



June 22, 2022

ATTN: Derek Ogden, Senior Planner  
City of Roseville, CA  
311 Vernon St.  
Roseville, California 95678

RE: Conditional Use Permit – Pickleball Conversion  
Life Time – Roseville, CA  
1435 E Roseville Pkwy  
Roseville, CA 95661

***Subject: Life Time – Roseville, CA | CUP – Pickleball Conversion of Existing Tennis Courts | Operations Plan***

### Overview of Facilities

The existing Life Time facility is located at 1435 E Roseville Pkwy, Roseville, CA 95661 consists of the following:

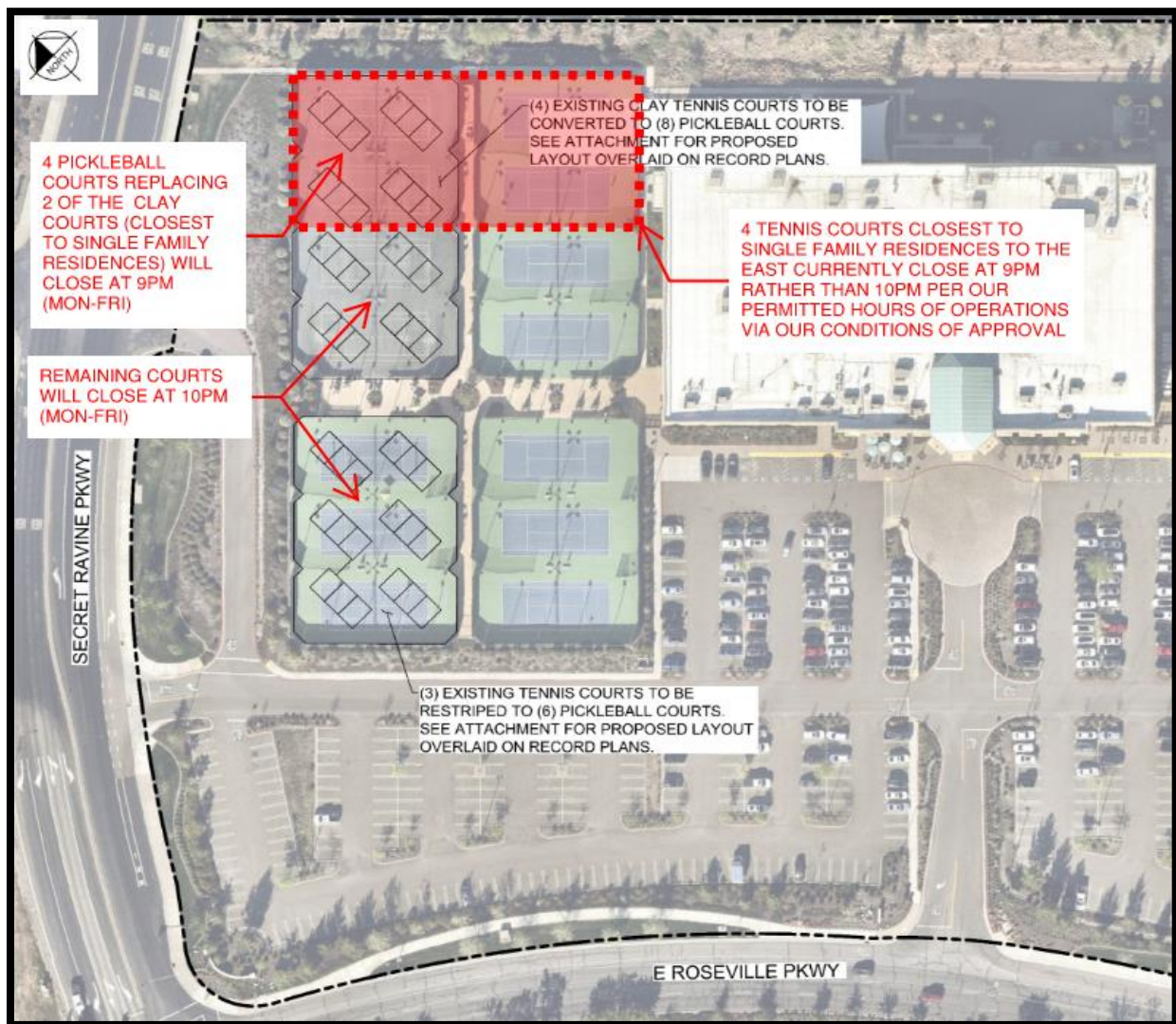
1. 118,580 SF facility that sits on approximately 17.4 AC with indoor and outdoor recreational and fitness spaces. The programming at our existing facility includes an indoor fitness gym, indoor basketball courts, 10 hard-surface outdoor tennis courts and 4 clay outdoor tennis courts, indoor pools, a zero-entry leisure/ lap outdoor pool with a slide, indoor group fitness studios including a yoga, cycle and pilates room, dedicated kids' spaces, locker rooms that include steam rooms and saunas, the LifeSpa that provides skin, hair, nail and massage services and then the LifeCafe (indoor) and the LifeCafe Poolside (outdoor) that serve healthy food and beverage options.

This application proposes modifications of the club's conditional use permit to convert the existing 4 clay tennis courts and 3 of the existing hard-surface tennis courts to 14 pickleball courts. The rationale for the proposed change is outlined below:

1. Life Time is a multi-recreational athletic resort offering a variety of recreational and sports activities for the community.
2. As a part of the Life Time brand, we are always changing, updating, and evolving to keep up with the latest trends. Pickleball is a rapidly growing activity for all ages, and we would like to serve this growing need for the community.
3. Life Time is a second-to-none operator of Health and Fitness facilities across the US and Canada, and we plan be operating over 300+ pickleball courts across the county by the end of 2022. Life Time currently operates 143 pickleball courts nationwide.
4. The (4) existing clay courts at our Roseville club are currently under-utilized and require excess water usage to maintain.

## Operations

1. The hours of operation for the proposed outdoor pickleball will match the existing hours of operation for tennis. Those currently permitted hours of operation year-long are: Monday – Friday 8am – 10pm (except for 4 tennis courts closest to single family residences to the east that currently close at 9pm rather than 10pm per our conditions of approval, this will impact the 4 pickleball courts that are replacing 2 of the northeastern clay courts (see Figure 1 below) – they will close at 9pm Monday – Friday), and all courts will operate Saturday and Sunday 8am – 8pm.
  - a. The most active days are anticipated to be Monday- Saturday. The most active times are expected to be 10am-6pm. In the summer, peak times are expected to be 8am-10am, and 6pm-9pm due to the heat.



**Figure 1:** Monday-Friday Hours of Operation for Pickleball Based on Current Permitted Hours of Operations Year-Long via Conditions of Approvals from City of Roseville



2. The courts currently have lighting installed and no modifications are proposed with the conversion to pickleball courts.
3. Each grouping of courts is fully enclosed and has black wind-screening around the fencing for wind, sound, and privacy purposes. No modifications to the existing fencing are proposed.
4. The courts can be accessed through an egress door internal to the western portion of the club. Outside, the courts are accessed through the patio/ seating area where the wind-screening opens.

## Proposed Changes

Life Time proposes to convert 4 existing clay tennis courts and 3 existing hard-surface tennis courts to 14 pickleball courts as identified on the attached aerial plans. The 7 southeastern tennis courts closest to the existing Life Time building will remain.

There is an existing patio in the middle separating a group of 8 tennis courts (4 northern to be converted to pickleball) on the east and 6 courts (3 northern to be converted to pickleball) on the west. This patio has been used as a gathering/social area for players when they are not on the courts, and it will continue to be used as such for the pickleball conversions.

Pickleball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. It is expected that Life Time will host 1-3 larger tournaments per year, likely one to be affiliated with the Professional Pickleball Association (PPA). The PPA affiliated tournament will likely be a 4-day tournament (9am-7pm). Life Time will also host smaller tournaments that will be far less attended and of lower volume (club tournaments, inter-club tournaments, Mixers, Events). Smaller tournaments are likely to be held quarterly, and events to be held monthly. Life Time will work directly with the PPA to shuttle non-members and players on/off property for the PPA affiliated tournament. Life Time has experience working with the PPA at the Rancho San Clemente and Charlotte clubs. The PPA will likely work this out with a local high school, shopping mall, or outlet plaza. Only members/team members would be permitted to park on the property for the large tournament. Life Time will apply for special events permits as required by the City of Roseville for all tournaments and events. Tournaments will likely be held on weekend days, which are typically less busy for the club for parking.

Life Time engaged *Saxelby Acoustics* to perform an acoustic study of the proposed pickleball conversion. The noise analysis for the proposed conversion of 7 existing tennis courts to 14 pickleball courts indicated that property line noise levels at the nearest sensitive receptors comply with the City of Roseville exterior noise standards. In fact, there was only a minor increase of 1 dBA in noise levels to the existing, approved tennis noise levels. Life Time will be incorporating all recommendations of the Acoustic Study into the application. The full acoustic study with results and recommendations is attached.



Please contact me at (952) 401-2477 if you have any questions. We're looking forward to proceeding with this minor amendment to our CUP with Roseville and hope you are equally as excited for this popular amenity to be a part of your community.

Sincerely,

A handwritten signature in black ink that reads "Megan H. Eaton".

Megan Eaton  
Development Director  
Life Time Property Development