in the Community Design Guidelines. The project has been reviewed and has been found to be consistent with the NCRSP design guidelines and the NCRSP land use designation.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The zoning designation of the subject property is Community Commercial/Special Area – North Central Roseville Specific Plan (CC/SA-NC). The CC zone 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.

The SA-NC designation reflects the project's location within the North Central Roseville Specific Plan, consistency with which is described as part of Finding 1, above. As noted in the setting of this evaluation, the proposed Indoor Sports and Recreation use (the fitness club building) is principally permitted in the CC zone, while the Outdoor Sports and Recreation use (the pool and other outdoor spaces associated with the fitness club) requires a Conditional Use Permit.

The Zoning Ordinance establishes standards related to maximum building height, parking, and compliance with the Community Design Guidelines. All of these items are discussed in more detail in the "Evaluation: Design Review Permit" section of this staff report, as they are relevant to Design Review, but a summary is provided here. The maximum allowable building height in the CC zone is 50 feet, unless modified through a Design Review Permit (the NCRSP allows buildings up to ten stories on this site). The proposed building is 48 feet tall at the entry canopy, while the remainder of the building is 37 feet tall at the parapet, which is well within the standard for the zone. A total of 419 parking spaces are required pursuant to the Zoning Ordinance, and a total of 433 spaces are being provided. A review of the proposed site layout and building design has determined that the project complies with the Community Design Guidelines. Thus, the project conforms with all applicable standards and requirements of the Zoning Ordinance.

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.

The proposed project has been evaluated to ensure that the use is compatible with the surrounding existing and future land uses. Highway 65 is located to the north of the site, an office complex is located to the west (which includes dental offices, title companies, financial services, and similar), vacant land is located to the east (a hotel/conference center is approved on the site), and additional vacant commercial land is located directly to the south. There are other uses such as a hotel, retail uses, apartments, and condominiums located in the vicinity along Gibson Drive, and the Galleria Mall is located to the east (see Figure 1).

An Environmental Impact Report was prepared to describe the potential impacts of the project (see Exhibit A), which found that impacts related to the project would be less than significant, or less than significant with mitigation. Issues such as noise, light/glare, and visual quality were found to be less than significant without the need for any mitigation. Only one traffic and circulation impact was identified in cumulative conditions, and that impact was reduced to less than significant levels with mitigation. This is partly due to the project's land use setting, which is appropriate and suitable for a use of this kind. The proposed commercial use is surrounded on all sides by other commercial or office uses, or land designated for such uses. The nearest potentially sensitive uses are the apartments, which are located at least 400 feet away from the site, across Gibson Drive and separated from the site by an undeveloped commercial property of nearly seven acres in size. It is staff conclusion that the proposed fitness center is suitable in this location, as it is located near several employment centers (the adjacent offices and the nearby Galleria Mall), can serve the residential neighborhoods in this portion of the City, and is also near other uses such as the existing hotel and the planned hotel/conference center, whose visitors may benefit from having this use in walking distance. The location, size, design, and operating characteristics of the project are compatible with and will 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.

EVALUATION: DESIGN REVIEW PERMIT

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

As described in the “Background” section of this staff report, the project site was mass graded, foundations were constructed on the site and then excavated and removed, and since that time the site has been annually maintained (e.g. disking for fire control). The site is essentially flat and contains predominantly non-native grasses as vegetation. There are no intact natural features on the site to be preserved. The project includes a stormwater treatment and control designs which have been reviewed by the City Engineering Division and have been found to be adequate. The proposed improvements with regard to access, circulation, utilities, and other facilities/structures will allow beneficial use of the site, consistent with the land use and zoning designation.

- 2. The project site design as approved provides 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, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.***

The proposed site plan, landscaping plan, and photometric plans are included as Exhibits C, F, and G, and the site plan is also included as Figure 2.

Access and Circulation

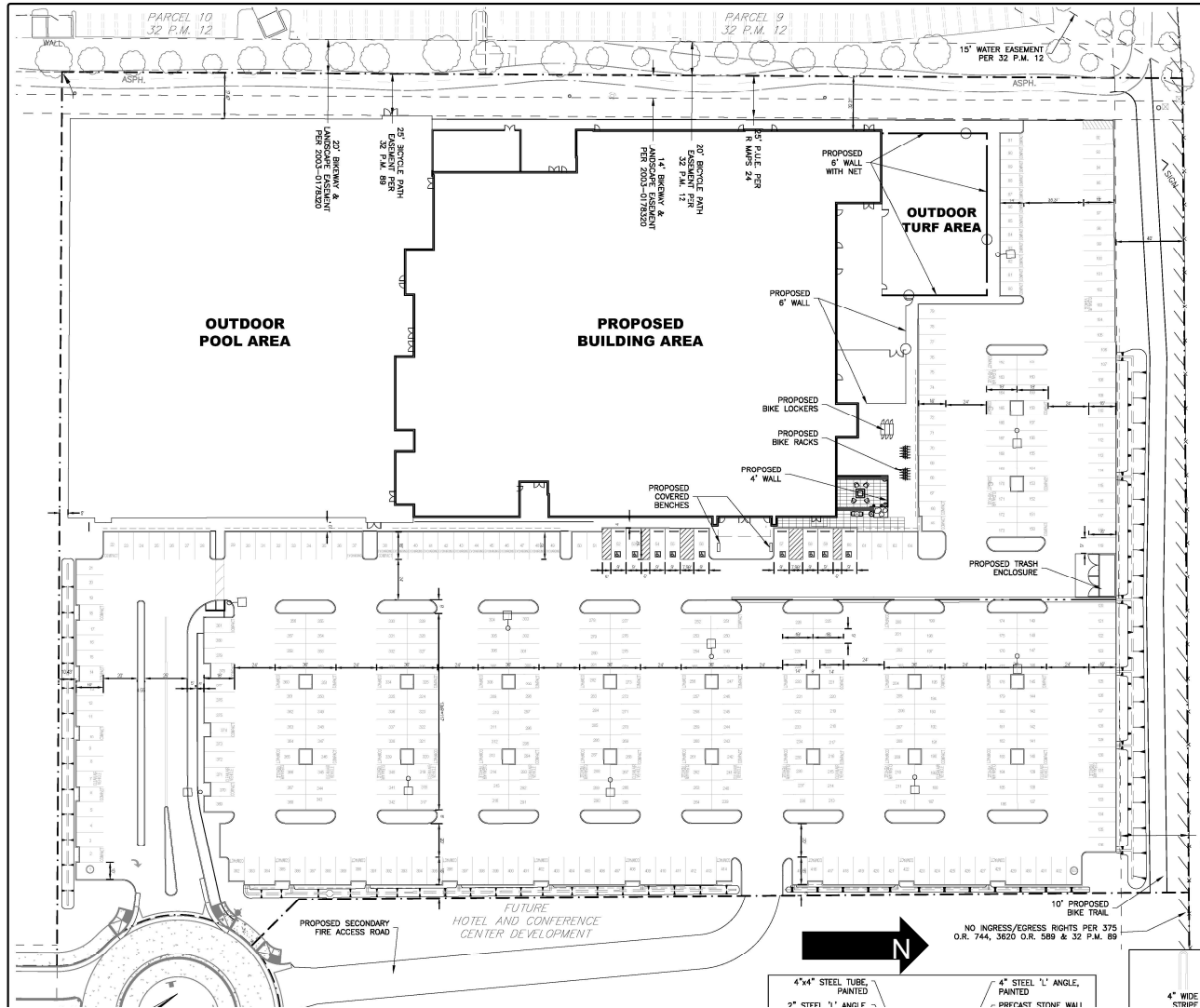
The project site is located at the end of Conference Center Drive, on a corner of the roundabout. A Traffic Impact Study (see Appendix A) was prepared for the project, which included an evaluation of the proposed access and circulation for the project. The recommendations from the study were incorporated into the site design, including a proposed secondary fire access road on the adjacent property, which would be temporary until the neighboring property develops and a cross-access connection is completed. The EIR for the project found only one potentially significant impact, which would occur in cumulative (City buildout) conditions, but also determined that mitigation in the form of the restriping the intersection of Pleasant Grove Boulevard and Rose Creek Drive would reduce this impact to less than significant levels. The project has also been reviewed by the City’s Engineering Division, and has found to provide access and circulation designs which conform to City requirements.

Pedestrian and Bicycle Circulation and Linkages

An existing paved bicycle trail is located along the western property boundary, in between the project site and the adjacent office complex. There is an existing easement over this trail, which is reflected on the project plans. The City’s Bicycle Master Plan indicates that a Class I bicycle trail is planned extending along Highway 65 and connecting to the Galleria Mall. The project includes construction of the portion of the trail which is located on the project site, consistent with the Bicycle Master Plan. In addition, the proposed landscape plan shows a connection from the project site to this new segment of trail, with the connection leading directly to the proposed café, and the location of some of the proposed bicycle racks and lockers. In addition to this trail, there are existing sidewalks along Conference Center Drive leading into the site, which is continued into the site and to the front of the building. The City’s Pedestrian Master Plan does not identify any other facilities for the site. The project is consistent with the Bicycle Master Plan and Pedestrian Master Plan, and provides connections to both the pedestrian and bicycle system.

There is an existing bus shelter near the intersection of Conference Center Drive and Gibson Drive, approximately ¼-mile from the site. In addition, the Galleria Mall just to the east of the site is a Transfer Point, allowing access to Route A, Route B, Route M, and Route S, which provide connections throughout the City. In addition, a seating area is provided at the front entrance for use by dial-a-ride patrons. The project includes bicycle and pedestrian connections that provide access to these transit facilities.

Figure 2: Proposed Site Plan



Parking

Zoning Ordinance Section 19.26.030 provides the parking standards applicable to health clubs and athletic clubs. The standard varies depending upon the type of space, with higher standards applies to spaces that fit the most people (such as open-floor group fitness classes) and lower standards for spaces such as weight rooms, which have fixed equipment taking up floor space. Common areas, such as closets and hallways, do not count toward the parking calculations. Based on Zoning Ordinance standards, the required parking is as shown in the table below. Group fitness classrooms require 1 space per 50 square feet, while all other fitness areas (weight rooms and other open floor areas, pools and spas without defined lanes, cycle studios, and training rooms) require 1 space per 150 square feet. The Zoning Ordinance also notes “additional spaces as required for other uses,” based on the capacity of the facilities

not on the list. Such uses include the proposed café, offices, spa, and basketball courts. The proposed project includes 433 parking spaces, and a required parking amount of 419 spaces. The project includes sufficient parking spaces to support the use.

Use	Standard	Requirement
Fitness Classroom	1 per 50 SF	73
Open Floor	1 per 150 SF	127
Basketball Courts	10 per court	20
Swimming Pools	1 per 100 SF	132
Lap Pools	2 per lane	36
Café	1 per 150 SF	21
Offices	1 per 250 SF	2
Spa	1 per 250 SF	8
TOTAL		419
PARKING PROVIDED		433

Landscaping, Lighting, and Open Space

The proposed landscaping plan (Exhibit F) includes a variety of trees, shrubs, and groundcovers which provide a cohesive color and texture palette that will create visual interest, and conform to the City's Water Efficient Landscape Ordinance. The entire perimeter of the project includes landscaping, with deeper 25-foot setbacks along the northern and western boundaries alongside the existing and proposed Class I bicycle trail. This landscape provides an open space buffer between the project site and the trail. Corner landscape treatment is provided at Conference Center Drive, to provide additional detailing and highlights for the entrance. The selected tree palette includes a species mix that will provide seasonal interest, with some evergreen (Italian Cypress), trees with spring blooms (western redbud), and fall color (Chinese pistache). The City's Design Guidelines and the NCRSP require a minimum of 50% parking lot shading. The project landscape plan has provided a tree density that will result in 64% parking lot shading, which is well above the minimum standard.

The project includes typical parking lot lighting, with flat head lighting standards set at 20 feet in height and spaced throughout the parking to provide adequate illumination. The proposed fixture is consistent with the City's Design Guidelines, as it includes cut-off lenses and is directed downward to prevent off-site spillover of light. Lower-intensity fixtures are proposed along the building itself and walkways to provide pedestrian-scale lighting, also in conformance with the City's Design Guidelines.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved 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, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.

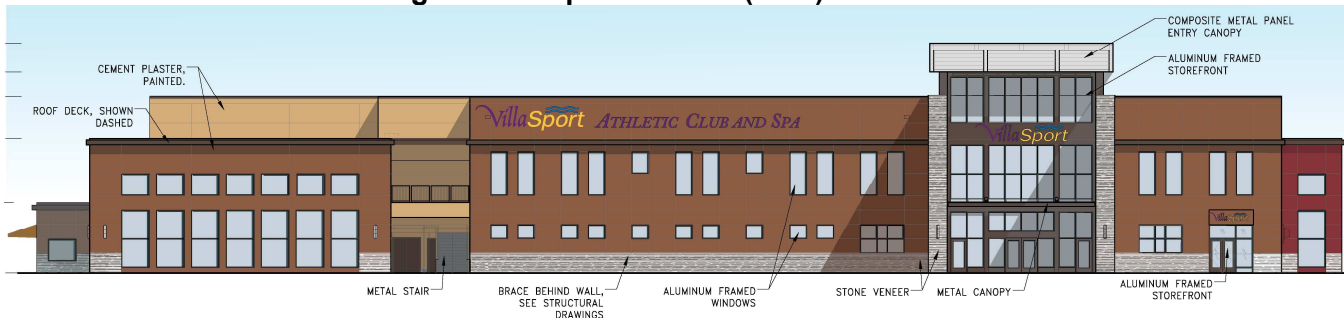
The proposed building elevations are included as Exhibit I and the front (east) elevation is included as Figure 3. The main body of the building is proposed to be painted cement plaster, with accents provided by a composite metal entry canopy and stone veneer around the base and entry of the building. Five complementary colors are proposed. On the building front (the east elevation), the main body color is a medium brown (Behr Artisan), with a dark brown (Behr Bear Rug) used along the roof lines. A lighter taupe (Behr Cork) is used on recessed wall planes, and a dark red (Behr Dozen Roses) is used on a

corner pop-out. The colors are used similarly on all other elevations, to highlight architectural variations in the wall planes and also to provide interest on the longer portions of the façade. The main entry tower is proposed to be 48 feet tall, the upper parapet is 37 feet tall, and the lower parapets are 28 feet tall. This is consistent with the City's Design Guidelines, which call for variation in materials and colors (Policy CC-46) and variations in wall planes and rooflines (Policy CC-41). The overall height of the building conforms to standards, as previously noted.

Also consistent with the Design Guidelines, the building includes a main building entry which is emphasized through building articulation and form (Policy CC-44). The entry includes a tower element with a metal panel canopy, three rows of windows that extend all the way to the canopy, and stone veneer extending up the sides of the tower. Windows are also used on the other portions of the elevations, to provide natural lighting inside the building, as well as to provide symmetry and interest along the façade consistent with Policy CC-41.

The adjacent office buildings are designed using similar primary building materials in pale neutral colors (white, cream, and adobe clay). The existing Hyatt Place hotel building nearby also uses neutral colors, using a beige and a darker adobe clay color, as well as extensive use of glass and some metal. The proposed project building color scheme and overall design is compatible and harmonious with the other buildings in the vicinity. As described in the analyses above, the project is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the NCRSP.

Figure 3: Proposed Front (East) Elevation



- 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.**

As discussed in the section above, the mechanical equipment for the building is roof-mounted, and will be shielded by the roof parapet and mechanical screen finished to look like the exterior walls (see Exhibit J). The required trash enclosure for the site is located on the interior of the site, where it will not be noticeable from public streets, and will be surrounded on three sides by a wall designed to match the building. The rear of the enclosure, which faces Highway 65 and the bicycle trail, will be screened by a 25-foot-deep landscaping buffer. The mechanical equipment and trash enclosure will be screened appropriately and effectively.

PUBLIC OUTREACH

Public outreach for the proposed project has occurred at multiple points during the processing of the project, as described below.

- The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received.
- On September 15, 2014 the City published the Notice of Preparation (NOP) for the Environmental Impact Report (EIR). Comments were received from the California Department of Transportation, California Native American Heritage Commission, Central Valley Regional Water Quality Control Board, Placer County Flood Control and Water Conservation District, City of Rocklin, Pacific Gas and Electric, and the Law Offices of Gregory D. Thatch. These comments were considered and incorporated into the Draft EIR.
- On October 19, 2016 the Draft EIR was published. Notice of the EIR was mailed to RCONA, interested persons, to all property owners within 300 feet of the project, and to the State Clearinghouse (to distribute to state agencies). Comment letters were received from the California Department of Transportation, the California Department of Fish and Wildlife, the Central Valley Regional Water Quality Control Board, the Placer County Air Pollution Control District, the Roseville Citizens for Quality Development, and the United Auburn Indian Community of the Auburn Rancheria. Responses to these comments were provided in the Final EIR (see below).
- On December 9, 2015 from 6:30 pm to 8:00 pm the applicant held a public informational meeting at the Hyatt Place Hotel near the project site. Notice of this meeting was mailed to RCONA and to all property owners within 500 feet of the project, as well as to the single-family homes west of Roseville Parkway between Chase Dr and Castaic Drive. The purpose of the informational meeting was to provide the public with an opportunity to ask questions about the project. Three attendees from the business community were in attendance, and one resident of the single-family neighborhood. No opposition to the project was expressed.
- The Final EIR was published on April 28, 2017 and notice was distributed to all agencies and organizations which had commented on the Draft EIR, as well as to the State Clearinghouse.
- A public notice of the Planning Commission hearing was published on April 27, 2017, and was distributed to all property owners within 300 feet of the project site, to RCONA, the nearby Neighborhood Associations, and to the apartment complex and condominium complex on Gibson Drive. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

A Draft Environmental Impact Report (Draft EIR) was published on October 19, 2016. No significant and unavoidable impacts were identified; all impacts were found to be less than significant or found to be less than significant with mitigation. The following impacts required mitigation to ensure impacts would be less than significant:

- **Biological Resources:** The site is heavily disturbed by past construction activities, but there remains some potential for the site to provide habitat for burrowing owls and Swainson's hawk, and there is also some potential for birds to nest in trees nearby. Mitigation is included to require preconstruction surveys for burrowing owl and tree-nesting birds, and to provide replacement habitat for Swainson's hawk.

- Cultural Resources: No cultural resources or tribal cultural resources are known to be present on the site, but standard mitigation for unanticipated discoveries of such resources or of human remains has been included.
- Transportation and Traffic: Under cumulative (City buildout) traffic conditions, one mitigation measure to restripe the intersection of Pleasant Grove Boulevard and Rose Creek Drive, which will result in operating conditions of Level of Service C.

A total of six comment letters were received on the Draft EIR. As noted previously, five of the letters on the Draft EIR were from agencies, and raised technical issues which have been addressed and responded to in the Final EIR. The letter from the Roseville Citizens for Quality Development discussed many issues, and covered most of the topics discussed in the EIR and the Initial Study. In response, some changes were made to the EIR, which is captured in Chapter 2 of the Final EIR; the Final EIR was published on April 28, 2017. Topical chapters were changes were made include the project description chapter, air quality, biological resources, cultural resources, greenhouse gases, hydrology and water quality, noise, and transportation and traffic. The Final EIR also includes a Mitigation Monitoring and Reporting Program. The Draft and Final EIRs are included as Exhibit A. The required CEQA Findings of Fact are included as Exhibit B.

RECOMMENDATION

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

- A. Certify the Final Environmental Impact Report and adopt the Mitigation Monitoring and Reporting Plan and the CEQA Findings of Fact,
- B. Adopt the findings of fact as stated in the staff report and approve the **USE PERMIT – 291 CONFERENCE CENTER DR – VILLASPORT ATHLETIC CLUB AND SPA – 2013PL-019** subject to one (1) condition of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 291 CONFERENCE CENTER DR – VILLASPORT ATHLETIC CLUB AND SPA – 2013PL-019** subject to eighty-five (85) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

1. The Conditional Use Permit is approved based on the operational parameters established in the staff report and the exhibits thereto, including the Environmental Impact Report. The operating hours of the facility are 5 am to 11 pm. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 11, 2017** and if not effectuated shall expire on **May 11, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **May 11, 2020**. (Planning)
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 VillaSport Environmental Impact Report. The applicable mitigation measures shall be included as construction notes on the Improvement Plans and/or Building Plans. (Planning)

4. 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)
5. 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)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading, underground and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Land Development Engineering Division. (Engineering)
7. 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:

8. 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 have 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. 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)
11. The mechanical roof screens shall be painted cement plaster, consistent with the proposed building materials. (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 preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - 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, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - e. 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)
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. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
 17. 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 the Engineering Division prior to approval of any plans. (Engineering)
 18. 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)
 19. Construction access shall not cross the existing bike trail. The developer shall be responsible for any damage to the existing trail during construction. (Engineering, Alternative Transportation)
 20. A bike trail shall be constructed per City Standards along the northern boundary of the project site, parallel to Highway 65, as shown in the City Bicycle Master Plan. Plants and irrigation shall be set back a minimum of 5 feet from the edge of pavement of the existing and new bike trail. Irrigation shall be designed to avoid overspray on the trails and positive drainage shall be provided away from the existing bike trail. (Engineering, Alternative Transportation, Planning)
 21. Grading adjacent to the existing bike trail shall be designed to avoid nuisance or standing water on the bike trail. Construction plans shall include a detail and cross-section for the bicycle trail and drainage, for review and approval by Alternative Transportation. (Alternative Transportation)

22. 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)

23. 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. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
24. 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 and in conformance with the City's current MS4 Permit. 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. Access shall be provided to the stormwater swales to allow for maintenance. 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 and enter into a stormwater maintenance agreement with the City. (Engineering)
25. 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)
26. 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 the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
27. 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)
28. 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, the Engineering Division 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)
29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
31. 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)
32. The project shall be addressed as 291 Conference Center Drive. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Planning)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for VillaSport Club to be reviewed and approved by the Transportation Commission. (Public Works)
35. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Both long-term and short term bicycle parking is required, with long-term bicycle parking consisting of covered and secure bicycle lockers and short-term bicycle parking consisting of bicycle racks near the front entrance. Based on preliminary calculations of the number of employees, it is anticipated that a minimum of 5 of the 22 bicycle parking spaces must be designated as long term bicycle parking. The location, layout, and design of short- and long-term bicycle parking shall be subject to the review and approval of Alternative Transportation. (Alternative Transportation, Building)
36. 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 plan-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)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. 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 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)
39. Trees and their driplines shall not encroach within any water easement. (Environmental Utilities)

40. The sewer system shall be a public system and shall be installed within a public utility easement. (Environmental Utilities)
41. 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)
42. 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)
43. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
44. 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)
45. 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)
46. 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)
47. The fire department access road shall meet the City's requirements for width and turning radii as noted on the fire department standards for access. This shall be enforced at the time plans are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
48. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
49. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
50. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated

Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
51. 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 (Electric)
52. 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 and Police)
53. 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 and Police)
54. Fencing shall be installed to protect the existing trees adjacent to the proposed swale, to restrict vehicle or equipment parking. (Parks, Recreation, and Libraries)
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 preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer 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, sewer, and reclaimed water easements.
 - b. A public access and maintenance easement shall be provided over the bike trail. The width of the easement shall be 20 feet or as otherwise determined by the City Engineer. (Engineering, Alternative Transportation)
 - c. A private drainage easement, minimum 10 feet in width, shall be recorded across the adjacent Parcel 3 to allow the site to drain to the open space. (Engineering)
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 preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for VillaSport Club to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
63. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
65. **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)

66. 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)
67. 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)
68. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
69. 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)
70. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
71. 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)
72. 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. (Electric)
73. 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)
74. 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)

OTHER CONDITIONS OF APPROVAL:

75. 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)

76. 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)
77. 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)
78. 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)
79. 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)
80. 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 or not and if site remediation is required. (Fire)
81. 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)
82. 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)
83. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
84. 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)
85. 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. Lifetime Fitness Records (requested as part of record by Roseville Citizens for Quality Development)

Exhibits

- A. Draft and Final Environmental Impact Report
- B. CEQA Findings of Fact
- C. Site Plan
- D. Grading Plan
- E. Drainage Plan
- F. Landscape Plan
- G. Photometric Plan
- H. Floor Plans
- I. Elevations
- J. Line of Sight

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

Exhibit A – Draft and Final Environmental Impact Report may be viewed at the City of Roseville, Permit Center, 311 Vernon Center, Roseville, CA or online at http://roseville.ca.us/gov/development_services/planning/current_projects/villasport_athletic_club_nspa.asp

CEQA FINDINGS OF FACT

OF THE PLANNING COMMISSION
OF THE CITY OF ROSEVILLE

for the

VILLASPORT ATHLETIC CLUB
AND SPA PROJECT

May 11, 2017

I. INTRODUCTION

The Environmental Impact Report (EIR) prepared for the VillaSport Athletic Club and Spa Project (Project) addresses the potential environmental effects associated with constructing and operating the Project. These findings have been prepared to comply with requirements of the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.). These findings refer to the Notice of Preparation (NOP) or Final EIR (FEIR) where the material appears in either of those documents. Otherwise, references are to the Draft EIR (DEIR).

CEQA generally requires that a lead agency must take reasonable efforts to mitigate or avoid significant environmental impacts when approving a project. In order to effectively evaluate any potentially significant environmental impacts of a proposed project, an EIR must be prepared. The EIR is an informational document that serves to inform the agency decision-making body and the public in general of any potentially significant environmental impacts. The preparation of an EIR also serves as a medium for identifying possible methods of minimizing any significant effects and assessing and describing a reasonable range of potentially feasible alternatives to the project.

The EIR for this Project was prepared by the City of Roseville (City) as the “lead agency” in accordance with CEQA and has been prepared to identify and assess the anticipated effects of the Project. The City, as the lead agency, has the principal responsibility for approval of the Project.

II. TERMINOLOGY OF FINDINGS

CEQA and the CEQA Guidelines require that, for each significant environmental effect identified in an EIR for a proposed project, the approving agency decisionmaking body must issue a written finding reaching one or more of the three allowable conclusions:

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

(Pub. Resources Code, § 21081, subds. (a)(1)-(a)(3); see also CEQA Guidelines, § 15091, subds. (a)(1)-(a)(3).)

For purposes of these findings, the terms listed below will have the following definitions:

- “Mitigation measures” shall constitute the “changes or alterations” discussed above.
- “Avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level
- “Feasible,” pursuant to the CEQA Guidelines, means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

III. DEFINITIONS AND ACRONYMS

Unless otherwise stated herein, these findings use the same definitions and acronyms set forth in the EIR.

IV. PROJECT DESCRIPTION

A. PROJECT OVERVIEW

The VillaSport Athletic Club and Spa Project consists of the following development located on approximately 7.5 acres in the City of Roseville, within the North Central Roseville Specific Plan:

- An approximately 88,000-square-foot, two story building with an approximately 50,000-square-foot outdoor area.
- Indoor amenities that will include: swimming pools; whirlpools; a basketball court; exercise equipment; exercise studios; locker rooms; a spa; a café; and a kid’s area with a basketball court, studios for skill-based classes, and play areas.
- Outdoor amenities that will include: an outdoor pool area with two swimming pools (one with 26-foot slides); whirlpools; an outdoor café; an outdoor play area with play structures; and an area for an artificial turf field.

B. THE PROJECT

The Project applicant proposes to develop an approximately 88,000-square-foot building and an approximately 50,000-square-foot outdoor area. The structure will be up to two stories in height with a front entrance canopy of approximately 48 feet. Indoor amenities will include: swimming pools; whirlpools; a basketball court; exercise equipment; exercise studios; locker rooms; a spa; a café; and a kids’ area with a basketball court, studios for skill-based classes, and play areas. Outdoor amenities will include: an outdoor pool area with two swimming pools (one with 26-foot slides); whirlpools; an outdoor café; an outdoor play area with play structures; and an area for a potential future artificial turf field. The outdoor pool area will be surrounded by a fence and landscaping. The operating hours for the proposed facility will be from 5:00 a.m. to 11:00 p.m., seven days a week. The project applicant anticipates hiring approximately 250 employees.

C. PROJECT SITE

The VillaSport Athletic Club and Spa Project area encompasses approximately 7.5 acres within the North Central Roseville Specific Plan (NCRSP). The Project site is located adjacent to State Route 65 (SR-65) and approximately two miles from Interstate 80 (I-80) at 291 Conference Center Drive. The Project site is located on a portion of Parcel 40A within the NCRSP area and is identified as assessor's parcel number (APN) 363-011-085.

D. EXISTING LAND USE DESIGNATIONS AND ZONING

The Project site is designated Business Professional/Community Commercial uses by the NCRSP. Uses permitted by the NCRSP for the Business Professional/Community Commercial designation include, among other things, retail, hotel, conference center, or cultural facilities.

The site is zoned Community Commercial/Special Area-North Central (CC/SA-NC). Health club facilities are permitted uses (allowed by right) in this zoning district.

E. ADJACENT USES

The Project site is located at the northwestern end of Conference Center Drive, which connects to Roseville Parkway via Gibson Drive. A business park is located to the west of the project site, while undeveloped commercial land is adjacent to the site to the east and south. SR-65 runs along the northern boundary of the project site.

The Project site is relatively flat and contains minimal vegetation. No trees, waterways, or streams are located on the site. Vegetation primarily consists of non-native grasses. The Project site was originally approved for development nearly 30 years ago, and steps were taken to get the site ready for construction. At the time the property was rough graded in 1989, all wetlands on the project site were filled in accordance with a Clean Water Act Section 404 Permit issued for the Specific Plan area; and wetland inoculate was removed pursuant to approved regulatory permits for use at off-site locations in conjunction with establishing vernal pools as mitigation. Since the initial vegetation removal, the parcel has been mowed and disked at least once a year for fire control. The south branch of Pleasant Grove Creek is located 600 feet to the east of the project site.

F. PROJECT OBJECTIVES

The following project objectives were developed by the City and the project applicant for the Project.

- Create a high-end, family oriented sports, fitness, family recreation and resort/spa center that provides a range of indoor and outdoor amenities.
- Provide residents and workers the opportunity to experience a broad range of high-quality programs and facilities to achieve their total health objectives, athletic aspiration, and fitness and lifestyle goals.

- Design an energy-efficient facility that encourages water and energy conservation consistent with the Air Quality and Climate Change Element of the City's General Plan and the City's Water-Efficient Landscape Ordinance.
- Provide the residents, workers, and their families within the North Central Roseville Specific Plan area and surrounding areas with a convenient location for their recreational and fitness needs reasonably accessible by bicycle, transit, or pedestrian travel.
- Create a project that contributes to a land use pattern that integrates residential and non-residential land uses in close proximity, such that residents may easily walk or bike to services, employment, and leisure activities consistent with the Blueprint Implementation Strategies as administered by the City.
- Create a fiscally positive project that will provide a substantial number (e.g., approximately 250) new jobs for the local economy.

G. PROJECT CONSTRUCTION

Project construction is anticipated to take approximately a year to complete. The first two months will consist of site preparation, which will include grading along with trenching to install utilities. The remaining 10 months will consist of building construction followed by the installation of landscaping and parking facilities. Construction staging would occur onsite.

H. REQUIRED DISCRETIONARY ACTIONS

The City of Roseville is the lead agency for the Project. As required by Section 15124(d)(1)(B) of the CEQA Guidelines, the EIR must contain a list of permits and other approvals required to implement the Project. The project requires the following approvals:

- Certification of the EIR and adoption of the Mitigation Monitoring and Reporting Plan (MMRP);
- Conditional Use Permit to allow Outdoor Recreation uses; and
- Design Review Permit.

These discretionary actions are within the province of the Planning Commission, which may act as the City's decisionmaker on the Project absent the filing of a formal appeal to the City Council.

V. ENVIRONMENTAL REVIEW PROCESS

In accordance with CEQA, the City released a Notice of Preparation (NOP) on October 14, 2014. 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. The Draft EIR was circulated for public review and comment for a period of 45 days from October 19, 2016, through December 2, 2016. This period satisfied the requirement for the public review period as set forth in Public Resources Code section 21091(a) and CEQA Guidelines section 15105.

A list of public agencies and individuals commenting on the Draft EIR is included in Chapter 3 in the Final EIR. A total of 6 comment letters were received.

In April of 2017, the City published the FEIR for the Project. The FEIR includes comments received on the DEIR, responses to significant environmental issues raised in the comments, and revisions to the text of the DEIR. The comments in the FEIR and the DEIR as revised by the FEIR constitute the EIR for the Project.

VI. RECORD OF PROCEEDINGS

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Project consists of those items listed in Public Resources Code section 21167.6, subdivision (e). The record of proceedings for the City's decision on the Project consists of the following documents, at a minimum:

- The NOP and all other public notices issued by the City in conjunction with the Project;
- The DEIR for the Project and all documents relied upon or incorporated by reference;
- All comments submitted by agencies or members of the public during the 45-day comment period on the DEIR;
- The FEIR for the Project, including comments received on the DEIR; the City's responses to those comments; technical appendices; and all documents relied upon or incorporated by reference;
- The mitigation monitoring and reporting program (MMRP) for the Project;
- All findings and resolutions adopted by the City in connection with the Project, and all documents cited or referred to therein;
- The Planning Commission staff report;
- Minutes and/or transcripts of the Planning Commission public hearing held on May 11, 2017;
- All other reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City or consultants to the City with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- All resolutions or findings adopted by the City regarding the Project, and all staff reports, analyses, and summaries related to the adoption of those resolutions or findings;
- The City's General Plan and all updates and related environmental analyses;
- The North Central Roseville Specific Plan and all updates and related environmental analyses;
- Relevant sections of the City's Zoning Code;
- Any documents expressly cited in these findings, in addition to those cited above; and

- Any other materials required for the record of proceedings by Public Resources Code section 21167.6, subdivision (e).

Pursuant to Guidelines section 15091(e), the administrative record of these proceedings is located at, and may be obtained from, the City's Community Development Department at 311 Vernon Street, Roseville, CA 95678. The custodian of these documents and other materials is Lauren Hocker.

The Planning Commission has relied on all of the documents listed above in reaching its decisions on the Project even if not every document was formally presented to the Commission or City Staff as part of the City files generated in connection with the Project. Without exception, any documents set forth above not found in the Project files fall into one of two categories. Many of them reflect prior planning or legislative decisions with which the Planning Commission was aware in approving the Project. (See *City of Santa Cruz v. Local Agency Formation Commission* (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.) Other documents influenced the expert advice provided to City Staff or consultants, who then provided advice to the Planning Commission as the City's decisionmaking body. For that reason, such documents form part of the underlying factual basis for the Commission's decisions relating to approval of the Project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

VII. FINDINGS REQUIRED UNDER CEQA

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The same statute provides that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to provide that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. As noted earlier, the first such finding is that 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. The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency. The third potential conclusion is that 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. (CEQA Guidelines, § 15091.) Public Resources Code section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.” CEQA Guidelines section 15364 adds another factor: “legal” considerations. (See also *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 565 (“*Goleta II*”).)

The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*); (*Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509 [court upholds CEQA findings rejecting alternatives in reliance on applicant’s project objectives]; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (CNPS) [“an alternative ‘may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record’”] (quoting Kostka & Zischke, *Practice Under the Cal. Environmental Quality Act* [Cont.Ed.Bar 2d ed. 2009] (Kostka), § 17.309, p. 825); *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166 (*Bay-Delta*) [“[i]n the CALFED program, feasibility is strongly linked to achievement of each of the primary program objectives”; “a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal”].) Moreover, “‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.” (*City of Del Mar, supra*, 133 Cal.App.3d at p. 417; see also CNPS, *supra*, 177 Cal.App.4th at p. 1001 [“an alternative that ‘is impractical or undesirable from a policy standpoint’ may be rejected as infeasible”] [quoting Kostka, *supra*, § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

Here, as set forth in Table A to these CEQA Findings, the Planning Commission has adopted the first permissible finding with respect to all significant effects identified in the EIR, concluding that all such effects can be mitigated to less than significant levels. The Commission therefore has no need to consider the feasibility of any project alternatives. (Pub. Resources Code, § 21002; *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 521 (*Laurel Hills*); see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; and *Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 400-403.) Even so, the Commission, in the interest of transparency, sets forth below (in Section XV below) its reasons for concluding that all such alternatives are infeasible within the meaning of CEQA.

For purposes of these findings (including Table A as described below), the term “avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level. Although CEQA Guidelines section 15091 requires only that approving agencies specify that a particular significant effect is “avoid[ed] or substantially lessen[ed],” these findings, for purposes of clarity, in each case will specify whether or not the effect in question has been “avoided” (i.e., reduced to a less than significant level).

With respect to a project for which significant impacts are not mitigated to a less than significant level, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, *supra*, 52 Cal.3d at p. 576.)

Here, because the Commission has adopted all of the mitigation measures recommended in the EIR for the Project, there are no significant and unavoidable impacts; thus, no Statement of Overriding Considerations is required.

VIII. LEGAL EFFECT OF FINDINGS

These findings constitute the City's best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City approves the Project.

IX. **MITIGATION MONITORING AND REPORTING PROGRAM**

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project, and is being approved by the Planning Commission by the same motion that has adopted these findings. The City will use the MMRP to track compliance with Project mitigation measures. The Mitigation Monitoring and Reporting Program will remain available for public review during the compliance period. The Final Mitigation Monitoring and Reporting Program is found in Chapter 4 of the Final EIR and is approved in conjunction with certification of the EIR and adoption of these Findings of Fact.

X. **SIGNIFICANT EFFECTS AND MITIGATION MEASURES**

The Draft EIR identified potentially significant environmental effects (or impacts) that the Project will cause or contribute to. All of these significant effects can be avoided (i.e., rendered less than significant) by the adoption of feasible mitigation measures. Therefore, these Findings need not address the feasibility of alternatives; and a statement of overriding considerations is not required.

Table of Impacts, Mitigation Measures and CEQA Findings

The Planning Commission's findings with respect to the Project's significant effects and mitigation measures are set forth in the table attached to these findings ("Table A"). The findings set forth in the table are hereby incorporated by reference and the Commission adopts all of the mitigation measures identified therein. This table does not attempt to describe the full analysis of each environmental impact contained in the EIR. Instead, the table provides a summary description of each impact, describes the applicable mitigation measures identified in the Draft or Final EIR and adopted by the Commission, and states the Commission's findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Draft and Final EIRs, and these findings hereby incorporate by reference the discussion and analysis in those documents supporting the EIR's determinations regarding mitigation measures and the Project's impacts and mitigation measures designed to address those impacts. In making these findings, the Planning Commission ratifies, adopts, and incorporates into these findings the analysis and explanation in the Draft and Final EIRs, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Draft and Final EIRs relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

XI.

GROWTH INDUCEMENT

CEQA requires a discussion of the ways in which a project could be growth inducing. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, the stimulation of economic activity within the region, or the establishment of policies or other precedents that directly or indirectly encourage additional growth. Under CEQA, this growth is not to be considered necessarily detrimental, beneficial, or of significant consequence. Induced growth would be considered a significant impact if it can be demonstrated that the potential growth, directly or indirectly, significantly affects the environment.

In general, a project could foster spatial, economic, or population growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, or a change in zoning or General Plan amendment approval), or economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion).

As discussed in the Draft EIR, the growth induced directly and indirectly by the Project could contribute to the environmental impacts, discussed in Chapter 4 of the Draft EIR, in the City and adjacent Placer County, as well as the greater regional area. Any such environmental effects, however, are too diffuse and speculative to predict or describe with any particularity. Indirect and induced population growth in the City would contribute to the loss of open space because it would encourage the conversion of undeveloped land to urban uses for additional housing and infrastructure. The particular open space that might get converted cannot be predicted with any particularity. It is assumed, however, that this new growth would occur within areas of the City designated and zoned for development.

In summary, although the Project can be said to induce growth, the consequences of such growth-inducement are too speculative to predict and cannot be said to contribute meaningfully to any significant environmental effect. Growth-inducing effects are less than significant. (See Draft EIR, pp. 6.0-3 – 6.0-5.)

XII.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Section 15126.2 (c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental change that would be caused by the proposed project. Generally, a project would result in significant irreversible changes if:

- The primary and secondary impacts would generally commit future generations to similar uses (such as highway improvement that provides access to a previously inaccessible area);
- The project would involve a large commitment of nonrenewable resources (CEQA Guidelines Section 15126.2(c));
- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project;
- The project would involve a large commitment of nonrenewable resources; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the Project would result in the long-term commitment of resources of the Project site to urban land use. The development of the Project would likely result in or contribute to the following irreversible environmental changes:

- Conversion of undeveloped land. Approximately 7.5 acres of undeveloped land would be converted to urban uses, thus precluding other alternate land uses in the future.
- Irreversible consumption of energy and natural resources associated with the future use of the site, including water, electricity, natural gas, and fossil fuels. Wood products, asphalt, and concrete would be used in construction along with gas and diesel fuel.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by environmental accidents associated with the project. While the Project would result in the use, transport, storage, and disposal of minor amounts of hazardous materials during project construction and operation, as described in the Initial Study found in Appendix 1.0 of the Draft EIR, all such activities would comply with applicable local, state and federal laws related to the use, storage and transport hazardous materials, which significantly will reduce the likelihood and severity of accidents that could result in irreversible environmental damage. The Project itself does not include any uniquely hazardous uses that

would require any special handling or storage. Further, the Project does not contain any industrial uses that would use or store acutely hazardous materials.

Implementation of the Project will result in the long-term commitment of resources to urban development. The most notable significant irreversible impacts include the use of non-renewable and/or slowly renewable natural and energy resources, such as lumber and other forest products and water resources during construction activities. Operations associated with future uses will also consume natural gas and electricity. (See Draft EIR, pp. 6.0-1 – 6.0-3.) These irreversible impacts, which are unavoidable consequences of urban growth, are described in detail in the appropriate sections of the Draft EIR.

XIII.

MITIGATION MEASURES PROPOSED BY COMMENTERS

A handful of commenters suggested additional conditions of approval, mitigation measures, or modifications to the measures recommended in the Draft EIR. In considering specific recommendations from commenters, the City has been cognizant of its legal obligation under CEQA to substantially lessen or avoid significant environmental effects to the extent feasible. The City recognizes, moreover, that comments frequently offer thoughtful suggestions regarding how a commenter believes that a particular mitigation measure can be modified, or perhaps changed significantly, in order to more effectively, in the commenter's eyes, reduce the severity of environmental effects. The City is also cognizant, however, that the mitigation measures recommended in the EIR represent the professional judgment and long experience of the City's expert staff and environmental consultants. The City therefore believes that these recommendations should not be lightly altered. Thus, in considering commenters' suggested changes or additions to the mitigation measures as set forth in the Draft and Final EIR, the City, in determining whether to accept such suggestions, either in whole or in part, has considered the following factors, among others: (i) whether the suggestion relates to an environmental impact that can already be mitigated to less than significant levels by proposed mitigation measures in the Draft EIR; (ii) whether the proposed language represents a clear improvement, from an environmental standpoint, over the draft language that a commenter seeks to replace; (iii) whether the proposed language is sufficiently clear as to be easily understood by those who will implement the mitigation as finally adopted; (iv) whether the language might be too inflexible to allow for pragmatic implementation; (v) whether the suggestions are feasible from an economic, technical, legal, or other standpoint; and (vi) whether the proposed language is consistent with the Project objectives.

As is often evident from the specific responses given to specific suggestions, City staff and consultants spent time carefully considering and weighing proposed or requested mitigation language. In some instances, the City revised mitigation measures in accordance with the comments. In other instances, the City developed alternative language addressing the same issue that was of concern to a commenter. In no instance, however, did the City fail to take seriously a suggestion made by a commenter or fail to appreciate the sincere effort that went into the formulation of suggestions.

With respect to mitigation measures, project conditions or alternatives proposed by commenters, the City has made the following changes to mitigation measures as they appeared originally in the Draft EIR. These changes are reflected in Table A to these findings.

1. In response to the California Department of Fish and Wildlife's comment letter, Mitigation Measure BIO-1a on pages 4.2-14 and 4.2-15 of the Draft EIR was revised as follows:

MM BIO-1a Prior to grading or any other ground disturbing activity, surveys for burrowing owls shall be conducted to determine if burrowing owls are present as a wintering and/or nesting species. These surveys shall be conducted by a qualified biologist acceptable to the City within 14 days prior to the commencement of construction activities. Surveys shall be conducted consistent with the procedures outlined in the "California Department of Fish and Game 2012 Staff Report on Burrowing Owl Mitigation." The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity. If non-nesting owls are observed, construction work can proceed after any owls have been evacuated from the construction footprint using closure procedures approved by a qualified biologist acceptable to the City, and in consultation with the California Department of Fish and Wildlife, and after alternative burrow sites have been provided; approval by the qualified biologist is required to evacuate burrowing owls from a site, and a brief written report shall be provided to the City for approval prior to evacuation activities. If nesting is occurring, construction work within 500 feet shall be delayed until fledglings have left the nest. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barrier, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biological monitor acceptable to the City shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests occur. If it is found during the surveys that the project site is used by nesting or resident burrowing owls, the replacement of burrowing habitat shall be required at a location recommended by the qualified biologist at a ratio of 6.5 acres per pair or individual owl, and subject to approval by the City

(FEIR, pp. 2.0-7 to 2.0-8.)

2. In response to the California Department of Fish and Wildlife's and Roseville Citizens' comment letters, Mitigation Measure BIO-1b on page 4.2-15 of the Draft EIR was revised as follows:

MM BIO-1b Prior to construction activities occurring during the nesting season (February–August),—focused surveys for Swainson's hawk shall be conducted within suitable habit located within one half mile of the project

site pursuant to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee, 2000, May 31). These surveys shall be conducted by a qualified biologist acceptable to the City within 14 days prior to the commencement of construction activities. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity. If a Swainson's hawk nest is identified, the CDFW will be contacted for recommendations on how to proceed, including whether an Management Authorization incidental take permit pursuant to Section 2081 of the California Fish and Game Code is needed. Additionally, ~~if an active Swainson's hawk nest is identified during the survey,~~ the project applicant shall mitigate for the loss of Swainson's hawk foraging habitat by purchasing foraging habitat credits at a mitigation bank in the area, based on a ~~1:1~~ 0.75:1 ratio for each acre of foraging habitat removed by the project.

(FEIR, p. 2.0-8.)

3. In response to the California Department of Fish and Wildlife's and Roseville Citizens' comment letters, Mitigation Measure BIO-1d on pages 4.2-15 and 4.2-16 of the Draft EIR was revised as follows:

MM BIO-1d If construction would commence anytime during the nesting/breeding season of other bird species potentially nesting on or near the site (typically February through August in the project region), a pre-construction survey for nesting birds shall be conducted on and within ~~500~~ 600 feet of the project site.

This survey shall be conducted by a qualified biologist acceptable to the City within 14 days ~~of prior to~~ prior to the commencement of construction activities that would occur during the nesting/breeding season. The intent of the survey shall be to determine if active nests of special status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within ~~500~~ 600 feet of the construction zone. The survey area shall include all trees and shrubs, as well grasslands and areas of bare dirt (which could be utilized by ground nesting species) in the construction zone and a surrounding ~~500~~ 600-foot area. If ground disturbance activities are delayed following a survey, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. The

biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity.

If active nests are found in areas that could be directly affected or are within ~~500~~ 600 feet of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined by the qualified biologist by taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and
- Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or another appropriate barrier, and construction personnel shall be instructed on the sensitivity of nest areas. Prior to commencing any ground-disturbing activities, the biologist shall supply a brief written report to the City describing the recommended avoidance measures; a copy of this report shall also be maintained on the construction site. The biologist shall also consult with the California Department of Fish and Wildlife with regard to the avoidance measures for all listed bird species found nesting during the pre-construction survey.

Once the construction on the project site has commenced, the biologist shall monitor the active nests identified during the preconstruction surveys and confirm the effectiveness of the buffer zone. Should construction activities cause the nesting birds to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, the buffer zone shall be increased such that activities are far enough from the nest to stop the agitated behavior.

(FEIR, pp. 2.0-9 to 2.0-10.)

4. In response to correspondence with the United Auburn Indian Community of the Auburn Rancheria, Mitigation Measure CUL-1 on pages 4.3-12 of the Draft EIR was revised as follows:

MM CUL-1 Proper Handling of Archaeological Resources. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Development Services Director. The applicant shall and coordinate any necessary investigation of the site with a qualified archeologist approved by the City, and as part of the site investigation and resource assessment, the archeologist shall consult with the UAIC as needed to assess the resources (i.e., whether it is a “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, ~~data recovery excavations~~ preservation in place or other measures. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.

(FEIR, pp. 2.0-11 to 2.0-12.)

XIV.

FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The Planning Commission adopts the following findings with respect to whether to recirculate the DEIR. Under section 15088.5 of the CEQA Guidelines, recirculation of an EIR is required when “significant new information” is added to the EIR after public notice is given of the availability of the Draft EIR for public review but prior to certification of the Final EIR. The term “information” can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.

“Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(CEQA Guidelines, § 15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is “not intend[ed] to promote endless rounds of revision and recirculation of EIRs.” (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) “Recirculation was intended to be an exception, rather than the general rule.” (*Ibid.*)

The Planning Commission recognizes that the Final EIR contains additions, clarifications, modifications, and other changes to the Draft EIR. As noted above, some comments on the Draft EIR either expressly or impliedly sought changes to proposed mitigation measures identified in the Draft EIR as well as additional mitigation measures. As explained in the Final EIR (Text Revisions), some of the suggestions were found to be appropriate and feasible and were adopted in the Final EIR. Where changes have been made to mitigation measures, these changes do not change the significance of any conclusions presented in the Draft EIR.

CEQA case law emphasizes that “[t]he CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.” (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 736-737; see also *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168, fn. 11.) “CEQA compels an interactive process of assessment of environmental impacts and responsive project modification which must be genuine. It must be open to the public, premised upon a full and meaningful disclosure of the scope, purposes, and effect of a consistently described project, with flexibility to respond to unforeseen insights that emerge from the process.’ [Citation.] In short, a project must be open for public discussion and subject to agency modification during the CEQA process.” (*Concerned Citizens of Costa Mesa, Inc. v. 33rd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 936.) Here, the changes made to mitigation measures are exactly the kind of project improvements that the case law recognizes as legitimate and proper.

The changes to the mitigation measures described in the Chapter 2 of the Final EIR supplement or clarify the existing language. Thus, none of these changes involves “significant new information” triggering recirculation because the changes to the mitigation measures did not result in any new significant environmental effects or any substantial increase in the severity of any previously identified significant effects, and did not otherwise trigger recirculation. Instead, the modifications were either environmentally benign or environmentally neutral, and thus represent the kinds of changes that commonly occur as the environmental review process works towards its conclusion. Under such circumstances, the Commission finds that recirculation of the EIR is not required.

XV. PROJECT ALTERNATIVES

A. BASIS FOR ALTERNATIVES

As explained earlier, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where significant environmental impacts will not occur.

As is evident from the text of the EIR and the attached table describing the disposition of the significant effects of the Project, all significant effects of the Project have been avoided (that is, rendered less than significant) by the adoption of feasible mitigation measures. There are no impacts that remain significant and unavoidable.

Under CEQA, project alternatives are developed in order to give agency decisionmakers options for reducing or eliminating significant environmental effects of proposed projects while still meeting most, if not all, of the basic project objectives. “Alternatives and mitigation measures have the same function – diminishing or avoiding adverse environmental effects.” (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 403.) Here, the adoption of mitigation measures set forth in the Project EIR are sufficient to reduce all significant impacts to less than significant levels. Under CEQA, then, the Planning Commission has no obligation even to consider the feasibility of the alternatives set forth in the EIR. (*Laurel Hills Homeowners Association v. City Council of City of Los Angeles* (1978) 83 Cal.App.3d 515, 521 (“*Laurel Hills*”).) Even so, however, the Commission, in the interest of transparency, sets forth below its reasons for concluding that all such alternatives are infeasible within the meaning of CEQA. This information is being supplied on a voluntary basis for the benefit of City residents, not because it is required by CEQA.

B. ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

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

that would lessen the severity of impacts identified under the Project are addressed in the EIR and summarized below.

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

Moreover, as discussed in *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553 (*Goleta II*), where a project is consistent with an approved general plan, the EIR for the project generally need not analyze off-site alternatives. The EIR “is not ordinarily an occasion for the reconsideration or overhaul of fundamental land-use policy.” (*Goleta II, supra*, 52 Cal.3d at p. 573.) In approving a general plan, the local agency has already identified and analyzed suitable alternative sites for particular types of development and has selected a feasible land use plan. “Informed and enlightened regional planning does not demand a project EIR dedicated to defining alternative sites without regard to feasibility. Such ad hoc reconsideration of basic planning policy is not only unnecessary, but would be in contravention of the legislative goal of long-term, comprehensive planning.” (*Goleta II, supra*, 52 Cal.3d at pp. 572-573.) The Project is consistent with the City’s General Plan. For these reasons and others mentioned above, the EIR was not required to analyze an offsite alternative.

C. ALTERNATIVES CONSIDERED IN THE EIR

The project alternatives identified in the Draft EIR address the significant impacts (before mitigation) identified for the Project, including traffic impacts during Project operation. Thus, some of the alternatives developed for the Project contemplate a smaller Project footprint to address these impacts. In many instances, the impacts are virtually identical to those of the Project.

The alternatives analyzed in the Draft EIR are briefly described below.

- **Alternative 1: No Project/Existing Zoning Alternative.** This alternative assumes development would be consistent with currently allowable land uses, zoning, and maximum development intensities. For the purposes of this alternative, a development with 78,410 square feet (sf) of retail and 52,270 sf of office uses for a total of 130,680 sf was assumed, consistent with the NCRSP.
- **Alternative 2: Reduced Footprint Alternative.** This alternative assumes development of a smaller project that includes development of a 61,600 sf building and does not include an indoor café, a kids’ area with a basketball court, or an outdoor café.
- **Alternative 3: Reduced Footprint/Reduced Intensity Alternative.** This alternative assumes development of a 35,200 sf building and does not include a basketball court, café, kids’ area with a basketball court, studios for skill-based classes, or play areas.

Each of the alternatives is described in more detail, below, followed by an assessment of the alternative's impacts relative to the Project.

ALTERNATIVE 1: NO PROJECT/EXISTING ZONING

Description

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

The No Project/Existing Zoning alternative assumes that if the Project is not approved, the land could be developed with retail and office uses under the existing specific plan land use and zoning designations. The Project site is designated Business Professional/Community Commercial uses in the NCRSP and zoned Community Commercial/Special Area-Neighborhood Commercial (CC/SA-NC). The NCRSP allows a floor area ratio (FAR) of 40 percent with no more than 60 percent of the ultimate gross floor area dedicated to retail uses. As a result the 7.5-acre site could be developed with 78,410 sf of retail and 52,270 sf of office uses for a total of 130,680 sf.

Comparative Analysis of Environmental Effects

The No Project/Existing Zoning alternative would increase the Project's impacts related to air quality, greenhouse gas (GHG) emissions, noise, and energy, as the amount of indoor building space constructed and the number of daily vehicle trips generated would be greater than with the Project while decreasing the Project's impacts related to traffic, as the number of vehicle trips generated during the PM peak hour would be slightly less than with the Project. Impacts related to biological resources and cultural resources as the same amount of ground disturbance would occur as would occur under the Project. In addition, impacts related to hydrology and water supply would be similar to those of the Project, as site drainage would comply with all City drainage requirements and the proposed retail and office uses would demand the same amount of potable water.

Relationship to Project Objectives

The No Project/Existing Zoning alternative would not achieve many of the project objectives because it would not develop the site with a high-end, family oriented sports, professional fitness, family recreation and resort/spa center that provides a range of indoor and outdoor amenities, provides residents and workers with programs and facilities to address their health objectives, or provides the residents and nearby employees with a convenient location to meet their recreational and fitness needs. It is assumed this alternative would generally meet the third objective of

developing an energy-efficient project by incorporating water and energy conservation measures consistent with the City's General Plan and Water-Efficient Landscape Ordinance and the fifth objective of creating a project that contributes to a land use pattern that integrates residential and non-residential land uses in close proximity. Finally, this alternative would meet the last objective by creating a fiscally positive project that would provide a substantial number of new jobs for the local economy.

Feasibility of the No Project/Existing Zoning Alternative

As noted earlier, because the Project as mitigated would not result in any significant and unavoidable environmental impacts, the Planning Commission, in these findings, has no obligation to assess the feasibility of any of the alternatives set forth in the EIR, including the No Project/Existing Zoning alternative. Furthermore, even if the Project as mitigated would result in one or more significant unavoidable impacts, the Commission would not be required to assess the feasibility of any alternative that was not environmentally superior to the mitigated Project with respect to any such specific significant, unavoidable impacts. As discussed above, the No Project/Existing Zoning alternative is environmentally inferior to the Project, as it would increase impacts related to air quality, GHG emissions, noise, and energy. Thus, no policy of CEQA would be served by approving this alternative in lieu of the Project as mitigated. Though not required to do so, the Commission finds this alternative to be infeasible.

ALTERNATIVE 2: REDUCED FOOTPRINT

Description

This alternative assumes the proposed facility would be developed on the same site and would generally include the same amenities as the Project. However, the footprint would be approximately 25 percent smaller. Under this alternative, the proposed structure would total approximately 61,600 sf, while the outdoor area would total approximately 38,500 sf. Similar to the Project, the structure under this alternative would be up to two stories in height. Indoor amenities would include the following: swimming pools, whirlpools, a basketball court, exercise equipment, exercise studios, locker rooms, a spa, studios for skill-based classes, and play areas. Outdoor amenities would include the following: an outdoor pool area with two swimming pools (one with 26-foot slides), whirlpools, an outdoor play area with play structures, and an area for a potential future artificial turf field. The following project amenities would not be provided under this alternative: an indoor café, a kids' area with a basketball court, and an outdoor café.

Comparative Analysis of Environmental Effects

The Reduced Footprint alternative would reduce the Project's impacts related to air quality, biological resources, cultural resources, GHG emissions, hydrology noise, water supply, traffic, and energy, as less building space would be constructed, fewer vehicle trips would be generated, and less ground disturbance would occur.

Relationship to Project Objectives

The loss of the kids' area with a basketball court under this alternative would make the facility less family-oriented; and the loss of the indoor and outdoor cafés under this alternative would reduce the facility's appeal as a spa destination. As a result, the first objective of the Project to create a high-end, family-oriented sports, professional fitness, family recreation and resort/spa center that provides a range of indoor and outdoor amenities would not fully be met under the Reduced Footprint Alternative. As for the remaining objectives, this alternative would meet the second and third project objectives, respectively, as area residents and workers would be provided with the opportunity to experience a broad range of high-quality programs and facilities and the proposed structure would be designed as an energy efficient facility consistent with the City's General Plan and Water Efficient Landscape Ordinance. Regarding the next two objectives, this alternative would provide residents and workers within the NCRSP area as well as surrounding area a convenient location for their recreational needs that is accessible via bicycle and walking from adjacent areas, consistent with the City's "Blueprint Implementation Strategies." Finally, this alternative would meet the last project objective, although to a lesser extent, as fewer employees would be needed.

Feasibility of the Reduced Footprint Alternative

Because, as explained earlier, the Project as mitigated would not result in any significant and unavoidable environmental impacts, the Planning Commission need not address the feasibility of this alternative. Even so, the Commission has determined that the Reduced Footprint alternative is infeasible. After engaging in a reasonable balancing of competing considerations, the Commission concludes that the loss of the kids' area and indoor and outdoor cafes make this alternative undesirable from a policy standpoint. The Commission has concluded that a high-end, family oriented destination fitness and spa facility represents a more desirable policy outcome than a facility more similar to a traditional high-turnover fitness facility (e.g., Planet Fitness or 24 hour Fitness). (See *City of Del Mar*, *supra*, 133 Cal.App.3d 410, 417; *Sierra Club v. County of Napa*, *supra*, 121 Cal.App.4th at pp. 1506-1509; *CNPS*, *supra*, 177 Cal.App.4th at p. 1001.)

ALTERNATIVE 3: REDUCED FOOTPRINT/REDUCED INTENSITY

Description

This Reduced Footprint/Reduced Intensity alternative would be very similar to Alternative 2. However, the project footprint would be 50 percent smaller and the facility would offer fewer amenities. Specifically, this alternative would not provide the basketball court, café, kids' area with a basketball court, studios for skill-based classes, and play areas. Under this alternative the proposed structure would total approximately 35,200 sf, while the outdoor area would total approximately 38,500 sf. Unlike the structure that will be built with the Project, the structure under this alternative would only be one story in height. Indoor amenities would include the following: swimming pools, whirlpools, exercise equipment, exercise studios, locker rooms, and a spa. Outdoor amenities would include the following: an outdoor pool area with two swimming pools (one with 26-foot slides), whirlpools, an outdoor play area with play structures, and an area for a potential future artificial turf field.

Comparative Analysis of Environmental Effects

The Reduced Footprint/Reduced Intensity alternative would reduce the Project's impacts related to air quality, biological resources, cultural resources, GHG emissions, hydrology, noise, water supply, traffic, and energy, as less building space would be constructed, fewer vehicle trips would be generated, and less ground disturbance would occur.

Relationship to Project Objectives

The loss of several indoor and outdoor project amenities under this alternative would severely diminish the ability of the Project to meet the first two project objectives. The first objective of the Project to create a high-end, family-oriented sports, professional fitness, family recreation and resort/spa center would not be met, as the loss of amenities would change the nature of the project from a high-end, family oriented destination fitness and spa facility into a more traditional high-turnover fitness facility (e.g., Planet Fitness or 24 hour Fitness). The second objective to provide residents and workers the opportunity to experience a broad range of high-quality programs and facilities would not be met due to the loss of facilities. As for the remaining objectives, this alternative would meet the second and third project objectives, respectively, as area residents and workers would be provided with the opportunity to experience a broad range of high-quality programs and facilities; and the proposed structure would be designed as an energy efficient facility consistent with the City's General Plan and Water Efficient Landscape Ordinance. Regarding the next two objectives, this alternative would provide residents and workers within the NCRSP area, as well as surrounding area a convenient location for their recreational needs that is accessible via bicycle and walking from adjacent areas consistent with the Blueprint Implementation Strategies. Finally, this alternative would meet the last project objective, although to a lesser extent, as fewer employees would be needed.

Feasibility of Reduced Footprint/Reduced Intensity Alternative

The loss of several indoor and outdoor project amenities under this alternative would severely diminish the ability of the proposed project to meet the first two project objectives. The first objective of the project to create a high-end, family-oriented sports, professional fitness, family recreation and resort/spa center would not be met, as the loss of amenities would change the nature of the project from a high-end, family oriented destination fitness and spa facility into a more traditional high-turnover fitness facility (e.g., Planet Fitness or 24 hour Fitness). The second objective to provide residents and workers the opportunity to experience a broad range of high-quality programs and facilities would not be met due to the loss of facilities. As for the remaining objectives, this alternative would meet the second and third project objectives, respectively, as area residents and workers would be provided with the opportunity to experience a broad range of high-quality programs and facilities and the proposed structure would be designed as an energy efficient facility consistent with the City's General Plan and Water Efficient Landscape Ordinance. Regarding the next two objectives, this alternative would provide residents and workers within the NCRSP area, as well as surrounding area a convenient location for their recreational needs that is accessible via bicycle and walking from adjacent areas consistent with the Blueprint

Implementation Strategies. Finally, this alternative would meet the last project objective, although to a lesser extent, as fewer employees would be needed.

Because the Project would not result in any significant and unavoidable environmental impacts, the Planning Commission need not address the feasibility of the Reduced Footprint/Reduced Intensity alternative. Even so, the Commission has determined that the Reduced Footprint/Reduced Density Alternative is infeasible. After engaging in a reasonable balancing of competing considerations, the Commission concludes that the loss of the kids' area and indoor and outdoor cafes make this alternative undesirable from a policy standpoint. The Commission has concluded that a high-end, family oriented destination fitness and spa facility that provides residents and workers the opportunity to experience a broad range of high-quality programs and facilities represents a more desirable policy outcome than a facility more similar to a traditional high-turnover fitness facility (e.g., Planet Fitness or 24 hour Fitness). (See *City of Del Mar*, *supra*, 133 Cal.App.3d 410, 417; *Sierra Club v. County of Napa*, *supra*, 121 Cal.App.4th at pp. 1506-1509; *CNPS*, *supra*, 177 Cal.App.4th at p. 1001.)

**VILLASPORT ATHLETIC CLUB AND SPA PROJECT
ROSEVILLE, CALIFORNIA
TABLE A TO CEQA FINDINGS**

TABLE OF IMPACTS, MITIGATION MEASURES AND CEQA FINDINGS

Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
AIR QUALITY			
Impact AQ-1 Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact AQ-2 Construction and operation of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation (LS).	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact AQ-3 Implementation of the proposed project would not expose nearby sensitive receptors or sensitive receptors on the project site to substantial concentrations of toxic air contaminants. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact AQ-4 Implementation of the proposed project would not create objectionable odors affecting a substantial number of people. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact AQ-5 Implementation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under the federal and state ambient air quality standard. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
BIOLOGICAL RESOURCES			
Impact BIO-1 Implementation of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS; substantially reduce the number or restrict the range of an endangered, rare or threatened species; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; or threaten to eliminate a plant or animal community. (PS)	Mitigation Measure BIO-1a. Prior to grading or any other ground disturbing activity, surveys for burrowing owls shall be conducted to determine if burrowing owls are present as a wintering and/or nesting species. These surveys shall be conducted by a qualified biologist acceptable to the City within 14 days prior to the commencement of construction activities. Surveys shall be conducted consistent with the procedures outlined in the "California Department of Fish and Game 2012 Staff Report on Burrowing Owl Mitigation." The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity. If non-nesting owls are observed, construction work can proceed after any owls have been evacuated from the construction footprint using closure procedures approved by a qualified biologist acceptable to the City, and in consultation with the California Department of Fish and Wildlife, and after alternative burrow sites have been provided; approval by the qualified biologist is required to evacuate burrowing owls from a site, and a brief written report shall be provided to the City for approval prior to evacuation activities. If nesting is occurring, construction work within 500 feet shall be delayed until fledglings have left the nest. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barrier, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biological monitor acceptable to the City shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests occur. If it is found during the surveys that the project site is used by nesting or resident burrowing owls, the replacement of burrowing habitat shall be required at a location recommended by the qualified biologist at a ratio of 6.5 acres per pair or individual owl, and subject to approval by the City. (Draft EIR, pp. 4.2-14 – 4.2-15; Final EIR, pp. 2.0-8.) Mitigation Measure Bio-1b. Prior to construction activities occurring during the nesting season (February–August), focused surveys for Swainson's hawk shall be conducted within suitable habitat located within one half mile of the project site pursuant to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee, 2000, May 31). These surveys shall be conducted by a qualified biologist acceptable to the City within 14 days prior to the commencement of construction activities. The biologist shall supply a brief	Less than Significant	Implementation of Mitigation Measures BIO-1a to BIO-1d, which have been required or incorporated into the project, will reduce this impact to a less than significant level. The Planning Commission hereby directs that these mitigation measures be adopted. The Planning Commission, therefore, finds that changes or alterations have been required in, or incorporated into, the project which avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity. If a Swainson's hawk nest is identified, the CDFW will be contacted for recommendations on how to proceed, including whether an incidental take permit pursuant to Section 2081 of the California Fish and Game Code is needed. Additionally, the project applicant shall mitigate for the loss of Swainson's hawk foraging habitat by purchasing foraging habitat credits at a mitigation bank in the area, based on a 0.75:1 ratio for each acre of foraging habitat removed by the project. (Draft EIR, p. 4.2-15; Final EIR, p. 2.0-8 – 2.0-9.) Mitigation Measure Bio-1c. If construction activities commence outside the nesting season (generally September 1 through January 31) for other nesting birds, pre-construction surveys are not required. However, if construction commences outside the nesting season and extends into the nesting season, or is suspended for more than 14 days, a pre-construction survey that is detailed in Mitigation Measure BIO-1d, below, shall be implemented. (Draft EIR, p. 4.2-15.) Mitigation Measure Bio-1d If construction would commence anytime during the nesting/breeding season of other bird species potentially nesting on or near the site (typically February through August in the project region), a pre-construction survey for nesting birds shall be conducted on and within 600 feet of the project site. This survey shall be conducted by a qualified biologist acceptable to the City within 14 days prior to the commencement of construction activities that would occur during the nesting/breeding season. The intent of the survey shall be to determine if active nests of special status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within 600 feet of the construction zone. The survey area shall include all trees and shrubs, as well grasslands and areas of bare dirt (which could be utilized by ground nesting species) in the construction zone and a surrounding 600-foot area. If ground disturbance activities are delayed following a survey, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the City prior to ground-disturbing activity.		

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	If active nests are found in areas that could be directly affected or are within 600 feet of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined by the qualified biologist by taking into account factors such as the following: - Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; - Distance and amount of vegetation or other screening between the construction site and the nest; and - Sensitivity of individual nesting species and behaviors of the nesting birds. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or another appropriate barrier, and construction personnel shall be instructed on the sensitivity of nest areas. Prior to commencing any ground-disturbing activities, the biologist shall supply a brief written report to the City describing the recommended avoidance measures; a copy of this report shall also be maintained on the construction site. The biologist shall also consult with the California Department of Fish and Wildlife with regard to the avoidance measures for all listed bird species found nesting during the pre-construction survey. Once the construction on the project site has commenced, the biologist shall monitor the active nests identified during the preconstruction surveys and confirm the effectiveness of the buffer zone. Should construction activities cause the nesting birds to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, the buffer zone shall be increased such that activities are far enough from the nest to stop the agitated behavior. (Draft EIR, pp. 4.2-15 – 4.2-16; Final EIR, pp. 2.0-9 – 2.0-10.)		

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Past, present, and reasonably foreseeable future development in the region could result in significant cumulative impacts to biological resources. However, with mitigation the contribution of the proposed project to impacts on biological resources would not be cumulatively considerable. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
CULTURAL RESOURCES			

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact CUL-1 Implementation of the proposed project could cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to Section 15064.5. (PS)	Mitigation Measure CUL-1. Proper Handling of Archaeological Resources. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the City of the proposed earthwork start-date, in order to provide the City with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide cultural resources awareness information. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Community Development Director. The applicant shall coordinate any necessary investigation of the site with a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment, the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources. (Draft EIR, p. 4.3-12; Final EIR, pp. 2.0-12 – 2.0-13.)	Less than Significant	Implementation of Mitigation Measure CUL-1, which has been required or incorporated into the project, will reduce this impact to a less than significant level. The Planning Commission hereby directs that these mitigation measures be adopted. The Planning Commission, therefore, finds that changes or alterations have been required in, or incorporated into, the project which avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
Impact CUL-2 Implementation of the proposed project could disturb human remains, including those interred outside of formal cemeteries. (PS)	Mitigation Measure CUL-2. In the event of a discovery of human bone, potential human bone, or a known or potential human burial, all ground-disturbing work in the vicinity of the find shall halt immediately and the area of the find shall be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bone is human, the project proponent shall notify the County Coroner of the find. Consistent with California Health and Safety Code Section 7050.5(b), which prohibits disturbance of human remains uncovered by excavation until the Coroner has made a finding relative to the requirements of Public Resources Code Section	Less than Significant	Implementation of Mitigation Measure CUL-2, which has been required or incorporated into the project, will reduce this impact to a less than significant level. The Planning Commission hereby directs that these mitigation

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
	5097, the project proponent shall ensure that the remains and vicinity of the find are protected against further disturbance. If it is determined that the find is of Native American origin, the project proponent shall comply with the provisions of Public Resources Code Section 5097.98 regarding identification and involvement of the Most Likely Descendant (MLD). If the human remains cannot be protected in place following the Coroner's determination, the project proponent shall ensure that the qualified archaeologist and the MLD are provided the opportunity to confer on repatriation and/or archaeological treatment of human remains, and that any appropriate studies, as identified through this consultation, are carried out prior to reinternment. The project proponent shall provide results of all such studies to the Native American community, and shall provide an opportunity for Native American involvement in any interpretative reporting. As stipulated by the provisions of the California Native American Graves Protection and Repatriation Act, the project proponent shall ensure that human remains and associated artifacts recovered from the project site are repatriated to the appropriate local tribal group if requested. (Draft EIR, p. 4.3-13.)		measures be adopted. The Planning Commission, therefore, finds that changes or alterations have been required in, or incorporated into, the project which avoid the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
Impact CUL-3 Past, present, and reasonably foreseeable future development in the region could result in significant cumulative impacts to cultural resources. However, with mitigation the contribution of the proposed project to impacts on cultural resources would not be cumulatively considerable	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Greenhouse Gas			
Impact GHG-1 Implementation of the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact GHG-2 Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
HYDROLOGY AND WATER QUALITY			
Impact HYD-1 Implementation of the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation or flooding on-site or off-site. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact HYD-1 Past, present, and reasonably foreseeable future development within the Pleasant Grove Creek watershed would not result in substantial increase in storm water flows and flooding. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
NOISE			
Impact NOI-1 Implementation of the proposed project would not expose future on-site receptors to noise levels from transportation sources in excess of the City's exterior noise standard for outdoor recreation areas. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact NOI-2 Implementation of the proposed project would generate increased local traffic volumes, but the traffic would not cause a substantial permanent increase in noise levels at off-site locations. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact NOI-3 Implementation of the proposed project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels permissible by the City's exterior noise standard but consistent with General Plan policy would comply with the City's Noise Ordinance. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact NOI-4 Traffic generated by cumulative development would result in a substantial permanent increase in ambient noise levels along roadway segments in the vicinity of the proposed project. However, the project's contribution to the cumulative impact would not be cumulatively considerable. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact NOI-5 The proposed project along with other nearby approved and pending projects would result in a substantial temporary or periodic increase in ambient noise levels permissible by the City's exterior noise standard but consistent with the General Plan but would comply with the City's Noise Ordinance. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
WATER SUPPLY			
Impact WATER-1 The proposed project would not result in the need for new or expanded water supply entitlements. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact WATER-2 The proposed project would not require or result in the construction or expansion of water treatment or conveyance facilities. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact WATER-3 Cumulative demand for water, including the demand associated with the proposed project, would not exceed supply and would not result in the need for new or expanded water supply entitlements. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
TRANSPORTATION AND CIRCULATION			
Impact TRA-1 Implementation of the proposed project would not conflict with City of Roseville standards for signalized intersections under existing plus project conditions. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact TRA-2 Implementation of the proposed project would not conflict with Caltrans standards for freeway facilities under existing plus project conditions. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
Impact TRA-3 Implementation of the proposed project would not negatively affect the City of Roseville's bicycle system. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact TRA-4 Implementation of the proposed project would not negatively affect the City of Roseville's pedestrian system. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact TRA-5 Implementation of the proposed project would not negatively affect the City of Roseville's transit system. (LS)	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact TRA-6 Implementation of the proposed project could conflict with the City of Roseville standards for signalized intersections under cumulative (2025 CIP) plus project conditions.	Mitigation Measure TRA-6. The applicant shall pay a fair share of the cost of the following improvement: Pleasant Grove Boulevard/Rose Creek Drive - Restripe the Rose Creek Drive approach (36 feet side from face of curb) to include a dedicated southbound 11-foot left-turn lane and 11-foot right-turn lane, and a 14-foot northbound receiving lane. As indicated in Appendix C, operations are restored to LOS C. This improvement can be accomplished through roadway restriping and signal modifications. As an implementation measure to carry out this mitigation measure, the City of Roseville will modify its CIP and associated fee program to include the improvements, and implement the improvements when warranted by traffic conditions. (Draft EIR, p. 4.8-38.)	Less than Significant	Implementation of Mitigation Measure TRA-6, which has been required or incorporated into the project, will reduce this impact to a less than significant level. The Planning Commission hereby directs that these mitigation measures be adopted. The Planning Commission, therefore, finds that changes or alterations have been required in, or incorporated into, the project which avoid

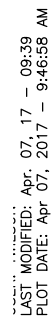
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Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
			the significant environmental effect as identified in the final EIR. (CEQA Guidelines, § 15091, subd. (a)(1).)
Impact TRA-7 Implementation of the proposed project would not conflict with Caltrans standards for freeway facilities under cumulative (2025 CIP) plus project conditions.	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
ENERGY			
Impact EN-1 Construction and operation of the proposed project would increase the use of energy resources on the project site but would not result in wasteful, inefficient or unnecessary consumption of energy resources.	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)
Impact EN-2 Past, present, and reasonably foreseeable future development in the region would not result in inefficient, wasteful and	None required	Not applicable	Under CEQA, no mitigation measures are required for impacts that are less than significant. (CEQA Guidelines, § 15126.4, subd. (a)(3).)

No Impact = NI Less than Significant = LS Beneficial = B Significant = S Cumulative Significant = CS Significant and Unavoidable = SU Potentially Significant = PS

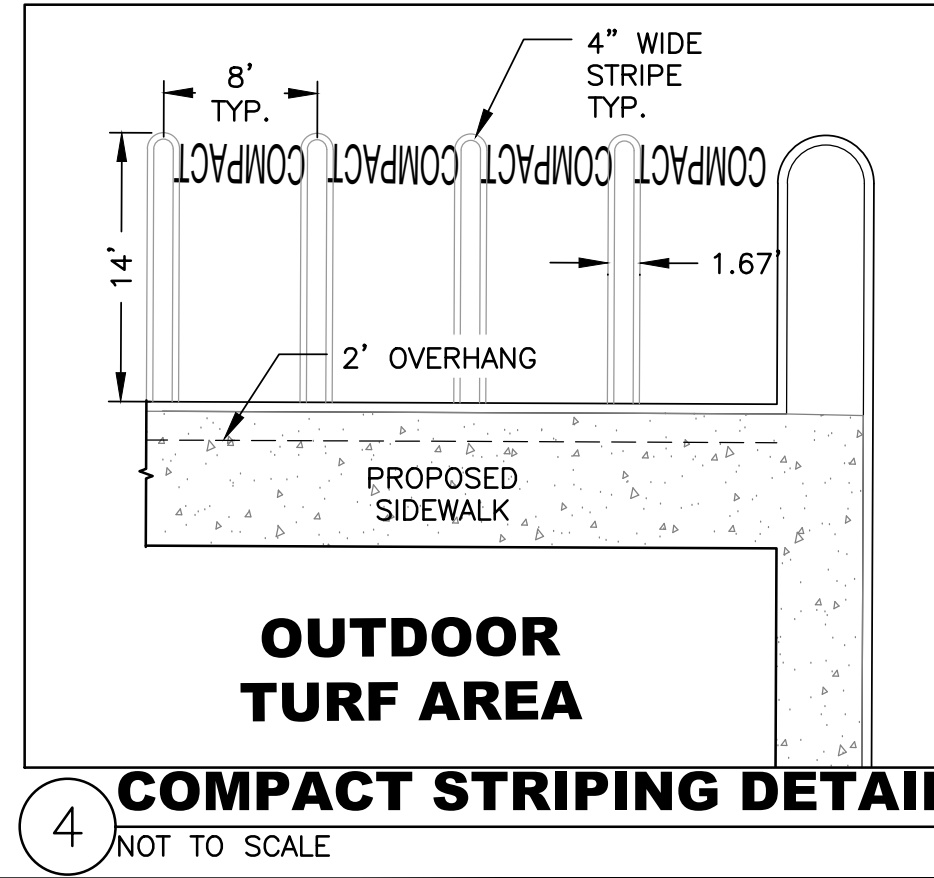
Environmental Impact (Significance Before Mitigation)	Mitigation Measures	Level of Significance After Mitigation	Findings of Fact
unnecessary use of energy resources.			

No Impact = NI Less than Significant = LS Beneficial = B Significant = S Cumulative Significant = CS Significant and Unavoidable = SU Potentially Significant = PS

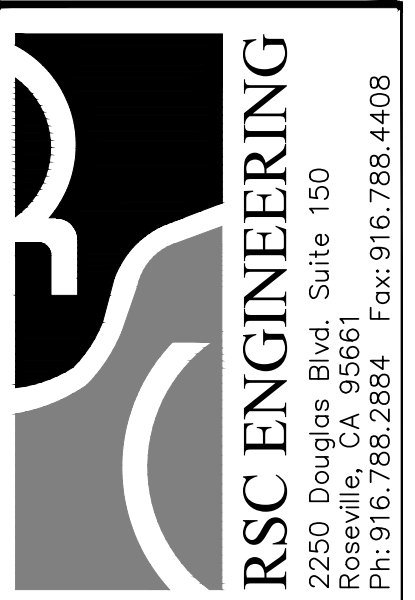


DATE: MARCH 24, 2017

SCALE



VILLASPORT
150 PELICAN WAY
SAN RAFAEL, CA 94901

[illegible]

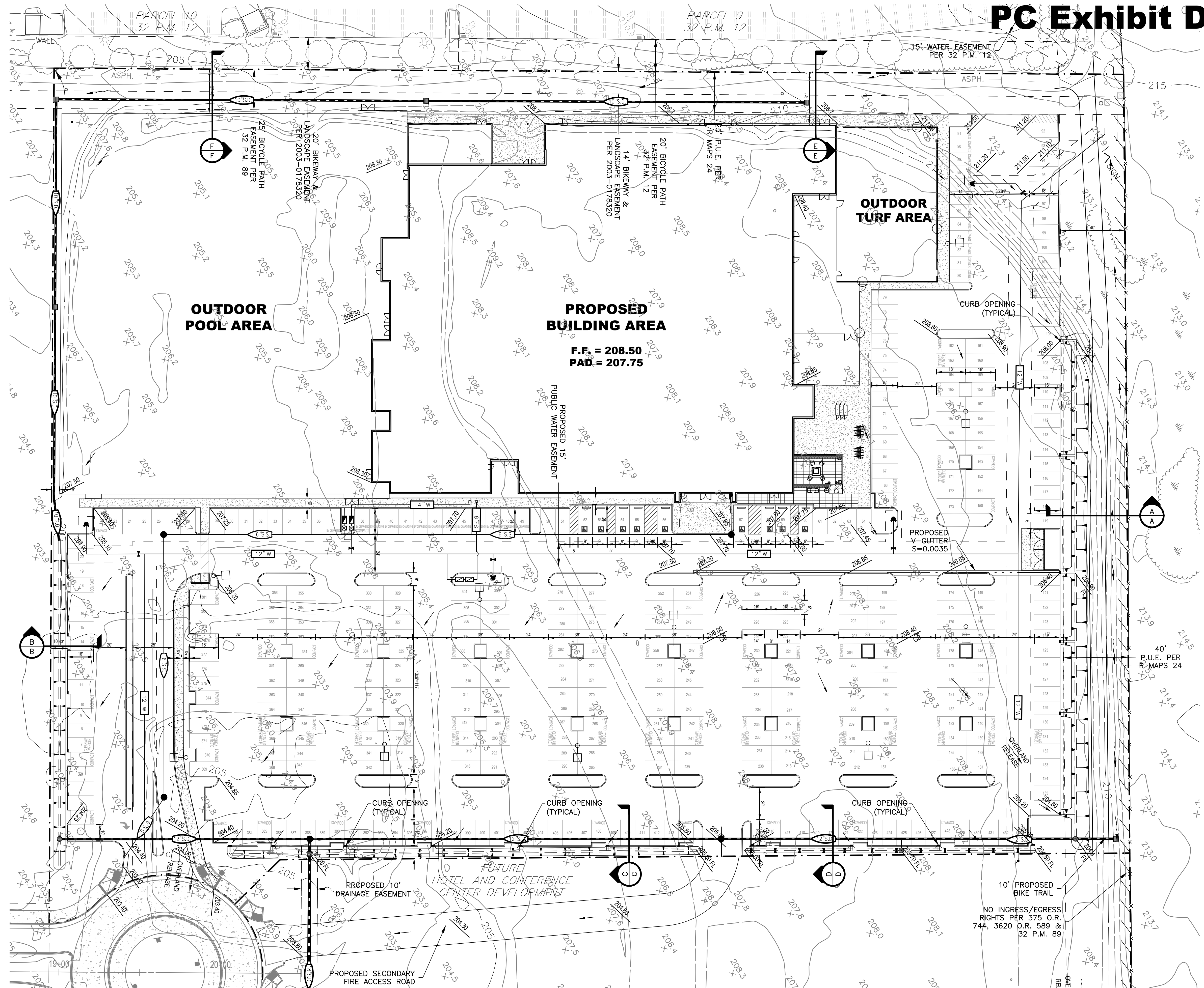
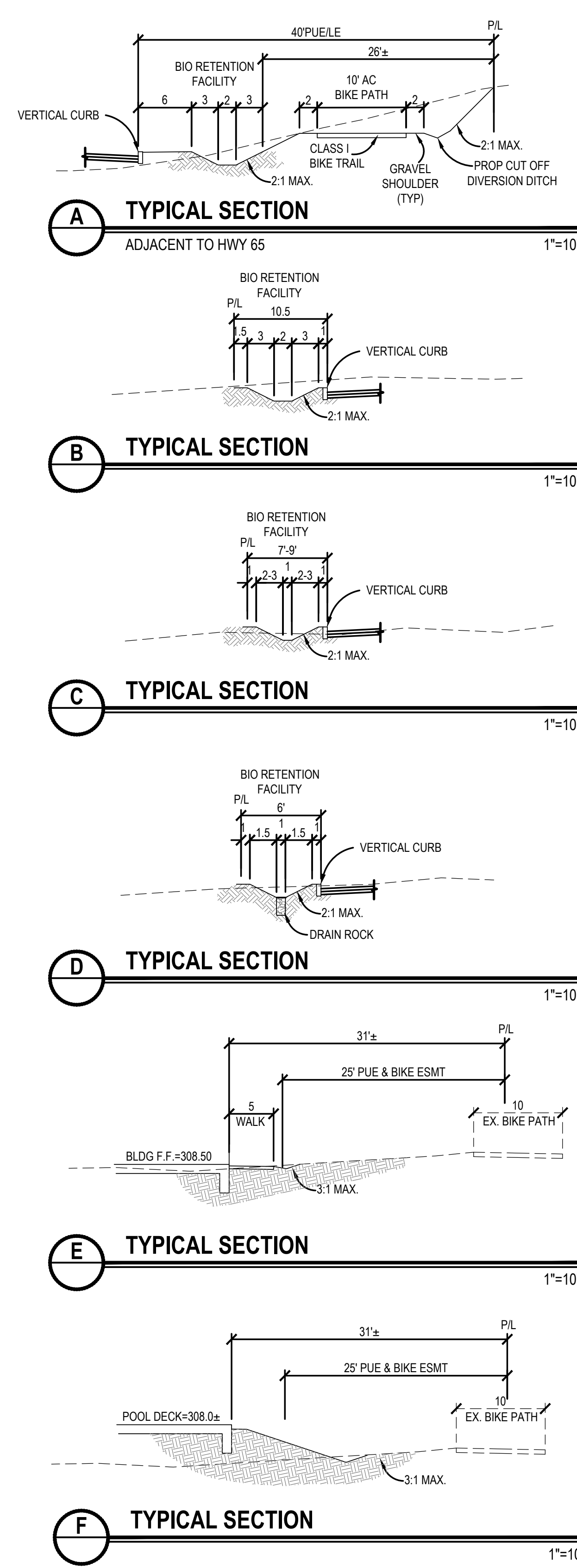
PROJECT NO:	157-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PLANNING SUBMITTAL FOR
VILLASPORT ROSEVILLE**

**291 CONFERENCE CENTER DRIVE
ROSEVILLE, CA 95678**

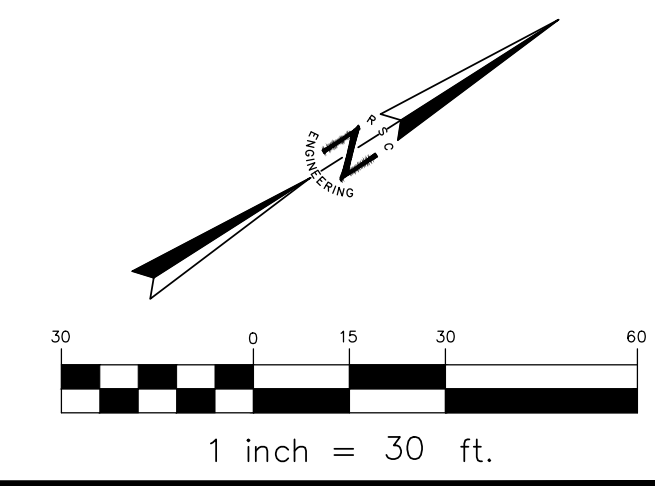
SHEET TITLE
**PRELIMINARY
GRADING &
UTILITY PLAN**

SHEET NO.
GR1
OF **5**

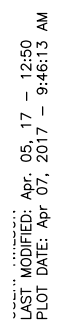


EARTHWORK

CUT:	7,235 C.Y.
FILL:	6,350 C.Y.
EXPORT:	885 C.Y.
IMPORT:	0 C.Y.



LAST MODIFIED: Apr. 05, 17 - 12:50
PLOT DATE: Apr 07, 2017 - 9:46:36 AM



ELS
ARCHITECTURE AND URBAN DESIGN
 2040 ADDISON STREET, BERKELEY, CA 94704
 P 510.549.2929 F 510.843.3304
WWW.ELSARCH.COM

PROJECT:

VillaSport
ATHLETIC CLUB AND SPA
ROSEVILLE, CALIFORNIA

PROJECT ADDRESS:
**291 CONFERENCE CENTER DRIVE
ROSEVILLE, CA 95678**

CLIENT: **VillaSport, LLC**
150 PELICAN WAY, SAN RAFAEL, CA 94901
P 415.448.8435 F 415.448.8346

PROJECT NUMBER:
201609.00

CONSULTANTS:

STRUCTURAL:
SIMPSON, GUMPERTZ & HEGER
500 12TH STREET, SUITE 270
OAKLAND, CA 94607
P 510.457.4600
WWW.SGH.COM

MEP:
SCHNACKEL ENGINEERS
3035 SOUTH 72ND STREET
OMAHA, NE 68124
P 402.391.7680
WWW.SCHNACKEL.COM

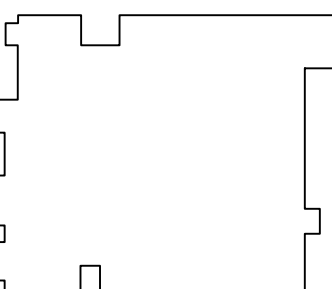
POOL:
WATER TECHNOLOGY, INC.
100 PARK AVENUE
BEAVER DAM, WI 53916
P 920.887.7375
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LANDSCAPE:
MPSLA
10008 SIERRA GLEN WAY
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1001 NATIONAL AVENUE, #405
SAN BRUNO, CA 94066
P 650.636.4603
WWW.PAWPRINTSPECS.COM

KEY PLAN:



REVISIONS:

[illegible]

ISSUE: **2ND SUBMITTAL**

DATE: **MARCH 16, 2017**



SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L400

TREE SPECIES	INTERIOR PLANTER 100%	SOUTH, EAST, WEST 50%	CORNER & NORTH 25%	
CALOCERDUS DECURRENS (30-35')	0@962sf=0sf	0@481sf=0sf	4@240sf=960sf	
FRAXINUS UIDEI (30-35')	8@962sf=7698sf	4@722sf=2888sf	4@240sf=960sf	
PISTACIA CHINENSIS (30-35')	4@962sf=3848sf	9@722sf=6498sf	3@240sf=720sf	
CINNAMOMUM CAMPHORA (30-35')	15@962sf=14430sf	9@722sf=6498sf	5@240sf=1200sf	
UMB. CALIFORNICA (30-35')	32@962sf=30784sf	0@722sf=0sf	0@240sf=0sf	
RHUS LANCEA (15-20')	1@314sf=314sf	22@157sf=3454sf	0@79sf=0sf	
CALCULATED TOTALS:	57,074sf	19,388sf	3,840sf	80,302 SF

- | | |
|--|------------|
| 1. TOTAL QUALIFYING PAVED AREA IN PARKING LOT: | 124,653 SF |
| 2. SHADE REQUIRED (50% OF QUALIFIED PAVED AREA): | 63,326 SF |
| 3. SHADE PROVIDED: | 80,302 SF |
| 4. % SHADE PROVIDED (ITEM 3 DIVIDED BY ITEM 1): | 64% |

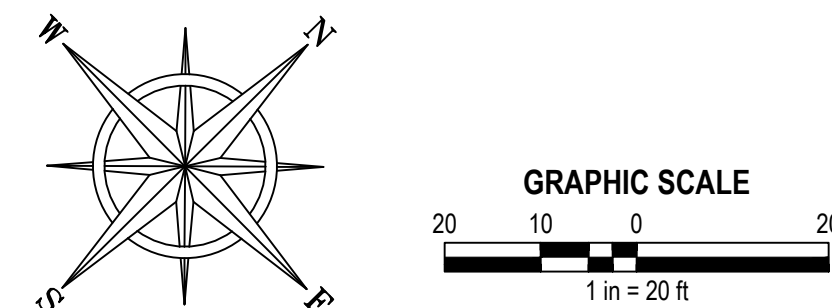
**CITY OF ROSEVILLE MWELO NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
EFFICIENT LANDSCAPING ORDINANCE
AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE DESIGN PLAN.**

SIGNED:  **DATE:** 09-13-16
MICHAEL P. SCHEELE, LEED AP, CLIA, ASLA
CA. PL#1-3861

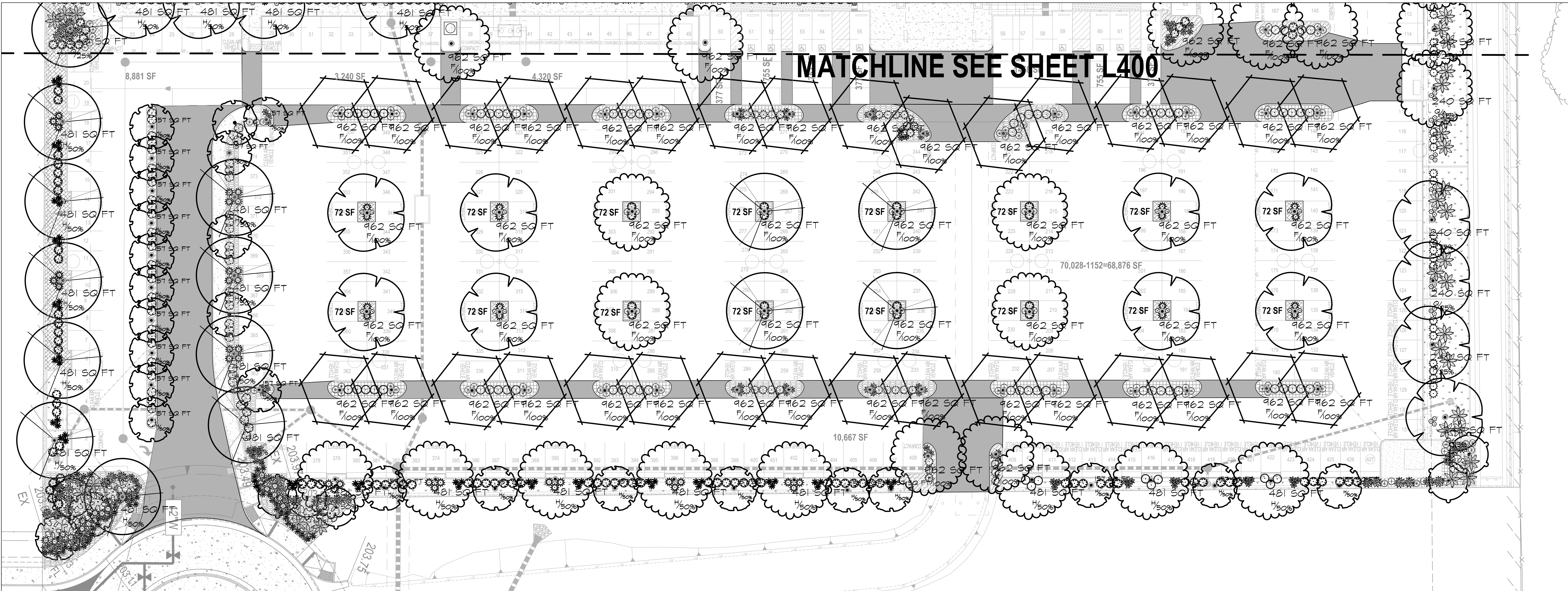
EXEMPT FROM SHADE CALCULATIONS

1. PRE-CONSTRUCTION MEETING: ALONG WITH THE OTHER OBSERVATIONS/INSPECTIONS DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (AS APPLICABLE) TO DISCUSS AND COORDINATE BID DOCUMENTS, PROJECT SUBMITTALS, RFP PROCEDURES, LINES OF COMMUNICATION, SCHEDULE, PROPOSED SUBSTITUTIONS ETC. THIS PRE-CONSTRUCTION MEETING SHALL OCCUR AS EARLY AS POSSIBLE BUT NO LATER THAN THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL COMMUNICATE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS (PLANS, SPECIFICATIONS, ADDENDA ETC.) TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
3. PLANT CUTOFFS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN. ADDITIONALLY, IF A GROUNDCOVER SYMBOL OR PATTERN IS SHOWN STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
5. ALL PLANT MATERIALS SHALL BE INSPECTED UPON DELIVERY BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR THIS INSPECTION/OBSERVATION AND SHALL MAKE DILIGENT EFFORT TO HAVE ALL MATERIAL ON SITE FOR REVIEW AT ONE TIME. CONTRACTOR SHALL PROMPTLY REPLACE ANY MATERIAL AS REQUESTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN IS NOT ALTERED SIGNIFICANTLY.
6. ALL NON-SLOPED PLANTING AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE TREATMENT AND THREE INCH (3") LAYER OF "REGULAR WALK ON" FIRM BARK MULCH TOP DRESS (2 INCH AVG. SIZE-SUBMIT SAMPLES) REFER TO SPECS. AS AVAILABLE FROM: REDI-GRO CORP. 8909 ELDER CREEK RD. SACRAMENTO, CA. 95828 (800)-654-4358. NO REDWOOD, CEDAR OR SHREDDED BARK (GORILLA HAIR) IS TO BE USED FOR LANDSCAPING FOR THIS PROJECT. AREAS ARE FIRM WITHIN DASHED LINE.
7. ALL PLANTING AREAS SHALL BE MAINTAINED IN A HEALTHY, WEED-FREE CONDITION AT ALL TIMES. 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).
8. PRIOR TO PLANTING, CONTRACTOR SHALL CROSS-RIP/LOOSEN ALL PLANTING AREA SOILS TO A SIX INCH (6") MINIMUM DEPTH AND FORTIFY WITH AMENDMENTS. REFER TO SPECIFICATIONS, SOIL FERTILITY ANALYSES AND DETAILS FOR SITE-SPECIFIC SOIL AMENDMENT AND PLANTING INFORMATION. AS NECESSARY, CONTRACTOR SHALL EXCAVATE AND REMOVE ANY LIMC-TREATED OR UNSUITABLE SOIL TO A DEPTH OF TWELVE INCHES (12") AND/OR ROTILY/RIP ANY OVER-COMPACTED SOIL AND REMOVE ANY GRAVEL/ROCK (OVER 2" IN SIZE) AND BUILDING MATERIALS FROM ALL PLANTERS TO A MINIMUM DEPTH OF TWELVE INCHES (12"). IN AREAS THAT HAVE BEEN EXCAVATED AND REMOVED, CONTRACTOR SHALL FURTHER RIP/LOOSEN SUB-GRADE SOIL FOUR TO SIX INCHES (4-6") PRIOR TO PLACING ANY REQUIRED AND PREVIOUSLY ACCEPTED PLANTING/TOPSOIL MIX TO REQUIRED GRADES. ANY SUCH IMPROVEMENT PLANTING AREA SOIL SHALL THEN BE FORTIFIED WITH AMENDMENTS BASED ON FRESH FERTILITY ANALYSES OF SAID IMPROVED MATERIALS.
9. CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WITH TRUNKS SHOWN 5 FEET OR CLOSER TO PAVING. BARRIERS SHALL BE: DEEPROF PARTNERS LP MODEL # LB-18-2 PANELS INSTALLED IN THE LINEAR FASHION AS SHOWN IN THE MANUFACTURERS INSTRUCTIONS. WIDTH OF TREE SYMBOL SHOWN MAY SERVE AS TREES EXPECTED CANOPY WIDTH AT MATURITY FOR CALCULATIONS OF QUANTITY/LENGTH OF ROOT BARRIER PANELS TO INSTALL.
10. PLANT MATERIALS OVER 4 INCHES IN HEIGHT AT MATURITY SHALL BE PLACED/ADJUSTED SO AS TO MAINTAIN A 3 FOOT CLEARANCE AWAY FROM ALL NON-DOOR SIDES OF ELECTRICAL TRANSFORMERS AND SWITCH GEARS WITH AN 8 FOOT CLEARANCE AWAY FROM DOOR ACCESS SIDES. TREE TRUNKS SHALL BE ADJUSTED TO MAINTAIN A 5 FOOT CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE PROTECTION EQUIPMENT. TREE TRUNKS SHALL ADDITIONALLY BE KEPT A MINIMUM OF 10 FEET CLEAR FROM ANY STREET LIGHT AND PARKING LOT LIGHT POLES. HOLD ALL PLANT MATERIALS 4 FEET AWAY FROM BACKFLOW PREVENTORS AND FOR MAINTENANCE ACCESS, PROVIDE 8 FOOT CLEARANCE ON ONE SIDE FOR ALL PLANT MATERIAL OVER 12 INCHES IN HEIGHT.
11. ADA PATHWAY CLEARANCE. ALL TREE LIMBS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM HEIGHT OF EIGHTY INCHES (80") ABOVE ANY ACCESSIBLE PATHS OF TRAVEL.
12. TREES OR OTHER LANDSCAPE MATERIALS AT BUILDINGS SHALL BE ADJUSTED OR PRUNED SO THAT AT MATURITY, THE MATERIALS DO NOT OBSCURE THE ADDRESS OR BUILDING NUMBERS.

SEE SHEET L401 FOR PLANT LEGEND



MICHAEL P. SCHEELE, LANDSCAPE ARCHITECT
LEED AP, CLIA, ASLA, CA. CERTIFIED ESBE #151700, SMUD SEED CERTIFIED
CA. REGISTERED LANDSCAPE ARCHITECT #3661
PH: 916-364-5527 E: mpslandarch@gmail.com



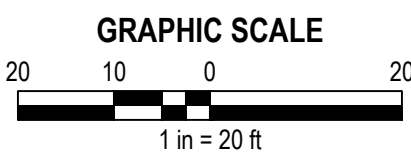
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Calocedrus decurrens / Incense Cedar	24"box	4
	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	7
	Cinnamomum camphora / Camphor Tree	24"box	29
	Cupressus sempervirens / Italian Cypress	24"box	15
	Fraxinus uhdei / Shamel Ash	15 gal	16
	Olea europaea 'Majestic Beauty' TM / Majestic Beauty Fruitless Olive	24"box	15
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	16
	Rhus lancea / African Sumac	15 gal	28
	Umbellularia californica / California Laurel	24"box	32

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	82
	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal	135
	Dietsa bicolor / Fortnight Lily	5 gal	83
	Grevillea x 'Noellii' / Grevillea	5 gal	69
	Hemerocallis x 'Orange' / Orange Day Lily	1 gal	107
	Hemerocallis x 'Yellow' / Daylily	5 gal	123
	Heteromeles arbutifolia / Toyon	5 gal	3
	Jasminum humile / Italian Jasmine	5 gal	101
	Lavatera thuringiaca 'Kew Rose' / Tree Mallow	5 gal	3
	Nandina domestica / Heavenly Bamboo	5 gal	17
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal	113
	Phormium tenax 'Atropurpureum Compactum' / Bronze New Zealand Flax	5 gal	48
	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	5 gal	90
	Rhaphiolepis indica 'Clara' / Indian Hawthorn	5 gal	170
	Rosa banksiae 'Lutea' / Banksia Rose	5 gal	49
	Xylosma congestum / Shiny Xylosma	5 gal	40

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	48" o.c.	595
	Lantana montevidensis / Trailing Lantana	1 gal	36" o.c.	197
	Lantana montevidensis 'Sunburst' / Yellow Trailing Lantana	1 gal	36" o.c.	735
	Mahonia repens / Creeping Mahonia	1 gal	36" o.c.	158
	Myoporum parvifolium / Trailing Myoporum	1 gal	48" o.c.	287
	NO MOW SOD FESTUCA RUBRA / Red Fescue	sod		7,792 sf
	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal	36" o.c.	614

SEE SHEET L400 FOR PLANTING NOTES



ELS
ARCHITECTURE AND URBAN DESIGN
2040 ADDISON STREET, BERKELEY, CA 94704
P 510.549.2929 F 510.843.3304
WWW.ELSARCH.COM

PROJECT:

VillaSport
ATHLETIC CLUB AND SPA
ROSEVILLE, CALIFORNIA

PROJECT ADDRESS:
291 CONFERENCE CENTER DRIVE
ROSEVILLE, CA 95678

CLIENT:

VillaSport, LLC
150 PELICAN WAY, SAN RAFAEL, CA 94901
P 415.448.8435 F 415.448.8346

PROJECT NUMBER:

201609.00

CONSULTANTS:

STRUCTURAL:
SIMPSON, GUMPERTZ & HEGER
500 12TH STREET, SUITE 270
OAKLAND, CA 94607
P 510.457.4600
WWW.SGH.COM

MEP:
SCHNAECKEL ENGINEERS
3035 SOUTH 72ND STREET
OMAHA, NE 68124
P 402.591.7680
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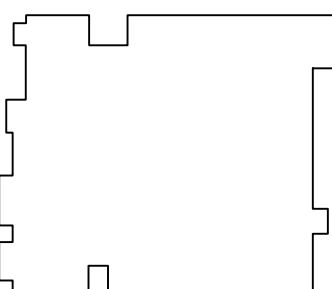
POOL:
WATER TECHNOLOGY, INC.
100 PARK AVENUE
BEAVER DAM, WI 53916
P 920.887.7375
WWW.WATERTECHNOLOGYINC.COM

LANDSCAPE:
NPSLA
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KEY PLAN:



REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE: 2ND SUBMITTAL

DATE:

MARCH 16, 2017



SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L401

A. ALL FOOT CANDLE CALCULATIONS ARE BASED ON A SINGLE CALCULATION ZONE.

B. INNER LUMINARIES ISO CURVE INDICATES 5 FOOT CANDLE. INTERMEDIATE CURVES INDICATE 1 & 2 FOOT CANDLES. OUTER LUMINARIES ISO CURVE INDICATES 0.5 FOOT CANDLES.

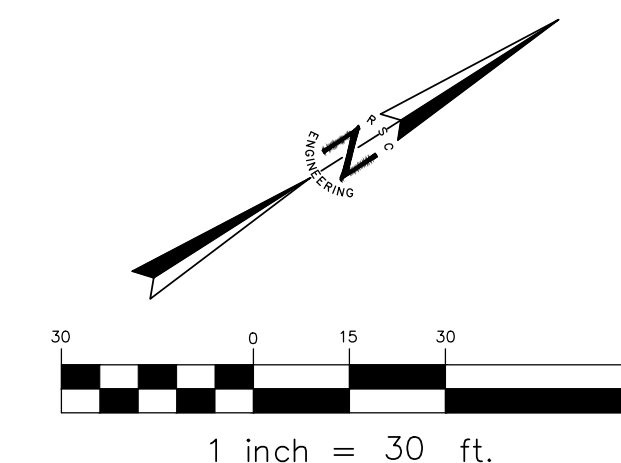
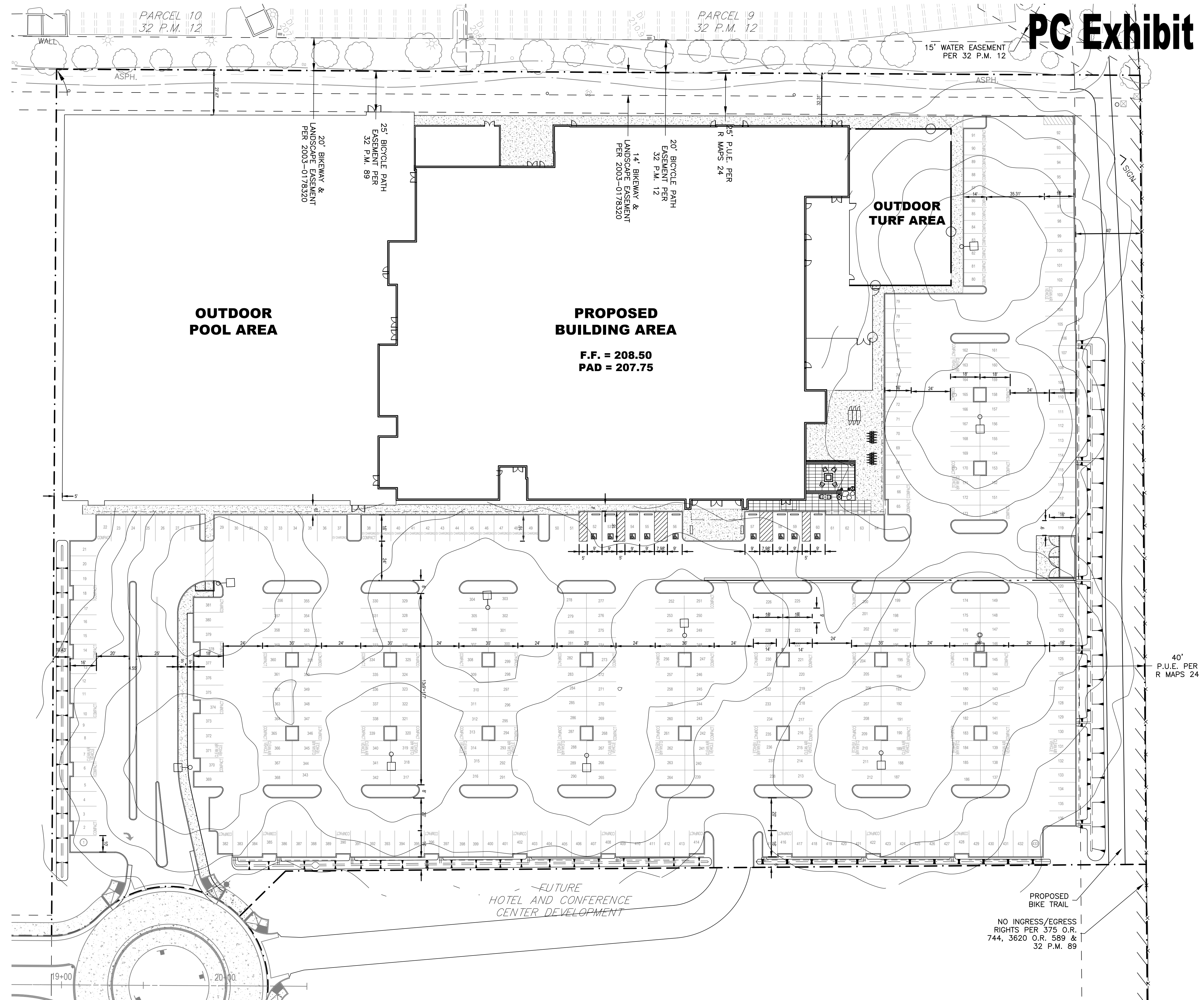
A. 1 FOOT CANDLE MIN. FOR PARKING AND DRIVE AISLES.

B. 0.5 FOOT CANDLE MIN. FOR WALK AND PEDESTRIAN AREAS.

 SITE LUMINAIRE (SINGLE HEAD)
 20 FOOT MOUNTING HEIGHT

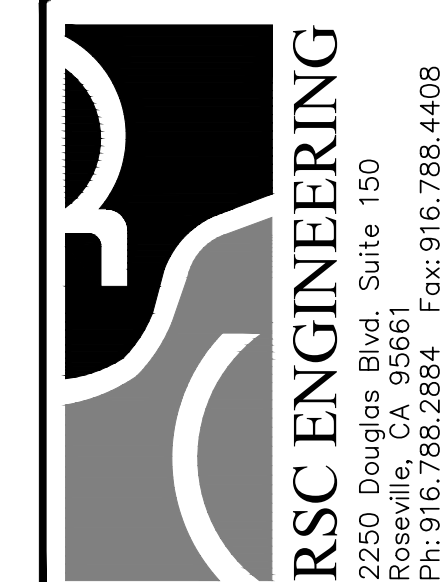
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOTCANDLES	3.11
MAXIMUM FOOTCANDLES	20.6
MINIMUM FOOTCANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	516.37
AVE. TO MIN. FC RATIO	77.73

CALLOUT	SYMBOL	LAMP	DESCRIPTION	866-516-9497	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
MON-3		866-516-9497	MONTEREY SIZE 3 TYPE 5 REFLECTOR-FLAT GLASS LENS LUMINAIRE SIZE 33.8" x 29.3"	ELECTRONIC	POLE	VISIONAIRE LIGHTING, LLC, MON-3 T5-1000PS-VLFG-SEG	120V 1P 2W	1000W PULSE START		M351000P 120000 Lms.	11



VILLASPORT
150 PELICAN WAY
SAN RAFAEL, CA 94901

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE
△					
△					
△					
△					
△					



PROJECT NO:	157-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PLANNING SUBMITTAL FOR
VILLASPORT ROSEVILLE**

**2291 CONFERENCE CENTER DRIVE
ROSEVILLE, CA 95678**

SHEET TITLE
**PRELIMINARY
PHOTOMETRIC
PLAN**

SHEET NO.
E1
OF **5**

DATE: MARCH 24, 2017

PC Exhibit H

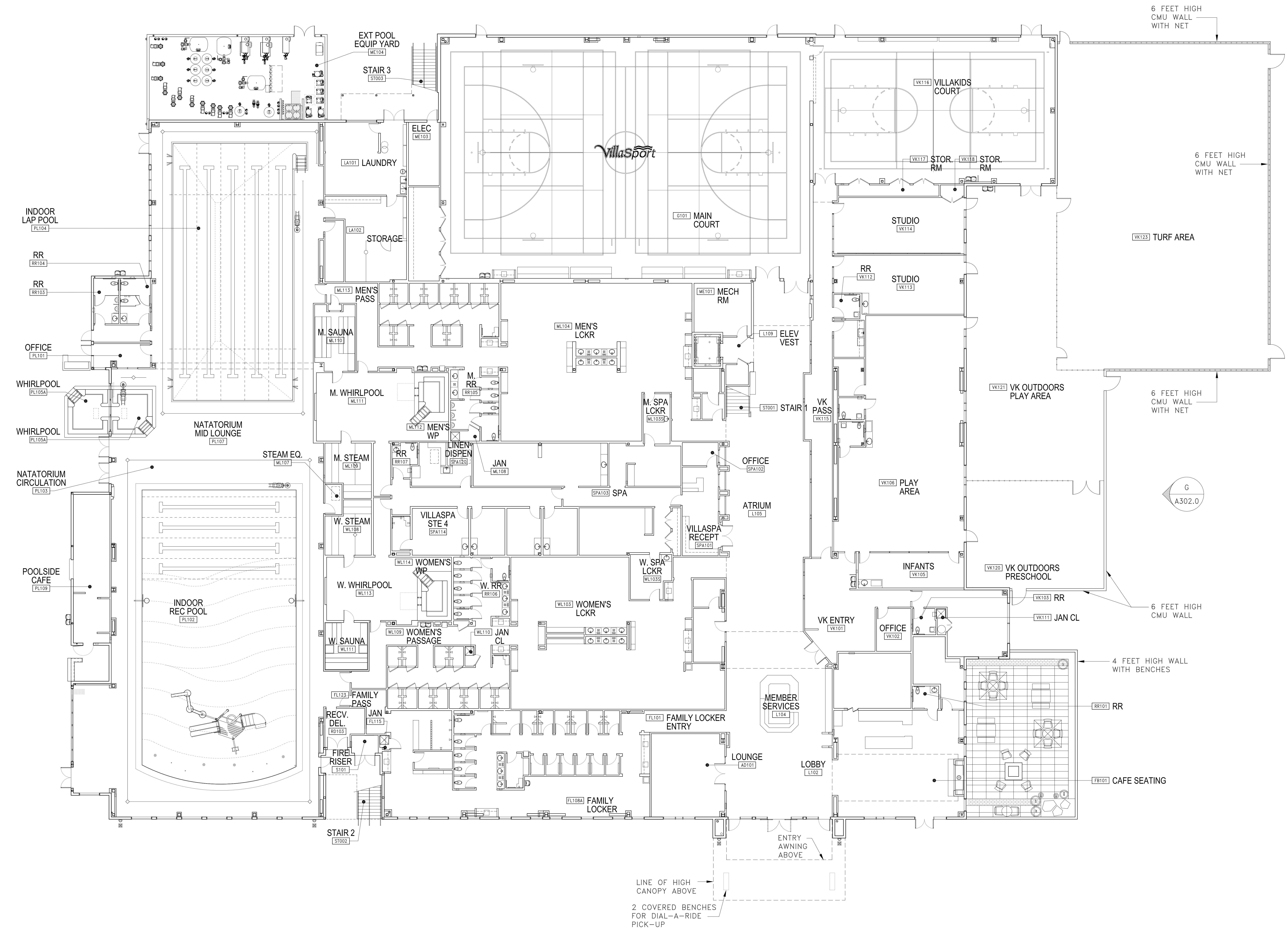
ELS
ARCHITECTURE AND URBAN DESIGN
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WWW.ELSARCH.COM

PROJECT:
VillaSport
ATHLETIC CLUB AND SPA
ROSEVILLE, CALIFORNIA

PROJECT ADDRESS:
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ROSEVILLE, CA 95678**

CLIENT:
VillaSport, LLC
150 PELICAN WAY, SAN RAFAEL, CA 94901
P 415.448.8435 F 415.448.8346

PROJECT NUMBER:
201609.00

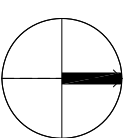
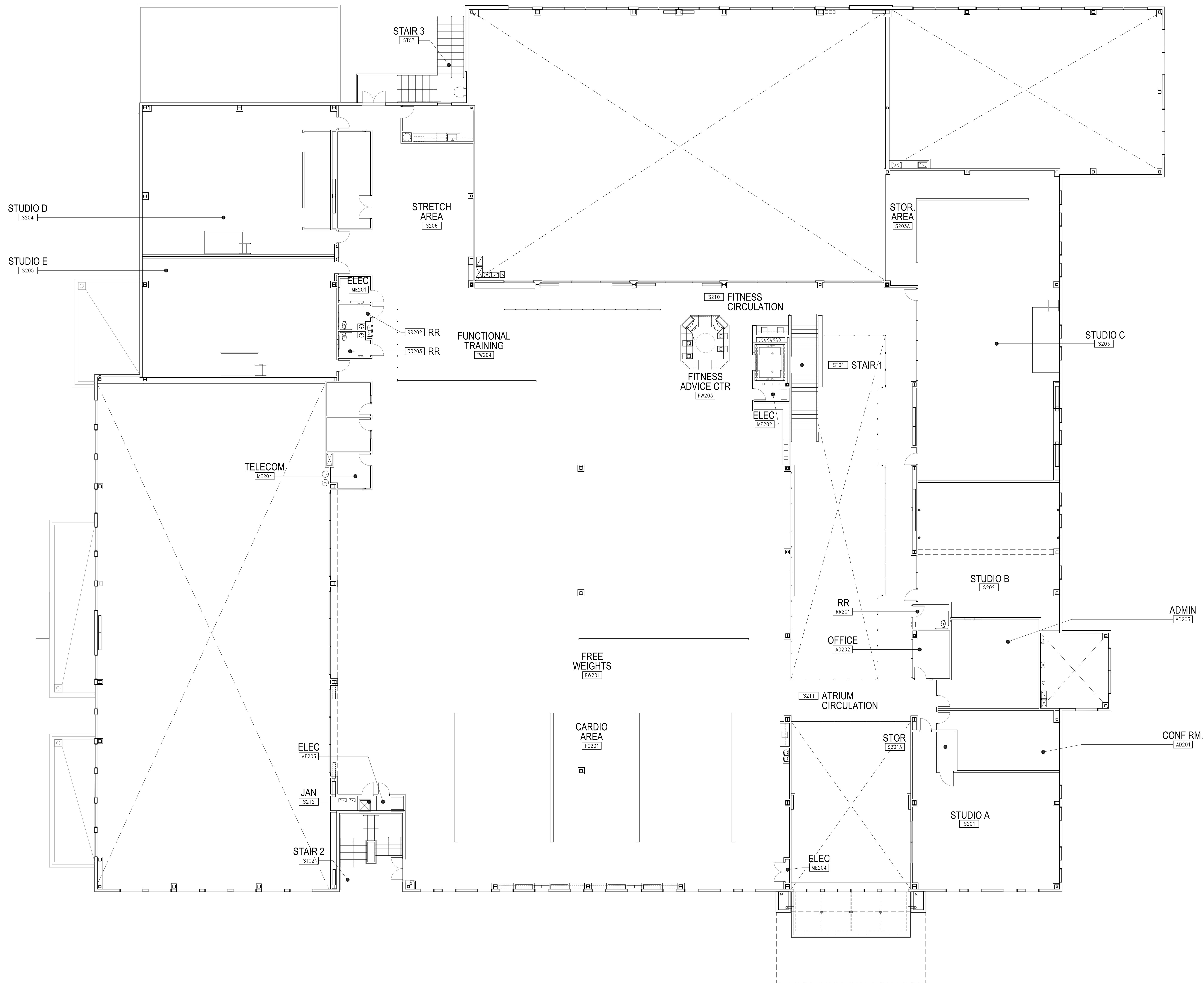


1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

SHEET TITLE:
**FLOOR PLAN
LEVEL 1**

SHEET NUMBER:

A111.0



PC Exhibit H

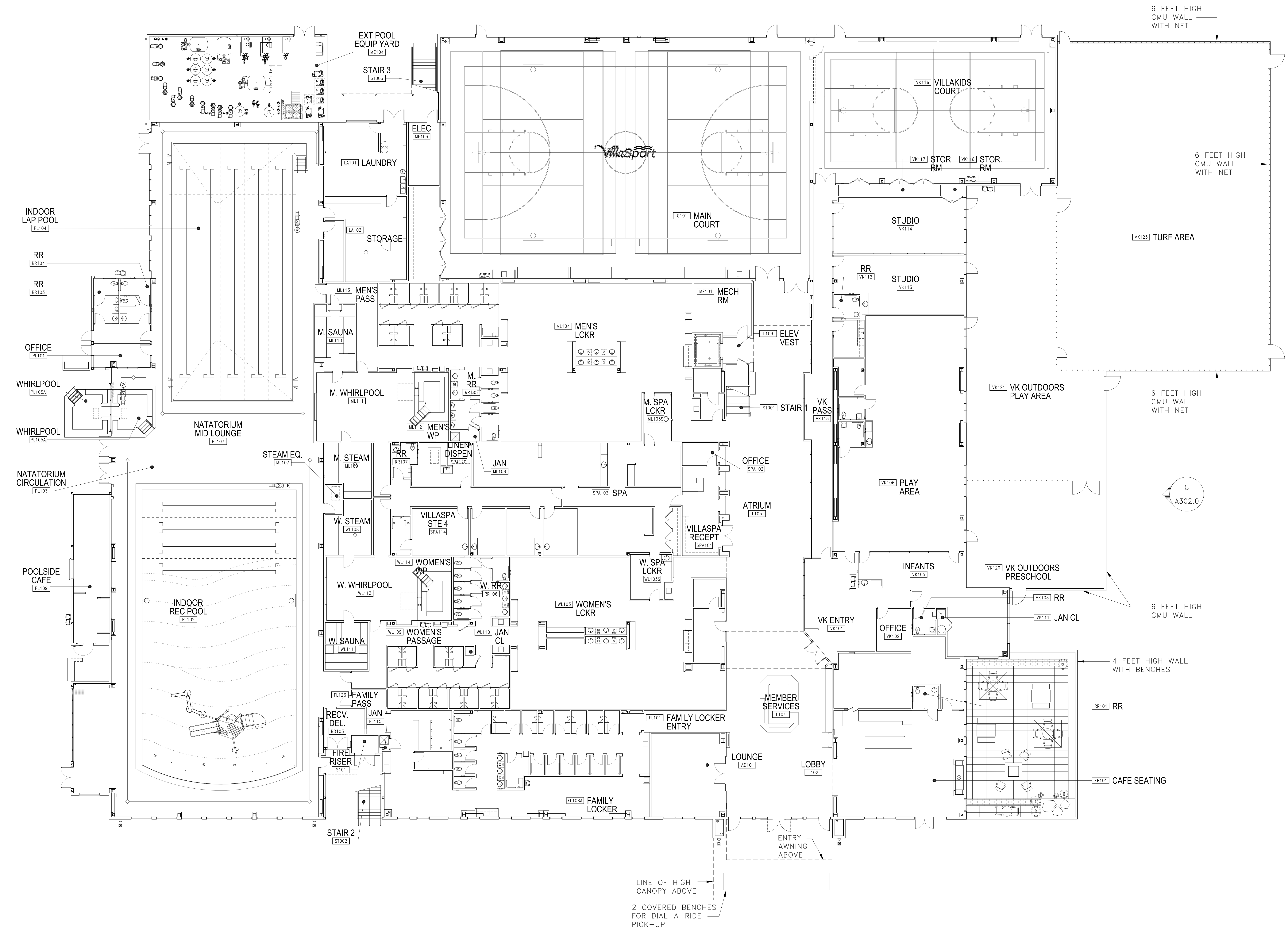
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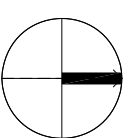
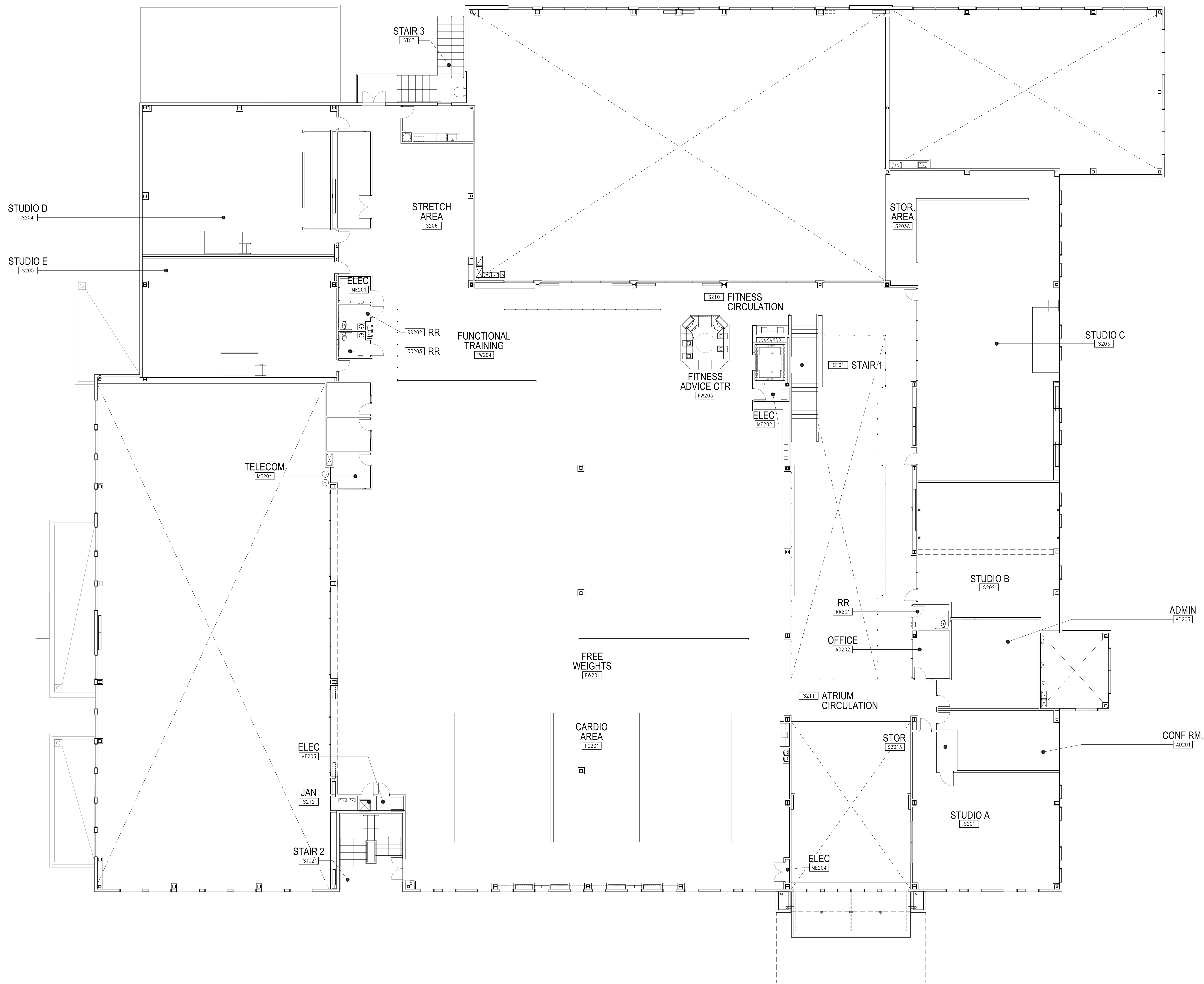


1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

SHEET TITLE:
FLOOR PLAN
LEVEL 1

SHEET NUMBER:

A111.0



PC Exhibit J

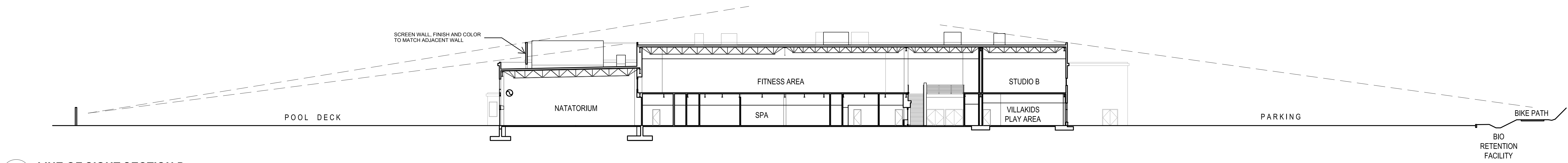
ELIS
ARCHITECTURE AND URBAN DESIGN
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PROJECT:
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ATHLETIC CLUB AND SPA
ROSEVILLE, CALIFORNIA

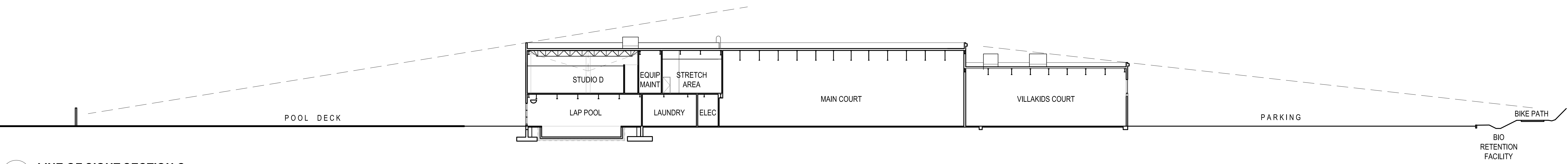
PROJECT ADDRESS:
**291 CONFERENCE CENTER DRIVE
ROSEVILLE, CA 95678**

CLIENT:
VillaSport, LLC
150 PELICAN WAY, SAN RAFAEL, CA 94901
P 415.448.8435 F 415.448.8346

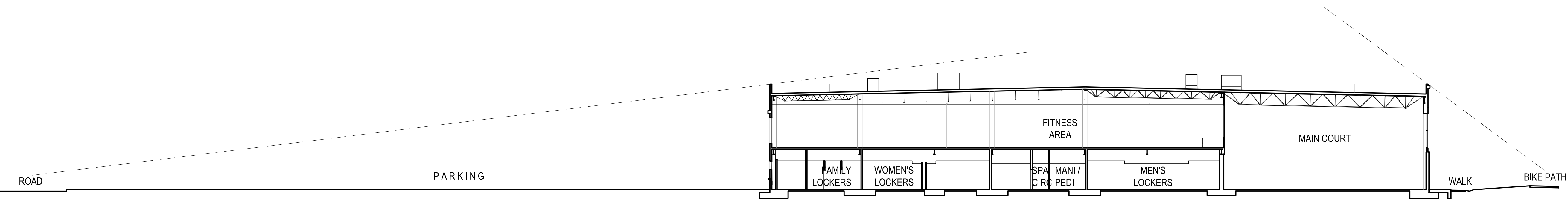
PROJECT NUMBER:
201609.00



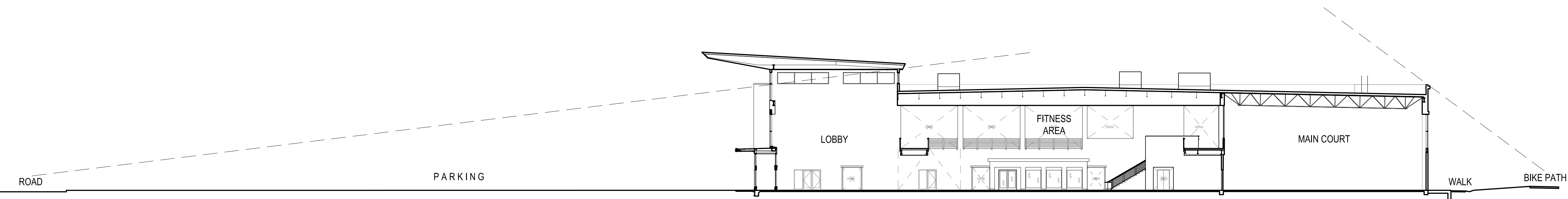
D LINE OF SIGHT SECTION D
1" = 20'-0"



C LINE OF SIGHT SECTION C
1" = 20'-0"



B LINE OF SIGHT SECTION B
1" = 20'-0"



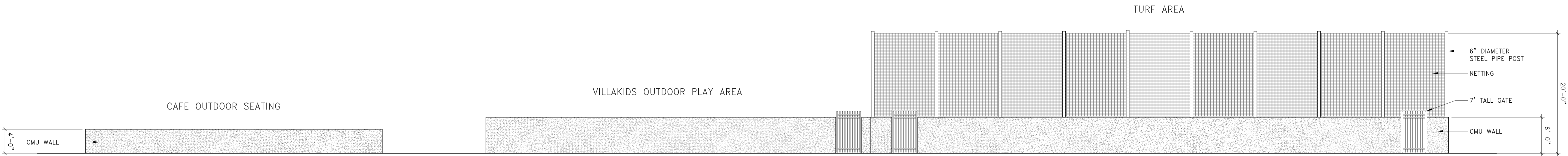
A LINE OF SIGHT SECTION A
1" = 20'-0"

SHEET TITLE:

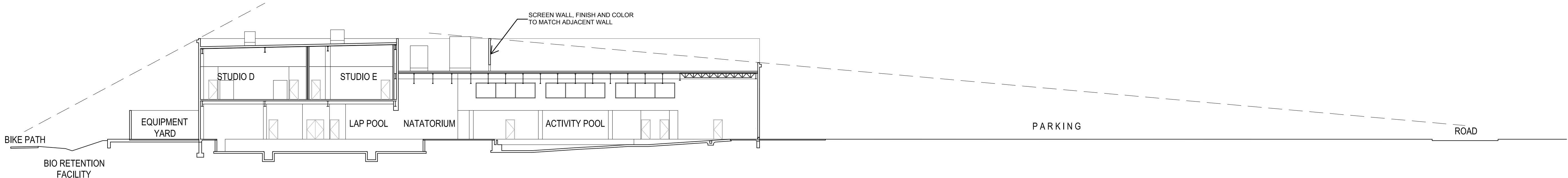
**LINE OF SIGHT
SECTIONS**

SHEET NUMBER:

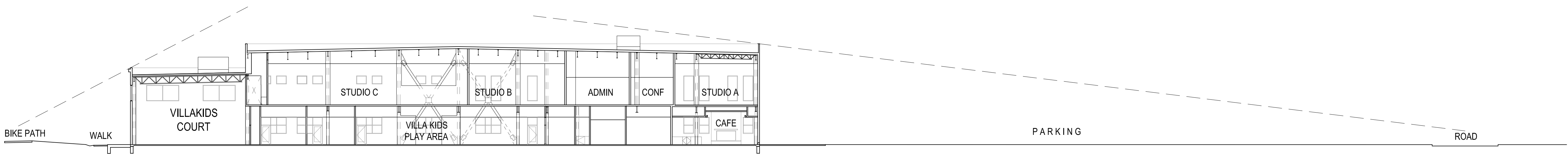
A301.0



G WALL ELEVATION
1/8" = 1'-0"



F LINE OF SIGHT SECTION F
1" = 20'-0"



E LINE OF SIGHT SECTION E
1" = 20'-0"