



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: April 15, 2024

Project Name and Requested Approvals:

VETERINARY CENTER OF ROCKLIN
CONDITIONAL USE PERMIT, U2024-0001

Staff Description of Project:

This application is a request for approval of a Conditional Use Permit to allow for a conversion of commercial unit into a veterinary clinic.

Location:

The subject site is located on the northwest corner of West Oaks Boulevard and Sunset Boulevard. APN 017-284-009.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD- C).
The General Plan designation is Mixed Use (MU).

This project **does** / **XX** **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Sundeep Grewal with Studio GS Architects. The property owner is MF Rocklin, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.



City of Rocklin
 Planning Division
 3970 Rocklin Road
 Rocklin, California 95677
 Phone (916) 625-5160 FAX (916) 625-5195

**UNIVERSAL
 APPLICATION
 FORM**

NAME OF PROJECT: Veterinary Medical Center of Rocklin

LOCATION: 1150 Sundet Blvd., Suites 153 & 154, Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 017-284-009

DATE OF APPLICATION (STAFF): 4/15/24 **RECEIVED BY (STAFF INITIALS):** MC

FILE NUMBERS (STAFF): U2024-0001 **FEES:** \$11,176.00

RECEIPT NO.: R58120

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 02-23-2024

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input checked="" type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$10,705.00	<input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:		<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____

Environmental Requirements: (STAFF)

<input type="checkbox"/> Exempt - \$471.00	<input type="checkbox"/> Mitigated Negative Declaration –
<input type="checkbox"/> Negative Declaration –	<input type="checkbox"/> EIR – See Fee Schedule

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: _____	Acres: _____	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: _____	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
ZONING:	Dimensions: _____	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-BP/C</u>	No. of Units: _____	_____ Well Water	_____ Well Water
Proposed: <u>PD-BP/C</u>	Building Size: _____	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: _____	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: _____	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: _____		

PROJECT REQUEST:

The proposed project includes tenant improvement for new veterinary clinic.
 The project consists of the following work:
 Remove existing non-load bearing wall as shown on existing plan
 Build new reception and waiting area
 Build new exam rooms, office, surgery room, treatment room and other support areas
 Build one new restroom
 Modify existing mechanical, electrical and plumbing systems as required for new work

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: MF Rocklin, LLC C/O: Management Consulting Group

ADDRESS: 2233 Douglas Boulevard, Suite 320

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-973-1500

EMAIL ADDRESS: sallie.merker@managementcg.com

FAX NUMBER: _____

SIGNATURE OF OWNER 
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Sundeep Grewal - Studio GS Architects

CONTACT: Sundeep Grewal

ADDRESS: 2223 5th. St.

CITY: Berkeley STATE: CA ZIP: 94710

PHONE NUMBER: 510548-7448

EMAIL ADDRESS: sunny@sgsarch.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT Sundeep Grewal

Digitally signed by Sundeep Grewal
Date: 2024.03.20 12:05:02 -07'00'

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Veterinary Medical Center of Rocklin

Location: 1150 Sunset blvd, Suites 153 and 154, Rocklin CA 95765

Assessors Parcel Number(s): 017-284-009

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Tenant improvements

Name of person and / or firm authorized to represent property owner (Please print):
Sundeep Grewal - Studio GS Architects

Address: 2223 5th. St

City: Berkeley State: CA Zip: 94710

Phone Number: 510-548-7448 Fax Number: _____

Email Address: sunny@sgsarch.com

The above named person or firm is authorized as:

Agent () Buyer (____) Lessee (____)

The above named person or firm is authorized to (check all that are applicable):

File any and all papers in conjunction with the aforementioned request, including signing the application


Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

(____) Unrestricted (____) Valid until: _____

Owners Authorization Signature & Date:

DocuSigned by:
Signature:  Date: 3/28/2024
948D89E3397D491...

Owners Name (Please Print): Mufid Shehadeh

Owners Address: C/O Management Coinsulting Group 2233 Douglas Boiulevard, Suite 320

City: Roseville State: CA Zip: 95661

Phone Number: 916-973-1500

Email Address: _____

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder’s office a “notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code” on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

“(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code.”

There are _____ / are not (check one) owner(s) of record of preserved mineral rights on the subject property and I, Sundeep Grewal _____, the applicant or applicant’s representative, have _____ / have not (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

Sundeep Grewal Digitally signed by Sundeep Grewal
Date: 2024.03.20 12:10:31 -07'00'
Signature

3-202-024
Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Sundeep Grewal, the applicant or applicant's representative, have read the information above and understand its meaning.

Sundeep Grewal Digitally signed by Sundeep Grewal
Date: 2024.03.20 12:11:31 -07'00'
Signature

3-20-2024
Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 3-20-2024

Applicant: Sundeep Grewal



Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Sundeep Grewal

Applicant's Name (printed)

Sundeep Grewal

Digitally signed by Sundeep
Grewal
Date: 2024.03.20 12:16:00 -07'00'

Applicant's Signature

3-20-2024

Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

**ENVIRONMENTAL
INFORMATION SHEET**
(To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) 1150 Sunset Blvd.

CITY: Rocklin **STATE:** CA **ZIP:** 94765

ASSESSORS PARCEL #: 017-284-009

NAME OF PROJECT: Veterinary Medical Center of Rocklin

CONTACT/APPLICANT NAME: Sundeep Grewal - Studio GS Architects

ADDRESS: 2223 5th. St.

CITY: Berkeley **STATE:** CA **ZIP:** 94710

PHONE: 510-548-7448 **EMAIL:** sunny@sgsarch.com

Project Description - Describe in detail. Add separate sheet if necessary.

- The proposed project includes tenant improvement for new veterinary clinic.
- The project consists of the following work:
- Remove existing non-load bearing wall as shown on existing plan
- Build new reception and waiting area
- Build new exam rooms, office, surgery room, treatment room and other support areas
- Build one new restroom
- Modify existing mechanical, electrical and plumbing systems as required for new work

Property size:		
	Square Feet	Acres
Land Use:	PD-BP/C	PD-BP/C
	Existing	Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

N/A

2. What are the surrounding land uses?

East Commercial West Commercial North Commercial South Commercial

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

a. Moved within the site: N/A

b. Deposited on the site: N/A

c. Removed from the site: N/A

d. Disposal site: N/A

7. Are there any streams or permanent water courses on the site? No
Describe:

8. Will the proposed project change drainage patterns or the quality of groundwater? No
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? No
Describe below:

10. Is any portion of the property located in a flood plain? No
If so describe:

- 11. Are there any jurisdictional wetlands or vernal pools on the site? No
If so how will they be impacted by the project? _____

- 12. Are there any trees or shrubs on the project site? N/A
What types? _____
Are any to be removed or transplanted? _____
State the location of transplant site: _____
State the number & species to be removed: _____

- 13. Will the project affect the habitat of any endangered, threatened, or other special status species?
No

- 14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?
No

- 15. What type of equipment will be associated with the project during construction?
Mostly hand tools, All work in within the exiting building for a TI interior remodeling project.

During permanent operation?
N/A

- 16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
All work in within the exiting building for a TI interior remodeling project.

- 17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? No
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: _____

- 18. Will the project create any new light source, other than street lighting? No
If yes, describe below: _____

- 19. Is this property covered by a Williamson Act contract? No _____

- 20. Has this property ever been used for agricultural purposes? _____
If so, for what purpose and when? _____

- 21. Does the project involve the use of routine transport or disposal of hazardous materials? No _____

- 22. Are there any known mineral resources of value to the region and the residents of the state located on the site?
If so, what types? No _____

- 23. How close is the nearest school? 0.6 miles _____

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: Interior remodeling only

Building height measured from ground to highest point in feet: N/A

Number of floors/stories: 1

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: N/A

Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %

Exterior building materials: _____

Exterior building colors: _____

Wall and/or fencing material: _____

Total number of off-street parking spaces required: _____ Provided: _____

Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? N/A
 Location and screening method: _____

26. RESIDENTIAL PROJECTS

Total lots _____ Total dwelling units _____
 Density/acre _____ Total acreage _____

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Veterinary clinic

Oriented to: Regional _____ City Rocklin Neighborhood All surrounding areas

Hours of operation: 8 am to 7 pm Monday to Saturday

Total occupancy/Building capacity: 37

Gross floor area: 2,928 Number of fixed seats: _____

Number of employees (total): 10 to 15 Employees per shift: 10 to 15 Number of Shifts: 1

Number of visitors/customers on site at busiest time (best estimate): 5 customers at peak

Other occupants (specify): _____

ALL PROJECTS

- 28. Approximately how many tons of solid waste will the project produce each year? 7 tons
- 29. Will the proposed use involve any toxic or hazardous material? No
Is the project site within 2,000 feet of an identified hazardous/toxic site? None that we are aware of
Is the project site within 2,000 feet of a school or hospital? Yes
If the project involves any hazardous material, explain:
- 30. How many new residents is the project estimated to generate? N?A
- 31. Will the project generate a demand for additional housing? No
- 32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
Current: _____ Estimated: _____
- 33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
If yes, explain:
- 34. How close is the project to the nearest public park or recreation area? 1200 feet
- 35. What school districts will be affected by this project? No effect on any school district
- 36. Describe energy-efficient features included in the project
Low use plumbing fixture, all new lighting shall be LED.
- 37. Describe how the following services or utilities will be provided:
Power and Natural Gas: Existing service
Telephone: Existing service
Water: Existing service
Sewer: Existing service
Storm Drainage: Existing service
Solid Waste: Existing service
- 38. Will the project block any vista or view currently enjoyed by the public? No
- 39. Are there any known historic or significant building features on or near the site? No
If so, will the project result in any impact to the building?
- 40. Are there any archaeological features on the site? No
If so, will the project result in any impact to these features?

FORMATTING AND MINIMUM INFORMATION REQUIREMENTS
To Be Completed By Applicant

INSTRUCTIONS: The following are the formatting and minimum information requirements for the applicable exhibits and documents submitted as a part of all applications. Please check off the line indicating the information has been included and / or formatting requirements met and **submit this checklist with your application**. Mark the line *N/A* if the item is not applicable.

EXHIBIT SETS (Copies of all project drawings stapled together as follows, except tentative maps)

- 1. All project maps and drawings collated together
- 2. Sets stapled together along the left margin
- 3. Each set folded to 8-1/2" x 11" (If there are too many sheets to staple and fold to 8 1/2" x 11" in a single set the plan sets may be broken into two to three subsets, each subset to be stapled, folded to 8 1/2" x 11", and labeled as "1 of ___", "2 of ___", etc. as appropriate, and the subsets rubber banded together into units.)
- 4. Full sized and 11" x 17" reduced sets collated in the same order and including the same sheets
- 5. All sheets in the 11" x 17" reduced sets clearly legible
- 6. For the initial submittal and re-submittals, provide 2 sets of full size and 2 sets of 11" x 17" reduced size drawings (Additional copies to be provided when requested by the City for referral and final, pre-hearing submittals.)

COLORED EXHIBITS (Full size drawings, colored)

- 1. Exhibits rolled not mounted
- 2. Colors as close as possible to the true colors proposed to be used

MATERIALS SAMPLE BOARD (Accurate samples of colors and materials for ALL finishes proposed)

- 1. Maximum size not to exceed 8-1/2" x 14" (May be a series labeled with the project name and numbered "1 of ___", "2 of ___", etc.)
- 2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- 3. Manufacturer name and product name and identification number called out

SITE PLAN (A plot plan drawn to scale showing the following)

- 1. Proposed and existing structures (including those to be relocated or removed)
- 2. Square footage of structures and area of all parcels or pads
- 3. Dimensions (i.e. property lines, driveways, structures)
- 4. Natural features (Trees to stay and be removed, rock outcroppings, quarries, etc.)
- 5. All property lines, including those on-site, those immediately off-site and those across any street.
- 6. Circulation
- 7. All existing and proposed public right-of-way improvements
- 8. North arrow

- 9. Vicinity map
- 10. Reciprocal driveways, if appropriate
- 11. Trash enclosures. (Auburn Placer Disposal to approve location and size.)
- 12. Landscaped areas
- 13. Prominent features including structures and natural features of surrounding properties
- 14. All existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc., including name of person or group to own and maintain area)
- 15. Location, size, and height of pole lights, signs, street lights, flag poles
- 16. Scale (Scale shall be shown in printed text and with a bar scale).
- 17. Project notes including:
 - ✓ Owner;
 - Developer;
 - Engineer/Architect;
 - Service Providers;
 - General Plan and Zoning;
 - Assessors Parcel Number(s);
 - Land Area;
 - Building Area;
 - Parking including calculations for parking requirements (The general parking lot design shall be consistent with City of Rocklin Improvement Standards, including size, dimensions, driveway widths, and required landscaping)

DISABLED ACCESS REQUIREMENTS FOR SITE PLANS

- 1. Accessible route of travel requirements (per Title 24):
 - At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks
 - The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities
 - The accessible route of travel shall be provided to all entrances and exterior ground floor exits along normal paths of travel, as well as to the trash enclosure(s)
 - When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities
 - The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than 1/4 inch per foot (1 inch vertical per 50 inches horizontal)
 - The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own
 - Clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes
- 2. Accessible parking area requirements:
 - Accommodate required number of handicap spaces
 - One-quarter inch per foot slope in any direction, maximum
 - Reasonable distance to entrance
 - Equally dispersed throughout project for multiple buildings

Questions or clarification of the Disabled Access requirements should be addressed by the Building Department. Sites that require variation from the guidelines will be handled on a case by case basis.

PHASING PLAN

- 1. A complete phasing plan including improvements to be completed at each phase.
- 2. Interim dead-end streets more than 150' in length require a temporary turn-around.

PRELIMINARY GRADING AND DRAINAGE PLANS

- 1. Natural features, soils and geology studies as required by the City Engineer
- 2. Natural and finished contours and spot elevations where appropriate
- 3. Wetland and riparian delineation
- 4. Existing or proposed drainage facilities including detention basins
- 5. Standard utilities (i.e. storm drains, sewer, and water)
- ___ 6. Amount of cut and fill in cubic yards
- ___ 7. Identified archeological sites including mortar beds
- ___ 8. Typical street gradients in percentages
- ___ 9. Existing and proposed public right-of-way improvements
- ___ 10. Spot elevations immediately off-site
- ___ 11. 100 year flood plains
- ___ 12. Proposed retaining walls
- ___ 13. North arrow
- ___ 14. Scale (Scale shall be shown in printed text and with a bar scale)

PRELIMINARY LANDSCAPING PLAN

- ___ 1. Planting schedule that includes quantities, botanical and common names of all plants used, symbols for all plants, minimum container size (specify 15 gallon size for trees and 5 gallon for shrubs), and the average height range for trees in the specified container size (based on the American Standards for Nursery Stock).
- ___ 2. Detailed planting plans are required for entrances to multifamily residential, commercial, and industrial projects
- ___ 3. Indicate use of granite in landscaping/freestanding signage, plants will not block signs
- ___ 4. Parking lot shading provided at 1 tree located every 5 spaces
- ___ 5. Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping
- ___ 6. Berming or masonry screening walls three feet high along rights-of-way where adjacent to proposed parking or driveway aisles. Provide line of sight cross sections from streets and parking areas including medians and entrances to assure traffic safety
- ___ 7. Year round color and screening
- ___ 8. Utility features such as manholes, pipes, and ditches are to be kept out of the landscape planter areas to the extent possible. In instances where such features are proposed in the landscape areas, they should be located in a way that minimizes impacts to anticipated tree locations or the establishment of trees, shrubs, and ground cover.
- ___ 9. Drought resistant plantings, use of appropriate plant materials, meets requirements of the Water Conservation in Landscaping Act
- ___ 10. Fencing, materials and location
- ___ 11. Indicate preserved oak trees and tree preservation techniques implemented
- ___ 12. Scale (Scale shall be shown in printed text and with a bar scale)

BUILDING ELEVATIONS

- ___ 1. All four elevations of each proposed building labeled to include directional and other information to clarify orientation (i.e. North/Granite Drive Elevation). Designs should depict compatibility with neighboring structures and terrain
- ___ 2. Building height
- ___ 3. At least one elevation calling out colors and materials
- ___ 4. Location of mechanical equipment and screening (Cross sections and roof plan)
- ___ 5. Lighting specifications (manufacture name, fixture type and identification information, and proposed wattage). Submittal of cut sheets is encouraged
- ___ 6. Scale (Scale shall be shown in printed text and with a bar scale)
- ___ 7. For multi-building projects, provide a key plan on each sheet

FLOOR PLAN

- ___ 1. Dimensions
- ___ 2. Square footage
- ___ 3. Intended uses
- ___ 4. Scale (Scale shall be shown in printed text and with a bar scale)

OAK TREE PRESERVATION PLAN

- ___ 1. All existing oak trees located on site (Tree Survey)
- ___ 2. All trees labeled with corresponding number from arborist report
- ___ 3. Schedule of trees by number, type, size, condition, and removal information
- ___ 4. All trees to be removed should have an X through the center
- ___ 5. Spot elevation of tree at base
- ___ 6. Scale (Scale shall be shown in printed text and with a bar scale)

SIGN ELEVATION

- ___ 1. Elevations of all signs (Freestanding and building-mounted)
- ___ 2. Location(s) of wall sign(s) on building(s)
- ___ 3. Sign height dimensioned
- ___ 4. Sign length dimensioned
- ___ 5. Call out all materials and colors
- ___ 6. Location of all freestanding signs on site plan
- ___ 7. Type of illumination specified
- ___ 8. Scale (scale shall be shown in printed text with a bar scale)

TENTATIVE PARCEL MAP

- ___ 1. The scale of the tentative parcel map should be 1" = 50 feet unless otherwise permitted by the City Engineer
- ___ 2. All dimensions shown in feet and hundredths of a foot
- ___ 3. If more than three sheets are necessary to show the entire subdivision, an index map shall be included on one of the sheets
- ___ 4. Scale (Scale shall be shown on each sheet in both printed text and with a bar scale)
- ___ 5. North arrow on each sheet
- ___ 6. Title sheet shall be provided except where the size of the subdivision permits the information required to be included on the same sheet as the map of the subdivision.
- ___ 7. All existing property lines with dimensions
- ___ 8. All proposed property lines with dimensions
- ___ 9. Parcel area (Square footage and/or acreage) for each proposed parcel
- ___ 10. The adjacent public rights-of-way, with dimension(s) of the right of way
- ___ 11. All existing structures
- ___ 12. All oak trees and granite outcroppings
- ___ 13. Riparian boundary (as identified by a qualified biologist)
- ___ 14. 100 year floodplain boundaries
- ___ 15. All existing and proposed easements
- ___ 16. Archeological features
- ___ 17. Surrounding land uses, particularly locations of structures and driveways

TENTATIVE SUBDIVISION MAP

- ___ 1. Project notes including:
 - Proposed subdivision name;
 - Service Providers;
 - General Plan and Zoning;
 - Assessors Parcel Number;
 - Land Area;
 - North Arrow;
 - Existing Land Use;
 - Proposed Land Use
- ___ 2. Names, addresses and telephone numbers of record owners and subdivider of the land.
- ___ 3. Name, address, and phone number of the persons, firm, or organization that prepared the map and the applicable registration or license number.
- ___ 4. A vicinity or key map of appropriate scale covering sufficient adjoining territory so as to clearly indicate the nearest street intersections, major access streets, property lines of other adjacent properties in the ownership of the subdivider, and other significant features which will have a bearing on the proposed subdivision and its location in relationship to surrounding areas.
- ___ 5. The scale of the map shall be at least one inch equals one hundred feet. The scale shall be shown as both printed text and with a bar scale on each page.
- ___ 6. No single sheet shall exceed 72 inches in length and 54 inches in width. The minimum sheet shall be 18 inches in width and 26 inches in width.
- ___ 7. Boundaries of the subdivision with sufficient information to locate the property

- ___ 8. The boundaries and dimensions of all lots, with all lots consecutively numbered.
- ___ 9. The minimum, maximum, and average lots sizes shall be stated.
- ___ 10. Name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision
- ___ 11. Contour lines at intervals of not more than 2 feet, unless waived by the City Engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that may present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision.
- ___ 12. Lots exceeding a 25% slope shall be so noted.
- ___ 13. The location of all railroad rights of way and grade crossings
- ___ 14. Approximate location of all existing wells, abandoned wells and sumps, including septic systems or other underground systems
- ___ 15. The location of any active or abandoned quarries
- ___ 16. An indication of any physical restriction or condition in the subdivision which affects the use of the property
- ___ 17. All structures, including fences and signs, within the subdivision, dimensioned and distanced to the other structures and to existing and proposed street and lot lines, present and future use of all structures to be noted
- ___ 18. The locations, widths, and purposes of all existing and proposed easements for utilities, drainage, and other public purposes, whether private or public, shown by dashed lines, within and adjacent to the subdivision, including proposed building setback lines
- ___ 19. The location of all potentially dangerous areas, including geologically hazardous areas, and areas subject to inundation or flood hazard adjacent to the property involved and the proposed method of providing storm water drainage and erosion control.
- ___ 20. The location of all ponds, reservoirs, streams and tributaries and their respective floodplains
- ___ 21. The location and general description of any trees with a diameter of 6 inches or greater with notations as to their retention or destruction. Where groves of trees exist, the perimeter of the canopy shall be shown symbolically on the map.
- ___ 22. The location of any significant natural features and/or possible historical or archeological site or remains, including but not limited to, natural springs, caves, Indian grinding rocks, petroglyphs, burial sites, historical buildings and/or their ruins, and significant rock outcroppings
- ___ 23. The boundaries and dimensions of all lots, a number assigned to each lot, and the total number of lots.
- ___ 24. The location, width, and existing/proposed names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights of ways, including but not limited to bikeways, paths, etc. whether public or private. Any change in existing street names shall be specifically requested in writing
- ___ 25. Any modification being requested in accordance with the provisions of Rocklin Municipal Code 16.36 which is shown on the tentative map shall be clearly labeled and identified as to nature and purpose
- ___ 26. The location of all natural and man-made improvements to all properties surrounding the subdivision, including but not limited to off-site natural contours, finished grades, buildings, existing road improvements, and property lines. Cross sections are encouraged or may be required to illustrate elevation differences between the project and existing adjacent development.

**ECONOMIC & COMMUNITY
DEVELOPMENT DEPARTMENT**
MARC MONDELL, Director

PLANNING (916) 625-5120

Bret Finning, Planning Services Manager
Terry Stemple, Department Specialist
Laura Webster, Director, Office of Long Range Planning
Dara Durgworth, Senior Planner
Nathan Anderson, Associate Planner
Shauna Nauman, Assistant Planner
Jennifer Manzke, Planning/Building Tech

ENGINEERING (916) 625-5120

DAVID PALMER, City Engineer
Lynn Toth, Land Development Engineer
Ashley Kettenhofen, Planning/Building Tech

BUILDING & PERMIT SERVICES (916) 625-5120

FRED LUSTENBERGER, Chief Building Official
Kevin Ruybal, Manager of Building Services
Mike Kelly, Building Inspector II
John Schaad, Building Inspector II
Russ Sneed, Building Inspector I
Elaine Clark, Fire Prevention Plans Examiner
Sherry Palmer, Permit Services Supervisor
Raquel Torneros, Planning/Building Tech
Janette Haley, Planning/Building Tech
Jacob Silpak, Office Assistant II
Gabby Sotir, Office Assistant II
John Carter, Office Assistant II

HOUSING (916) 625-5592

SHARON COHEN, Housing Specialist

ADDRESS: 3970 Rocklin Road, Rocklin, CA 95677
FAX: (916) 625-5195 Planning/Building/Engineering
TDD: (916) 632-4013 (all city offices)

City of Rocklin
Economic & Community Development
Department
**Planning
Engineering
Building**

REFERENCE DIRECTORY

Services/Agencies
School Districts
Health Department
Contractor Information
Mobile Homes in Trailer Parks



For more information,
please visit our website at:
www.rocklin.ca.us
August 18, 2017

T:\building\Building Dept. Forms\Reference Directory Pamphlet rev 8-18-17.doc

<p>DISPOSAL</p> <p>RECOLOGY AUBURN PLACER DISPOSAL SERVICE 12305 Shale Ridge Road Auburn, CA 95602 (530) 885-3735 Customer Service: 1 (800) 573-5545 www.recologyauburnplacer.com</p>	<p>WATER</p> <p>PLACER COUNTY WATER AGENCY 144 Ferguson Rd. P. O. Box 6570 Auburn, CA 95604 (530) 823-4850; 1 (800) 464-0030 www.pccwa.net</p>	<p>SCHOOL DISTRICTS</p> <table border="0"> <tr> <td data-bbox="1161 997 1409 1291"> <p>ROCKLIN UNIFIED SCHOOL DISTRICT 2615 Sierra Meadows Dr Rocklin, CA 95677 (916) 624-2428 www.rocklinusd.org</p> </td> <td data-bbox="1161 1291 1409 1585"> <p>LOOMIS UNION SCHOOL DISTRICT 3290 Humphrey Road Loomis, CA 95650 (916) 652-1800 www.loomis-usd.k12.ca.us</p> </td> <td data-bbox="1161 1585 1409 1850"> <p>PLACER UNION HIGH SCHOOL DISTRICT (DEL ORO HS) 13000 New Airport Rd. P.O. Box 5048 Auburn, CA 95604 (530) 886-4400 www.puhnsd.k12.ca.us</p> </td> </tr> </table>		<p>ROCKLIN UNIFIED SCHOOL DISTRICT 2615 Sierra Meadows Dr Rocklin, CA 95677 (916) 624-2428 www.rocklinusd.org</p>	<p>LOOMIS UNION SCHOOL DISTRICT 3290 Humphrey Road Loomis, CA 95650 (916) 652-1800 www.loomis-usd.k12.ca.us</p>	<p>PLACER UNION HIGH SCHOOL DISTRICT (DEL ORO HS) 13000 New Airport Rd. P.O. Box 5048 Auburn, CA 95604 (530) 886-4400 www.puhnsd.k12.ca.us</p>					
<p>ROCKLIN UNIFIED SCHOOL DISTRICT 2615 Sierra Meadows Dr Rocklin, CA 95677 (916) 624-2428 www.rocklinusd.org</p>	<p>LOOMIS UNION SCHOOL DISTRICT 3290 Humphrey Road Loomis, CA 95650 (916) 652-1800 www.loomis-usd.k12.ca.us</p>	<p>PLACER UNION HIGH SCHOOL DISTRICT (DEL ORO HS) 13000 New Airport Rd. P.O. Box 5048 Auburn, CA 95604 (530) 886-4400 www.puhnsd.k12.ca.us</p>									
<p>SEWER</p> <p>SOUTH PLACER MUNICIPAL UTILITY DISTRICT 5807 Springview drive Rocklin, CA 95677 (916) 786-8555 www.sprnud.ca.gov</p>	<p>GAS & ELECTRIC</p> <p>PACIFIC GAS & ELECTRIC COMPANY 333 Sacramento Street Auburn, CA 95603 (530) 889-3270; 1 (800) 743-5000 www.pge.com</p>	<p>TELEPHONE COMPANIES</p> <table border="0"> <tr> <td data-bbox="873 997 1096 1417"> <p>AT & T (FORMERLY SBC/PACIFIC BELL) Residential Customer Service: 1 (800) 310-2355 Business Customer Service: 1 (800) 750-2355 www.att.com</p> </td> <td data-bbox="873 1417 1096 1850"> <p>SUREWEST (FORMERLY ROSEVILLE TELEPHONE) 200 Vernon Street Roseville, CA (916) 786-6141; 1 (866) 787-3937 www.surewest.com</p> </td> </tr> </table>		<p>AT & T (FORMERLY SBC/PACIFIC BELL) Residential Customer Service: 1 (800) 310-2355 Business Customer Service: 1 (800) 750-2355 www.att.com</p>	<p>SUREWEST (FORMERLY ROSEVILLE TELEPHONE) 200 Vernon Street Roseville, CA (916) 786-6141; 1 (866) 787-3937 www.surewest.com</p>						
<p>AT & T (FORMERLY SBC/PACIFIC BELL) Residential Customer Service: 1 (800) 310-2355 Business Customer Service: 1 (800) 750-2355 www.att.com</p>	<p>SUREWEST (FORMERLY ROSEVILLE TELEPHONE) 200 Vernon Street Roseville, CA (916) 786-6141; 1 (866) 787-3937 www.surewest.com</p>										
<p>HEALTH DEPARTMENT</p> <p>PLACER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT 3091 Country Center Dr., #180 Auburn, CA 95603 (530) 745-2300 www.placer.ca.gov</p>	<p>MOBILE HOMES IN TRAILER PARKS</p> <p>CA DEPT. OF HOUSING & COMMUNITY DEV./DIV. OF CODES & STANDARDS 9342 Tech Center Dr., #550 Sacramento, CA 95826 (916) 255-2501; (916) 255-2532 http://housing.hcd.ca.gov/codes</p>	<p>CONTRACTOR'S LICENSE BOARD</p> <p>STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD 9821 Business Park Drive Sacramento, CA 95827 (916) 255-3900, (800) 321-2752 www.cslb.ca.gov</p>	<p>PLACER COUNTY OFFICES</p> <table border="0"> <tr> <td>Assessors:</td> <td>(530) 889-4300</td> </tr> <tr> <td>Recorder:</td> <td>(530) 886-5600</td> </tr> <tr> <td>Public Works:</td> <td>(530) 889-7500</td> </tr> <tr> <td>Building:</td> <td>(530) 886-3010</td> </tr> </table> <p>www.placer.ca.gov</p>	Assessors:	(530) 889-4300	Recorder:	(530) 886-5600	Public Works:	(530) 889-7500	Building:	(530) 886-3010
Assessors:	(530) 889-4300										
Recorder:	(530) 886-5600										
Public Works:	(530) 889-7500										
Building:	(530) 886-3010										
<p>CABLE TV</p> <p>WAVE BROADBAND (FORMERLY STARSTREAM CABLE) 4120 Citrus Ave. Rocklin, CA 95677 (916) 652-9479 www.wavebroadband.com</p>	<p>MOSQUITO ABATEMENT</p> <p>PLACER MOSQUITO ABATEMENT DISTRICT P O Box 216 (150 Waverly Drive) Lincoln, CA 95648 (916) 435-2140 www.placermosquito.org</p>	<p>POST OFFICE</p> <p>UNITED STATES POSTAL SERVICE 5515 Pacific Street Rocklin, CA 95677 (800) 275-8777 www.usps.com</p>	<p>CHAMBER OF COMMERCE</p> <p>CITY OF ROCKLIN CHAMBER OF COMMERCE 3700 Rocklin Road Rocklin, CA 95677 (916) 624-2548 www.rocklinchamber.com</p>								

Sherri A.
COPY



CITY OF ROCKLIN

MEMORANDUM

TO: All Engineers/Surveyors Doing Business with the City of Rocklin

FROM: Larry M. Wing, Engineering Services Manager *LMW*

SUBJECT: Final Maps, Parcel Maps, and Lot Line Adjustments

DATE: December 16, 2005

Effective January 1, 2006, all final maps, parcel maps, and lot line adjustments shall require an electronic copy of the map or lot line adjustment prior to the City approval. This electronic copy shall be in a .pdf and either a .dwg format on CD or DVD or shape file.

Additionally, all improvement plans for residential and commercial projects shall require an electronic copy of the plans prior to the City approval. This electronic copy shall be in a .pdf format on CD or DVD.

The electronic copies shall be in addition to the City's requirement and the developer's responsibility to submit paper copies of final approved plans.

DATE 1-3-06
REC'D BY SGA



Jan. 29, 2024

Planning Dept. / Community Development Department
3970 Rocklin Rd.
Rocklin, CA 95677

Operational Statement

To whom it may concern,

The new Veterinary Medical Center of Rocklin will be a full service veterinary clinic serving the location community. This is a new tenant improvement project. All work shall be within the building envelope.

Time of operation:

The facility shall be open all year round, Monday to Saturday from 8:00 am to 7:00 pm.

Number of staff:

It shall be staffed by 10 to 15 employees during normal business hours.

Animals and clients on-site during peak operations:

We typically see 20 to 30 clients throughout the day with no more than 5 clients during peak hours.

Overnight boarding:

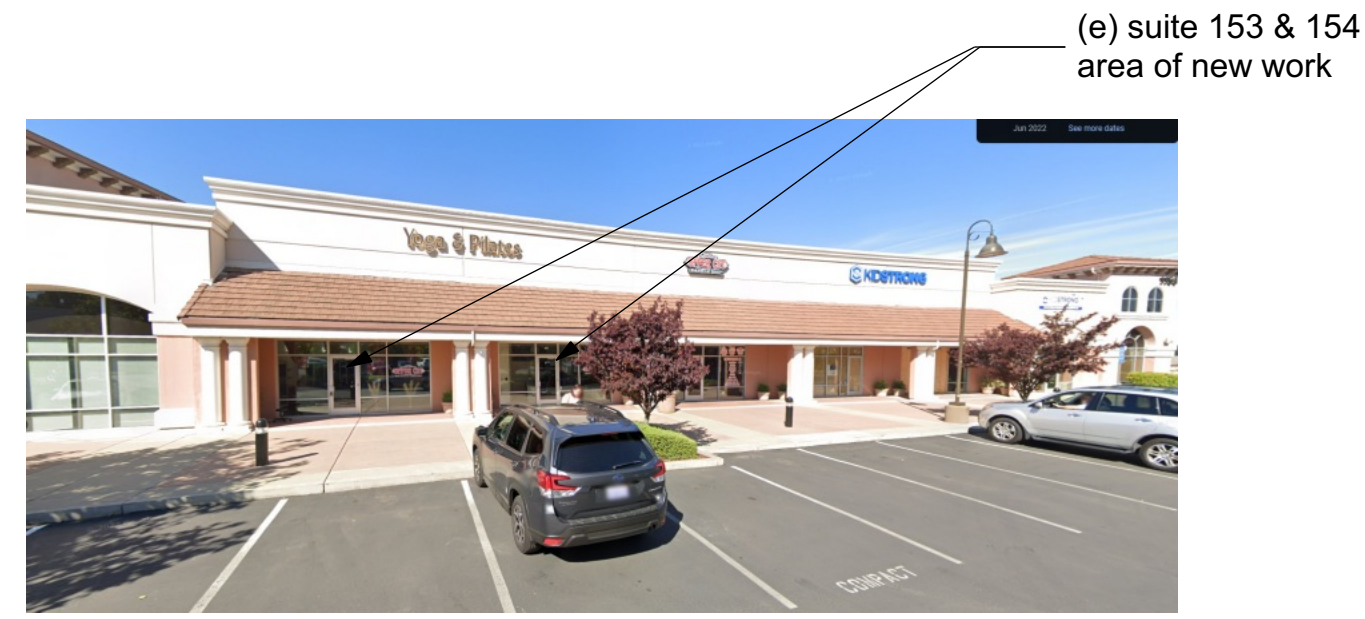
No animals shall be kept overnight (no boarding) at this facility.

Animal waste disposal:

There is no special animal waste disposal required. Any waste in the dog runs is discarded through the regular plumbing/waste system.

Sundeep Grewal, Project Architect

SITE PHOTOS



(e) suite 153 & 154 area of new work



Suite 154



Suite 153

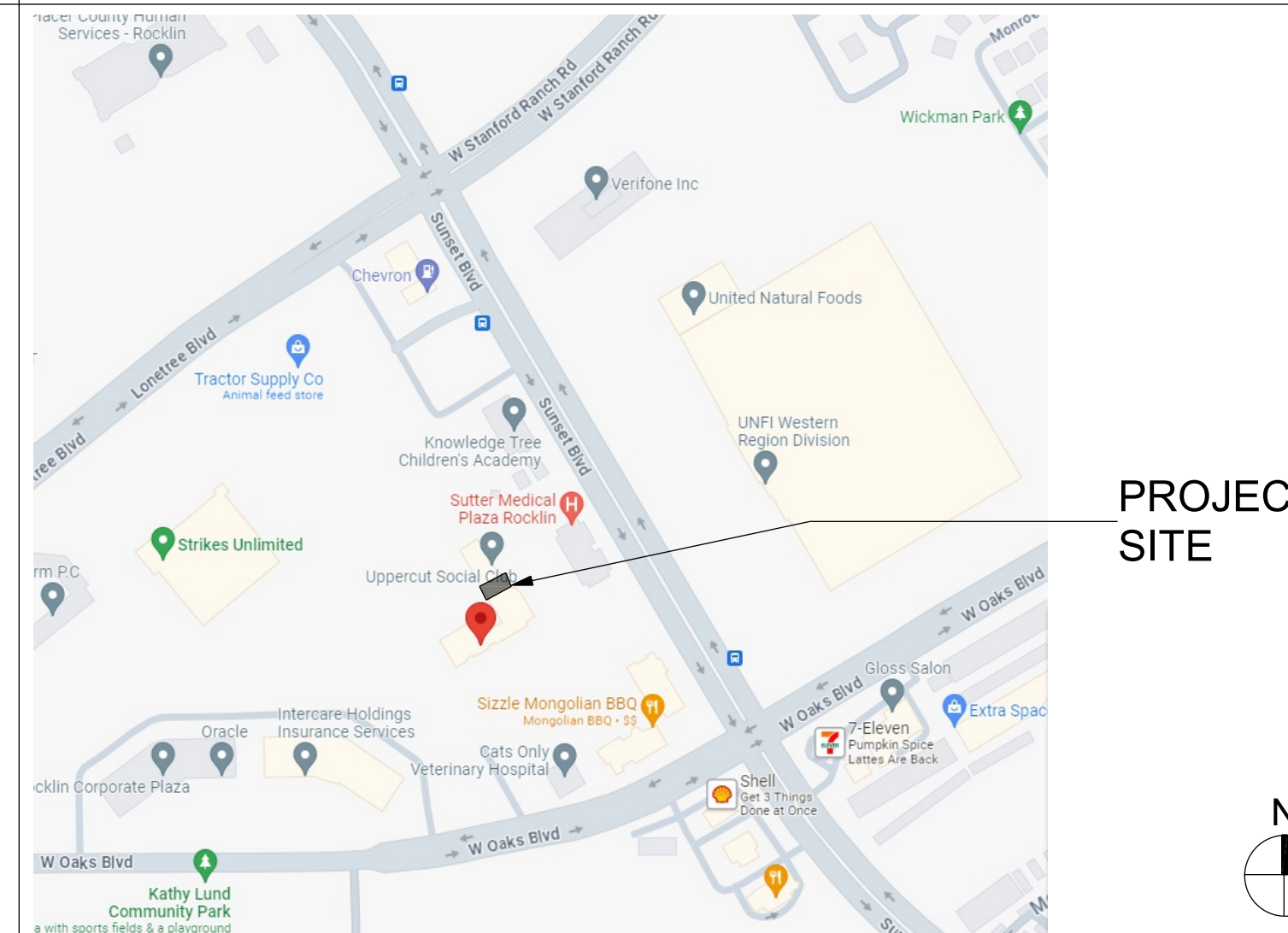
Veterinary Medical Center of Rocklin

1150 Sunset blvd, Suites 153 and 154, Rocklin CA 95765

SCOPE OF WORK

- The proposed project includes tenant improvement for new veterinary clinic.
- The project consists of the following work:
- Remove existing non-load bearing wall as shown on existing plan
 - Build new reception and waiting area
 - Build new exam rooms, office, surgery room, treatment room and other support areas
 - Build one new restroom
 - Modify existing mechanical, electrical and plumbing systems as required for new work

VICINITY MAP



PROJECT SITE

DEFERRED ITEMS / SEPARATE PERMITS

- A separate permit shall be obtained for modification to fire sprinkler system

PROJECT DATA

Occupancy:	B - Business
Proposed Construction:	Type V-B
Fire Sprinkler System:	Yes
Zoning/General Plan Regulation	Business Professional/Commercial (PD-BP/C)
Zoning District:	
Seismic Safety	
Earthquake Fault Rupture(Alquist-Priolo) Zone:	No
Landslide (Seismic Hazards Mapping Act):	Not evaluated
Liquefaction (Seismic Hazards Mapping Act):	Not evaluated
Historic Preservation	
Landmarks or Structure of Merit:	No
Wildlife Urban Interface	No
Tenant Improvement Area:	+/-2,928 s.f.

SPECIAL INSPECTIONS AND TESTING

None

ABBREVIATIONS

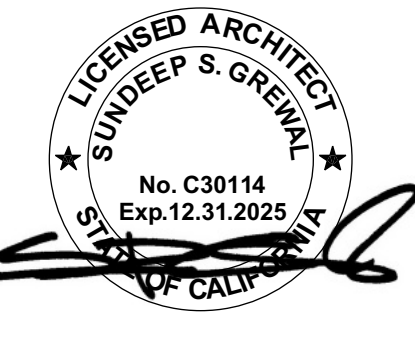
&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flashing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	pld.	plastered
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	ref.	reference
accus.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	ftg.	footing	rgtr.	register
alum.	aluminum	furn.	furnace	reinf.	reinforced
approx.	approximate	g.a.	gauge	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	glass	rwd.	redwood
bldg.	building	gnd.	ground	r.w.l.	rain water leader
bld.	block	gr.	grade	s.	soffit
bkg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sec.	section
b.p.	building paper	h.f.	hem fir	sh.	shelf
b/w	between	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
clkg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	memb.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tongue & groove
dia.	diameter	misc.	miscellaneous	thk.	thick
djm.	dimension	mntd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
dir.	direction	mtl.	metal	t.p.d.	toilet paper dispenser
disp.	disposal	n.	north	t.v.	television
d.w.	dishwasher	nat.	natural	typ.	typical
dr.	door	nec.	necessary	unf.	unfinished
drw.	drawer	neo.	neoprene	unf.	unless otherwise noted
drg.	drawing	n.i.c.	not in contract	u.o.n.	vertical
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.t.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	west
enc.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

SHEET INDEX

- Architectural:**
- A0.0 Scope Of Work, Vicinity Map, Project Data, Sheet Index, Abbreviations, Applicable Codes, Project Directory, Photos
 - A0.2 Existing Site Plan, Existing Building Plan
 - A1.1 Existing Floor & Demo Plans
 - A2.1 Proposed Floor Plan, Project Notes



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com



Veterinary Medical Center of Rocklin
1150 Sunset blvd
Suites 153 and 154
Rocklin CA 95765
APN: 017-284-009

Sheet Contents:
Sheet Index
Applicable Codes
Vicinity Map
Project Data
Scope of Work
Project Directory
Photos

APPLICABLE CODES

- 2022 California Building Code (CBC) Volume 1
- 2022 California Building Code (CBC) Volume 2
- 2022 California Residential Code (CRC)
- 2022 California Energy Code (CBEE5)
- 2022 California Green Building Standards Code (CALGreen)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Mechanical Code (CMC)
- 2022 California Fire Code (CFC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Rocklin, CA.

PROJECT DIRECTORY

Owner:
Bhanu Chaudhri
Veterinary Medical Center of Rocklin
1150 Sunset blvd
Suites 153 and 154
Rocklin CA 95765
Tel: 585-645-8343

Architect:
Studio G+S, Architects
Sundeep Grewal
2223 5th St.
Berkeley, CA 94710
Tel: 510-548-7448
sunny@sgsarch.com

Mech./Elect./Plumbing:
M+R Engineering
Ramil Batiancia
39210 State St. Ste.106
Fremont CA 94538
Tel: 510-509-2362
ramil@mrengcon.com

These designs, drawings and specifications are the property of Studio GS, Inc. Any use in part or in whole without the written permission of Studio GS, Inc. is prohibited by law.

© 2024 by Studio GS, Inc.

Project No:
23-11-484

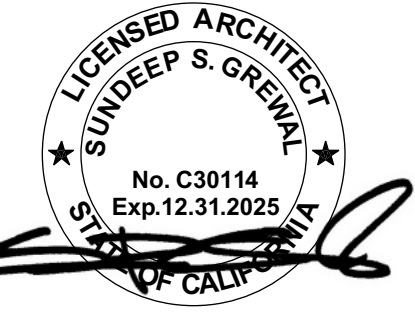
Drawn By:
SSG

Checked By:
SSG

Scale:
as noted

Revisions:
Permit Set: 1-15-2024

Sheet
A0.0



Veterinary Medical Center of Rocklin
1150 Sunset Blvd
Suites 153 and 154
Rocklin CA 95765
APN: 017-284-009

Sheet Contents:
Existing Site Plan
Existing Building Plan

These designs, drawings and specifications are the property of Studio GS, Inc. Any use in part or in whole without the written permission of Studio GS, Inc. is prohibited by law.
© 2024 by Studio GS, Inc.

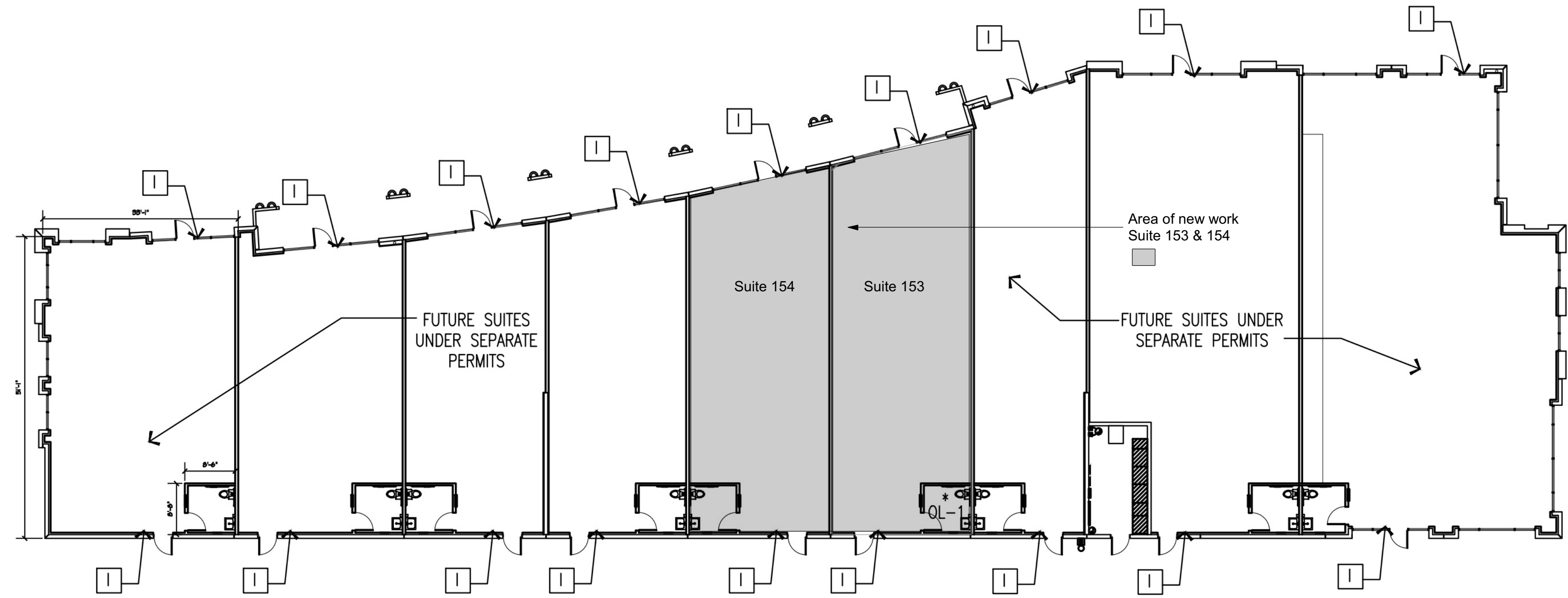
Project No: 23-11-484

Drawn By: SSG

Checked By: SSG

Scale: as noted

Revisions:
Permit Set: 1-15-2024



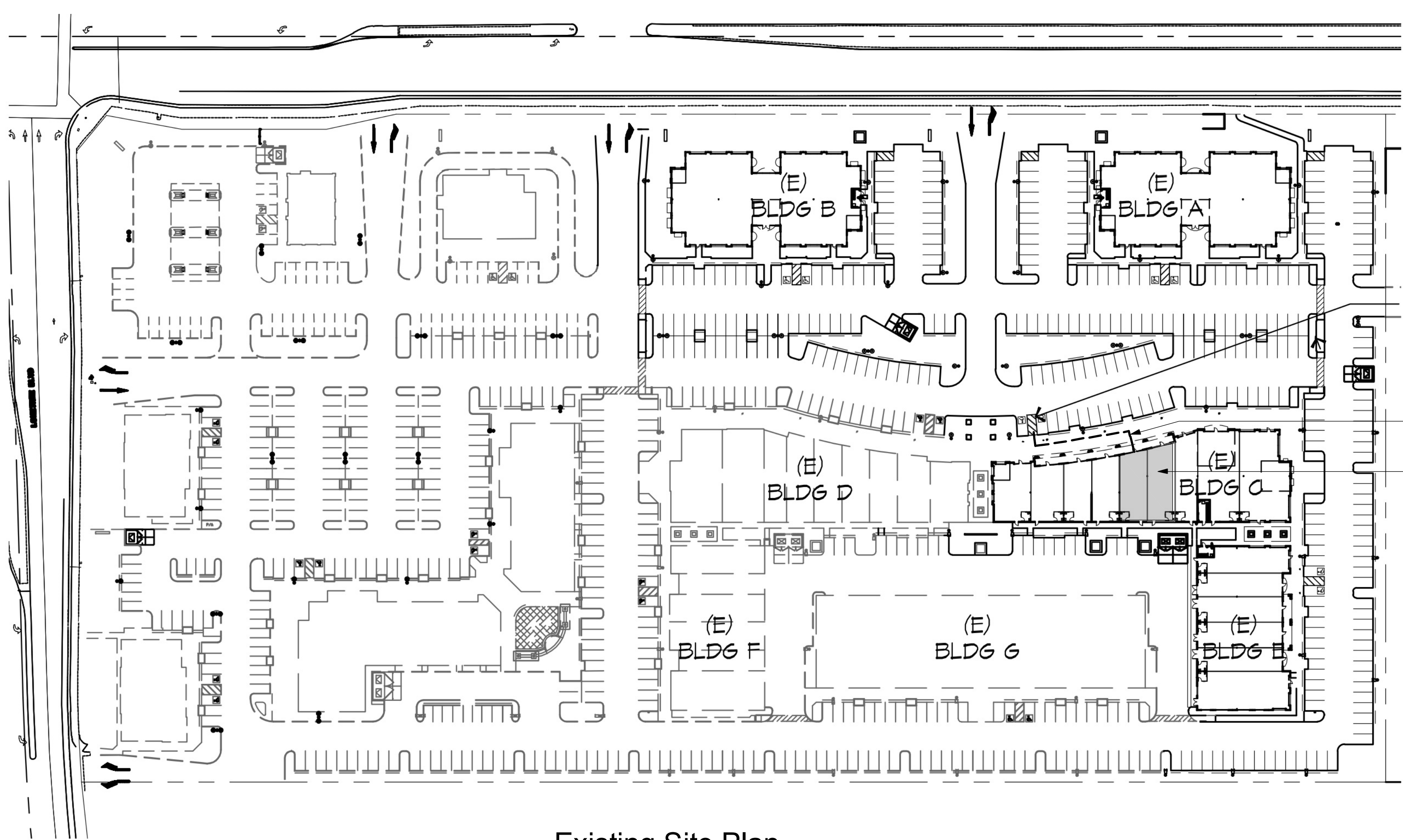
2 Existing Building Plan
N.T.S.



(e) suite 153 & 154 area of new work

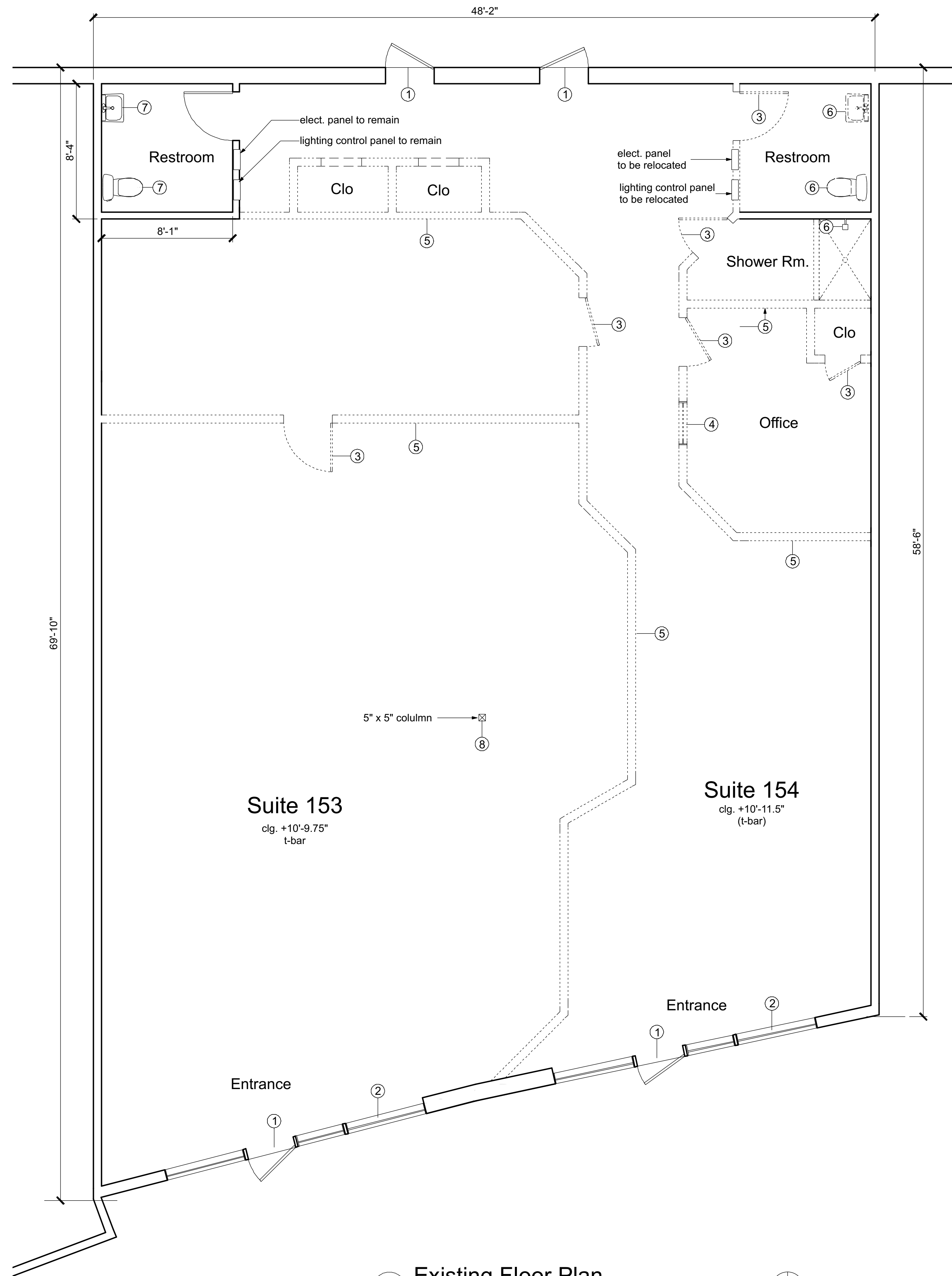


(e) accessible parking stalls



1 Existing Site Plan
N.T.S.





Project Notes:

- ① Entry door to remain
- ② Storefront/windows to remain
- ③ Interior door to be removed
- ④ Interior window to be removed
- ⑤ Interior non-load bearing /walls/ partitions to be removed
- ⑥ Plumbing fixture to be removed
- ⑦ Plumbing fixture to remain
- ⑧ Steel column to remain

Wall Legend:

- Existing Wall
- - - Wall To Be Removed
- /// Fire rated demising wall

studio
gs+
ARCHITECTS

2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com

LICENSED ARCHITECT
SUNDEEP S. GRWAL
No. C30114
Exp. 12.31.2025
CALIF.

**Veterinary Medical
Center of Rocklin**
1150 Sunset Blvd
Suites 153 and 154
Rocklin CA 95765
APN: 017-284-009

Sheet Contents:
Existing Floor Plan

These designs, drawings and specifications are the property of Studio GS, Inc. Any use in part or in whole without the written permission of Studio GS, Inc. is prohibited by law.
© 2024 by Studio GS, Inc.

Project No:
23-11-484

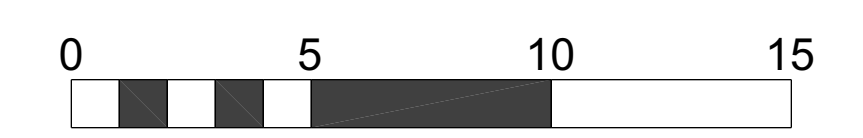
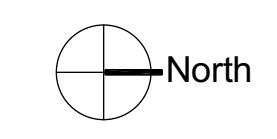
Drawn By:
SSG

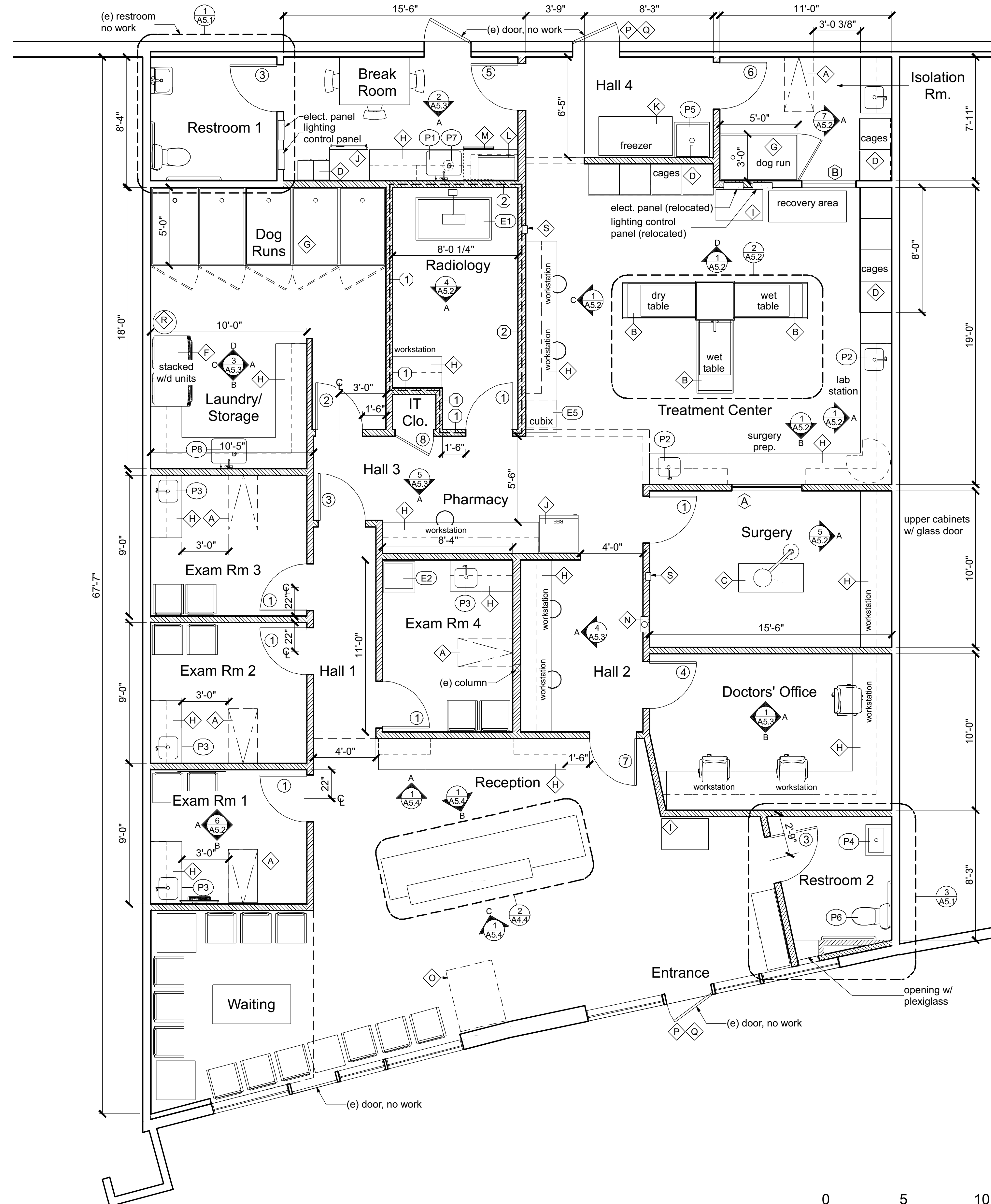
Checked By:
SSG

Scale:
1/4" = 1'-0"

Revisions:
Permit Set: 1-15-2024

① Existing Floor Plan





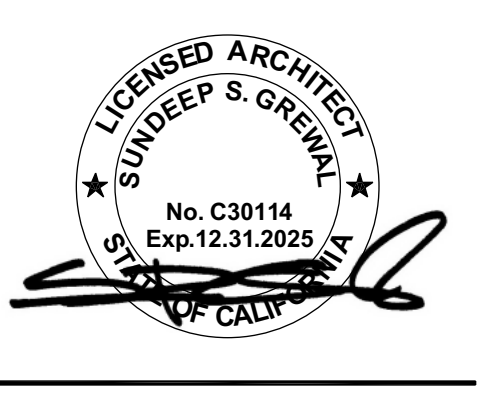
1 Proposed Floor Plan



Project Notes:	
	Door/window type See schedules, Sheet A7.1
	Plumbing fixture, see plumbing fixture schedule, Sheet A7.1
	Folding exam table - typical exam rooms
	Dry/Wet table - treatment area
	Surgery table
	Animal cages
	Employee lockers w/ locks
	Stacked washer/dryer unit
	Dog runs - site built epoxy waterproof pan, slope to drain
	Cabinetry
	Pet scale
	Fridge
	Freezer
	Microwave
	Dishwasher
	Fire extinguisher, recessed in wall
	36" wide x 48" deep wheelchair space
	Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 2022 CFC, Section 1010.1.9.
	Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 2022 CFC, Section 1010.1.9.
	Central vacuum system
	Central vacuum inlet valve
Medical/Computer Equipment	
	Ray machine
	Ultra Sound
	Ultrasonic cleaner
	Autoclave
	Cubix computer
	Laptop computer
	Desktop computer
	Printer/copier
Plumbing Equipment	
	Break room sink
	Treatment/lab sink
	Exam rm. sink
	Restroom sink
	Mop sink
	Toilet
	Garbage disposal
	Laundry sink
X-Ray Room Shielding:	
	No lead shielding required: Common const. materials provide sufficient attenuation
	Lead required: 1.0 lbs/ft
Wall Legend:	
	Non-Rated Wall
	Fire-Rated Wall see 6/A6.3 and 7/A6.3

studio
g+
ARCHITECTS

2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com



**Veterinary Medical
Center of Rocklin**
1150 Sunset Blvd
Suites 153 and 154
Rocklin CA 95765
APN: 017-284-009

Sheet Contents:
Proposed Floor Plans

These designs, drawings and specifications
are the property of Studio GS, Inc. Any use in
part or in whole without the written permission
of Studio GS, Inc. is prohibited by law.
© 2024 by Studio GS, Inc.

Project No:
23-11-484

Drawn By:
SSG

Checked By:
SSG

Scale:
1/4" = 1'-0"

Revisions:
Permit Set:
1-15-2024



MAIL: PO BOX 6570 AUBURN, CA 95604
 PHYSICAL: 144 FERGUSON ROAD AUBURN, CA 95603
 PH: 530.823.4850 FAX: 530.823.4897 WEB: WWW.PCWA.NET

TENANT IMPROVEMENTS CONDITIONS OF APPROVAL FORM

APPLICANT AND PROJECT SUMMARY – APPLICANT TO COMPLETE:

Applicant Information

Applicant Name: Sundeep Grewal Telephone: 510-548-7448
 Billing Address: 2223 5th. St. Email: sunny@sgsarch.com
Berkeley CA 94710 Fax: _____

Project Information

Project Title: Veterinary Medical Center of Rocklin Land Jurisdiction: _____
 Building Permit Number: _____ Project Address: 1150 Sunset Blvd, suite 153/154
 APN(s): 017-284-009

Describe improvements (include use change): tenant improvement for new veterinary clinic

Secondary Water Source? Yes No Describe: _____

Anticipated Water Demand (if no change in use, write "NA" in appropriate fields below):

Maximum Day Demand (total gallons): 11,040 Gallons Per Day Fire sprinklers required? Yes No
 Peak Consumption Rate: 23.0 Gallons Per Minute Required flow rate (gpm): _____

Landscape separately metered? Yes No Landscaping Area (sf): _____

Describe (attach WELO calcs for new landscape): N/A - no change to landscaping

If at any time it is determined that the actual maximum day demand in gallons per day is in excess of the estimated maximum day demand set forth in this application for such service, the customer will be charged the increased connection fees.

Applicant Signature: Sundeep Grewal Date: 3/29/2024

SERVICE SUMMARY AND CONDITIONS OF APPROVAL - PCWA TO COMPLETE:

Existing Services (include all domestic, landscape, and private fire services with their backflow devices)

LID/CID:	Meter or Service Size:	Compliant Backflow Device: Yes or No (include comments):
_____	_____	_____
_____	_____	_____
_____	_____	_____

Backflow Survey Required?: Yes No Comments: _____

Existing service(s) sufficient for proposed demand: Yes No Comments: _____

Conditions of Approval

Backflow replacement/install?: Yes No Comments: _____

Meter upsize?: Yes No Comments: _____

Other (specify): _____

PCWA Staff: _____ Signature: _____ Date: _____



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

Tenant Improvements - Conditions of Approval Form

Section A – to be completed by Applicant (mail/deliver to SPMUD or email to tenantimprovement@spmud.ca.gov)

Building Permit Number: _____ City of Rocklin Town of Loomis Placer County

Applicant Information	Property Information
Name: <u>Sundeep Grewal</u>	Address: <u>1150 Sunset Blvd. Suite 153/154</u>
<u>2223 5th. St</u>	<u>Rocklin, CA 95765</u>
<u>Berkeley, CA 94710</u>	APN: <u>017-284-009</u>
Phone: <u>510-548-7448</u>	Subdivision: _____
E-mail: <u>sunny@sgsarch.com</u>	Lot Number: _____

Building Classification: Residential *Commercial *Industrial Other _____

*Business Description: veterinary clinic

Improvement(s) Description: full interior remodel for new exam rooms, office and reception and treatment center

Section B - To be completed by SPMUD

Required Submittals

One (1) set of Plans that include: Cover sheet, (All) Plumbing sheets and Floor plan (with dimensions).
Either full size (24" x 36") Bond or Electronic (.PDF).

SPMUD Declaration of Density Form _____
(To be signed by real property owner)

SPMUD FOG Permit Application Form (required for Food Service Establishments).

Section C - To be completed by SPMUD

Conditions of Approval

*Grease Trap – (Submit Manufacturer's Specifications) *Grease Interceptor (Requires SPMUD Inspection/Approval)
*(*For Grease Trap and/or Grease Interceptor submit Manufacturer's Specifications and evidence of flow rate or DFU's, as applicable)*

City of Roseville Multi-Jurisdictional Commercial Wastewater Discharge Construction Consent Form (916.746.1883)

SPMUD (Additional) Participation Fees \$ _____ SPMUD Project Processing Fee \$ _____
(Includes Plan Review and Inspection Fees)

Other: _____ Attachments

No SPMUD Requirements

Section D – to be completed by SPMUD

Approved By: _____ Approved Date: ____/____/____
Signature Indicates SPMUD Final Approval

Print Name