

ITEM 5.2: **Design Review Permit and Tentative Parcel Map – 10375 Fairway Drive – HRNSP PCL 47C – Highland Reserve Marketplace Restaurant – File #PL23-0091**

REQUEST

The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Applicant – Greg S Balderree, GSB Architecture, Inc.
Owner – SN Investment Properties, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant is in agreement with all recommended conditions of approval.

BACKGROUND

The 9.33-acre project site is located on Parcel 47C of the Highland Reserve North Specific Plan (HRNSP), at 10375 Fairway Drive (see Figure 1). The site has a zoning designation of Community Commercial/Special Area-Highland Reserve (CC/SA-HR) and a land use designation of Community Commercial (CC). The site is developed with an approximate 96,000-square-foot retail building that is currently occupied by Kohl's, with associated parking, lighting, and landscaping. The site is part of the larger Highland Reserve Marketplace center to the east and has frontage on Fairway Drive. Other surrounding uses

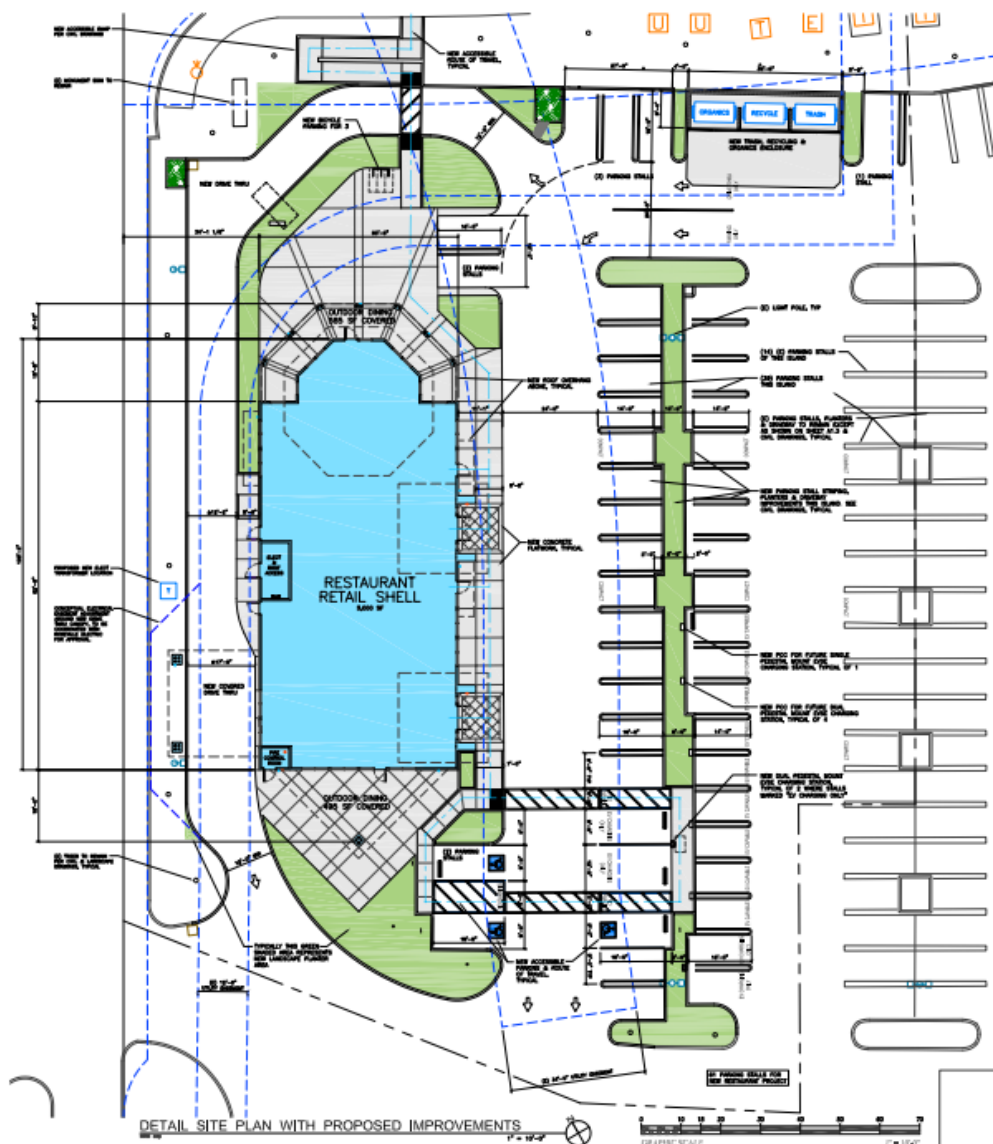


include commercial uses to the west, a Low Density Residential (LDR) subdivision to the north across Fairway Drive, and Highway 65 to the south.

Development of the Highland Reserve Marketplace was approved by the Planning Commission through the City's Design Review Permit (DRP) process on January 23, 2003 (file #DRP 02-46). The DRP allowed the construction of a 201,904-square-foot shopping center consisting of eight (8) buildings and associated site improvements including a parking lot, landscaping, and site lighting. As part of the DRP, design guidelines were approved for the center to establish a consistent and comprehensive design character for the project and for future modifications (see Attachment 1). A Tentative Subdivision Map was also approved to subdivide the original 21.74-acre parcel into eight (8) parcels (file #SUBD 02-09).

The current project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2). Parcel 1 will be 8.15 acres and will contain the existing Kohl's building and a portion of the parking lot. Parcel 2 will be 1.18 acres and will be located in the northwest corner of the site. A Design Review Permit is requested to develop the resulting Parcel 2 with a 5,000-square-foot building with a drive-through. The exact user of the building is unknown at this time, but it is anticipated that it will be occupied by a restaurant and/or retail uses. The building may be demised in the future to accommodate multiple tenants. Both retail and drive-through restaurants are principally permitted in the CC/SA-HR zone.

Figure 2: Preliminary Site Plan



EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the HRNSP, the Highland Reserve Marketplace ("HRM") Design Guidelines, and the City's Community Design Guidelines (CDG). Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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.

The project site is currently developed with an approximate 96,000-square-foot retail building with a parking lot, landscaping, and site lighting. As further discussed in the Tentative Parcel Map section, the site will be subdivided into two parcels, and the proposed project will develop the resulting Parcel 2 in the northwest corner. No protected trees are on or immediately surrounding the subject property, and there are no wetlands or other regulated waters on the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. Developing the property will allow beneficial use to be made of the site.

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; 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.

Site Planning and Building Siting

The project consists of a 5,000-square-foot, one-story building with a single drive-through lane. The building will be situated in the northwestern corner of the site, approximately 80 feet from Fairway Drive to the north and approximately 27 feet from the internal drive aisle to the west. Covered outdoor seating areas will be provided on the north and south sides of the building. The drive-through lane will have a stacking distance of 218 lineal feet, and the pickup window will be located on the western elevation. While the entrance to the drive-through is located on the northern portion of the site adjacent to Fairway Drive, the drive-through lane turns to the south along the western side of the building, facing the internal drive aisle. This is consistent with the HRM Design Guidelines, which require drive-through pickup windows to be oriented away from Fairway Drive. As required by the CDG, the drive-through lane will be screened from the adjacent roadways by existing mature landscaping within the 9-foot-wide landscape setback on the west and the 30-foot-wide landscape setback on the north. The landscaping includes tall shrubs that will minimize views of vehicles in the drive-through lane.

Access and Circulation

The proposed parcel will be incorporated into the existing reciprocal access agreement for the Highland Reserve Marketplace. The property has frontage on Fairway Drive, which is a four-lane major arterial roadway at this location. Access to the site is provided by a shared signalized driveway on Fairway Drive that intersects Rosehall Drive. This driveway leads to an internal shared driveway to the west of the property. A second driveway is located on Fairway Drive, approximately 400 feet east of the signalized driveway, that provides for right-in and right-out turning movements. The project will maintain on-site circulation and connectivity with the adjacent parcels. In addition, a new accessible ramp and path of travel will be constructed along the project frontage that will connect to the existing sidewalks along Fairway Drive.

The drive-through lane will be 12 feet wide and will provide 218 lineal feet of stacking distance when measured at the pickup window. This exceeds the minimum 180 lineal feet of stacking distance required by the CDG and will not conflict with the on-site parking and circulation system. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with vehicle access and circulation standards, refuse service standards, and with emergency circulation requirements.

Parking

The proposed project will require the removal of 67 existing parking spaces and will provide a total of 61 spaces. Although the tenant of the building is unknown at this time, the project assumes that the building will be entirely occupied by a restaurant user, which has a higher parking requirement than retail uses. The parking requirement for restaurants is one (1) space per 100 square feet, whereas retail uses require one (1) space per 300 square feet. The building includes two covered outdoor dining areas totaling 1,080 square feet, which also require parking at a ratio of 1:100. Based on the building size and outdoor dining area, the total parking requirement is 61 spaces. The proposed site plan meets this by providing exactly 61 spaces. However, there is an existing reciprocal access and parking agreement for all parcels within the Highland Reserve Marketplace. Based on the current and proposed uses (see Attachment 2), the total parking requirement for the center is 948 spaces and there will be a total of 1,025 spaces provided. Therefore, the project meets the Zoning Ordinance parking requirements.

Landscaping

The project is adjacent to an existing 30-foot-wide landscape setback on Fairway Drive to the north and a 9-foot-wide landscape setback to the west, consisting of street trees, shrubs, and groundcover. As mentioned, the existing tall shrubs will effectively screen views of vehicles in the drive-through lane. The addition of the accessible ramp will require the removal of some landscaping; however, no trees will be removed. Any planting areas affected by the project will be replanted to screen the drive-through and to reestablish the landscape corridor. New landscaping will be added around the building and adjacent to the outdoor dining areas which will enhance the pedestrian scale and soften the edge of the building. In addition, the parking lot area will consist of Chinese pistache trees that will provide 62-percent parking lot shade coverage, which exceeds the 50-percent minimum requirement established by the CDG. The proposed plant palette complies with the HRM Design Guidelines and is consistent with the landscaping throughout the center.

- 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 project is subject to the HRM Design Guidelines, which establish architectural guidelines derived from the Craftsman style. These guidelines include requirements for building colors, materials, articulation, massing, and maximum building heights. The evaluation below demonstrates the project's compliance with the HRM Design Guidelines.

The proposed building will be one-story with a maximum height of 25 feet, consistent with the 25-foot height limit established by the HRM Design Guidelines. The building will be designed in a Craftsman style, consisting of stucco, concrete roof tiles, aluminum storefront windows and doors, and pre-finished wood siding applied to highlight areas of interest. The primary building color will be gray with light gray used as an accent color on the parapet trims and cornices, and all exposed wood will be painted brown. With the exception of the Kohl's building, the proposed stucco body and accent colors are the same colors used on the rest of the buildings in the center. Although the project will introduce wood siding as a new material used in the center, the building will cohesively tie into the other buildings with the use of stucco, aluminum storefronts, and stone veneer.

The HRM Design Guidelines require the lower area of the building façade to be pedestrian oriented and consistent in thematic detail throughout the project. To achieve this, the proposed building will feature stone veneer at the base, on the building entry columns, and on the drive-through canopy and outdoor dining canopies. The use of stone veneer is consistent with the existing buildings in the center and enhances views at the pedestrian level. Figures 3 and 4 below show the north and east elevations; the north elevation will face Fairway Drive, and the east elevation will face internal to the site.

Figure 3: North Elevation facing Fairway Drive



Figure 4: East Elevation facing parking interior



As demonstrated in the elevations above, the building is well articulated with a variety of building heights, wall planes, and roof forms as called for by the CDG and HRM Design Guidelines. The building tenant entries are defined by tower elements that provide additional vertical articulation. The building elevation facing Fairway Drive is emphasized with an octagonal element that will provide visual interest and enhance the streetscape. Overall, the building design is harmonious with the surrounding development and meets the intent of the CDG and HRM Design Guidelines by using a mix of colors and materials, architectural elements, and articulation in the façade.

- 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.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container and will be surrounded by landscaping. The project proposes a trash enclosure that will be located along Fairway Drive, behind the landscape corridor. To further minimize views of the enclosure, there will be vines planted on the trash enclosure walls. Staff supports the location given it will be screened with landscaping and there are existing trash enclosures in the

center that are also located along Fairway Drive. All rooftop mechanical equipment will be located within equipment enclosures that will be screened by the rooftop parapets at typical ground eye elevation.

EVALUATION – TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed subdivision will result in the creation of two (2) parcels: Parcel 1 (8.15 acres) and Parcel 2 (1.18 acres). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, the City reviews Tentative Maps on a case-by-case basis to ensure the proposed parcels are adequate for development. The proposed lots are large enough to adequately allow for future development on the parcels and to accommodate existing development. As previously evaluated in the DRP section, the development of Parcel 2 is consistent with the requirements of the HRNSP, the HRM Design Guidelines, the CDG, and the Zoning Ordinance. All surrounding roadways have been constructed, pursuant to previous land approvals in the area. The design, character, location, and configuration of the lots conform to all requirements.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate existing and future development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

Approval of the subdivision will not change the planned development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on March 6, 2026, and was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City

of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 10375 FAIRWAY DRIVE – HRNSP PCL 47C – HIGHLAND RESERVE MARKETPLACE RESTAURANT – FILE #PL23-0091** subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 10375 FAIRWAY DRIVE – HRNSP PCL 47C – HIGHLAND RESERVE MARKETPLACE RESTAURANT – FILE #PL23-0091** subject to forty-three (43) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0091

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 19, 2026** and if not effectuated shall expire on **March 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Highland Reserve North EIR (SCH #96062065, certified May 1997), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 10375 Fairway Dr. The address for proposed parcel 2, and the existing building on said parcel, shall remain 10375 Fairway Dr. The address for proposed Parcel 1, and the proposed restaurant/retail building, shall be 10385 Fairway Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch 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, Sections 11B-206 and 11B-208. (Building)
10. 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)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Highland Reserve North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

- f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 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 proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 - 15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 - 16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
 - 17. For restaurants and other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
 - 18. For restaurants and other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
 - 19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
 - 20. 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 Development Services - Engineering prior to approval of any plans. (Engineering)
 - 21. 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)
 - 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. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
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. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
25. 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)
26. 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, Development Services - Engineering 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)
27. 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)
28. 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)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. 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 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
31. 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)
32. 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)
33. A trash enclosure, organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
34. 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)
35. 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)
36. 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
37. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
38. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
39. 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:

40. 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)
41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
42. 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)
43. 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)
44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
45. 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)
46. 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)
47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
48. **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)

49. 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)
50. 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)
51. 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)
52. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. 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)
54. 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)
55. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
56. If the proposed building is located within the existing Electric Facilities located in the 12.5' PUE, these facilities shall be relocated and a new easement shall be dedicated for the relocation. (Electric)

OTHER CONDITIONS OF APPROVAL:

57. 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)
58. 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)

59. 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)
60. 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)
61. 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)
62. 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)
63. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
64. 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)
65. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL23-0091

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **March 19, 2026** and if not effectuated shall expire on **March 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services - Engineering. (Engineering)

6. 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, Finance)
7. The project shall comply with all required environmental mitigation identified in the Highland Reserve North EIR (SCH #96062065, certified May 1997), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
10. All drainage facilities shall conform to natural drainage sheds. (Engineering)
11. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
- e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
15. There shall be two points of access for all phasing plans. (Fire)
16. Testing of all fire systems shall be performed prior to occupancy for the Building. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
19. 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)
20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
22. 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
23. The location and design of the gas service shall be determined by PG&E. The design of 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)
24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
26. 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 (Environmental Utilities, Electric, Engineering)
27. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
 - d) A clause requiring reciprocal access and parking for all parcels. (Planning)
28. The City shall not approve the Final Map for recordation until either:
 - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

 - b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
29. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
30. City records show that the land being subdivided is within the Highland Reserve North CFD 1 Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
31. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
32. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
33. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

34. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
35. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
36. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
37. 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)
38. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

40. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
41. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
42. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
43. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENTS

1. Highland Reserve Marketplace Design Guidelines
2. Parking Table
3. Overall Existing Site Plan

EXHIBITS

- A. Tentative Parcel Map
- B. Site Plans
- C. Demolition Plan
- D. Floor Plan
- E. Roof Plan
- F. Elevations
- G. Color and Materials Board

- H. Preliminary Grading Plan
- I. Preliminary Utility Plan
- J. Preliminary Stormwater Quality Control Plan
- K. Preliminary Landscape Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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.