



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: May 17, 2024

Project Name and Requested Approvals:

ANIMAL URGENT CARE OF ROCKLIN
CONDITIONAL USE PERMIT, U2024-0002

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:

2303 Sunset Boulevard. APN 369-110-012.

Existing Land Use Designations:

The property is zoned Planned Development Mixed Use (PD-MU).
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 Katherine Phelps with Wells Construction. The property owner is SR95-VP, 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: Sunset Station - Animal Urgent Care of Rocklin

LOCATION: 2303 Sunset Blvd, Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 369-110-012-000

DATE OF APPLICATION (STAFF): 5/17/24 **RECEIVED BY (STAFF INITIALS):** MC

FILE NUMBERS (STAFF): U2024-0002 **FEES:** \$11,176.00

RECEIPT NO.: R58463

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: 04/23/2024

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 checked="" type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$10,705.00 <input type="checkbox"/> Major (CC Approval) Fee: _____
<input type="checkbox"/> BARRO Zone Application (BZ) Fee: _____	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: _____	<input type="checkbox"/> Variance (V) Fee: _____
<input type="checkbox"/> Rezone (Reclassification) (Z) 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"/> General Development Plan* (PDG) Fee: _____	<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: _____	<input type="checkbox"/> Modification to Approved Projects Fee: _____ File Number: _____

Environmental Requirements: (STAFF)

Exempt - \$471.00
 Negative Declaration --

Mitigated Negative Declaration --
 EIR - See Fee Schedule

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU</u>	Acres: <u>1.03</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>MU</u>	Square Feet: <u>+/- 44,866 SF</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:	Dimensions: <u>+/- 250' x 250'</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-MU</u>	No. of Units: <u>1 Bldg</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-MU</u>	Building Size: <u>6,064</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>78 spaces</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: <u>31 spaces</u>	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: <u>4 spaces</u>		

PROJECT REQUEST:

Conditional Use Permit to allow the remaining +/- 2,100 sf of space in 2303 Sunset Blvd, Rocklin to be occupied by a Animal Urgent Care to service the local neighborhood. See Attached Exhibit A for more information on the operation.

(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: SR95-VP, LLC

ADDRESS: 3140 Peacekeeper Way

CITY: McClellan STATE: CA ZIP: 95652

PHONE NUMBER: 916-965-7100(office)/916-804-9199(mobile)

EMAIL ADDRESS: tgundlach@ldkventures.com

FAX NUMBER: N/A

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): Wells Construction Inc.

CONTACT: Katherine Phelps

ADDRESS: 10648 Industrial Ave.

CITY: Roseville STATE: CA ZIP: 95678

PHONE NUMBER: 916 788 4480

EMAIL ADDRESS: kphelps@wellsconstruction.com

FAX NUMBER: 916 788 4481

SIGNATURE OF APPLICANT 

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: Sunset Station Animal Urgent Care of Rocklin
Location: 2303 Sunset Blvd, Rocklin, CA 95765
Assessors Parcel Number(s): 369-110-012-000

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
CUP for Animal Urgent Care of Rocklin, Tenant Improvement Plan Permit for Animal Urgent Care of Rocklin

Name of person and / or firm authorized to represent property owner (Please print):
Well Construction Inc.

Address: 10648 Industrial Ave.
City: Roseville State: CA Zip: 95678

Phone Number: 916 788 4480 Fax Number: 916 788 4481

Email Address: kphelps@wellsconstruction.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.
Regarding Animal Urgent Care of Rocklin
 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:
Signature: _____ Date: _____

Owners Name (Please Print): _____
Owners Address: 3140 Peacekeeper Way
City: McClellan State: CA Zip: 958652

Phone Number: (916)965-7100

Email Address: tgundlach@ldkventures.com

**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, Katherine Phelps , 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.

Signature

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, Katherine Phelps/Wellston the applicant or applicant's representative, have read the information above and understand its meaning.

Signature

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: 05 15 2024

Applicant: Katherine Phelps / Wells Construction  05.15.24

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.

Katherine Phelps / Wells Construction

Applicant's Name (printed)



Applicant's Signature

07.15.29

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) 2303 Sunset Blvd,

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: 369-110-012-000

NAME OF PROJECT: Sunset Station - Animal Urgent Care of Rocklin

CONTACT/APPLICANT NAME: Wells Construction Inc. / Katherine Phelps

ADDRESS: 10648 Industrial Ave.

CITY: Roseville STATE: CA ZIP: 95678

PHONE: 916 788 4480 EMAIL: kphelps@wellsconstruction.com

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

Conditional Use Permit to allow the remaining +/- 2,100 sf of space in 2303 Sunset Blvd, Rocklin to be occupied by a Animal Urgent Care to service the local neighborhoods. See Attached Exhibit A for more information on the operation.

Table with 2 columns: Property size (Square Feet/Acres) and Land Use (Existing/Proposed). Values: +/- 44,866 / 1.03, MU/PD-MU, 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:

Sunset Station

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:

Exemption of environmental impacts approved via Planning Commission Resolution No. PC-2018-34

OTHER REQUIRED PERMITS OR APPROVALS:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone

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

Vacated park and ride, now developed as a two parcel/pad retail project named Sunset Station.

SITE CHARACTERISTICS

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

None

2. What are the surrounding land uses?

East Commercial West Multi-family Res North Single-family Res South Commercial

3. Is the project proposed on land which contains fill or a slope of 10% or more? No - Site is graded. CUP is for use in ex. bldg

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: None

b. Deposited on the site: None

c. Removed from the site: None


d. Disposal site: None

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? Yes
What types? Typical parking lot landscaping
Are any to be removed or transplanted? No
State the location of transplant site: N/A
State the number & species to be removed: None
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?
Animal Clinic will be located inside of 2303 Sunset Blvd. No significant new noise sources will impact the residents in the area or tenants in the buildings. However as part of TI sound proofing will be done between premises and adjacent tenant
15. What type of equipment will be associated with the project during construction?
Typical construction equipment used during the construction of tenant improvements.
- During permanent operation?
NA
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.
NA
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? NA
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? No
If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials? NA _____
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? Cobblestone Elementary School +/- 1,500 feet

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

Size of new structure(s) or addition in gross square feet: No new structures proposed
 Building height measured from ground to highest point in feet: No changes proposed
 Number of floors/stories: one

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:
No new equipment proposed on roof

Project site coverage: Building 6,064 sq.ft. 14 %
 Landscaping N/A sq.ft. %
 Paving N/A sq.ft. %

Exterior building materials: No changes proposed

Exterior building colors: No changes proposed

Wall and/or fencing material: No changes proposed

Total number of off-street parking spaces required: 31 Provided: 78 for project

Total number of bicycle parking spaces: 6

25. Is there any exposed mechanical equipment associated with the project? no
 Location and screening method:

screened behind building parapet

26. RESIDENTIAL PROJECTS

Total lots N/A 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): Animal Urgent Care Clinic

Oriented to: Regional _____ City X Neighborhood X

Hours of operation: Thursday - Tuesday, 10am - 8pm (closed Wednesdays)

Total occupancy/Building capacity: 75 - 100 occupants max. (Bank and Animal Urgent Care)

Gross floor area: 6064sf bldg/2100sf clinic Number of fixed seats: +/- 20 in Clinic

Number of employees (total): +/- 8 for clinic Employees per shift: +/- 4 for clinic Number of Shifts: one

Number of visitors/customers on site at busiest time (best estimate): bu sist li me-10 c stomers

Other occupants (specify): No other occupants in Clinic

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? NA
29. Will the proposed use involve any toxic or hazardous material? NA
Is the project site within 2,000 feet of an identified hazardous/toxic site? No
Is the project site within 2,000 feet of a school or hospital? Yes, 1500 feet from a school
If the project involves any hazardous material, explain:
30. How many new residents is the project estimated to generate? Anticipate hiring residents
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: None for the vacant FFR BLT Estimated: +/- 10 per day
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? Pebble Creek Park +/- 2000 ft
35. What school districts will be affected by this project? Rocklin Unified
36. Describe energy-efficient features included in the project
Cal-Green
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: PG&E
Telephone: AT&T & Surewest
Water: PCWA
Sewer: SPMUD
Storm Drainage: City of Rocklin
Solid Waste: Recology Auburn Placer
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)

- N/A* 1. Exhibits rolled not mounted
- N/A* 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)

- N/A* 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.)
- N/A* 2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- N/A* 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

~~X~~ *Spics*

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
- ~~NA~~ 3. At least one elevation calling out colors and materials
- ~~NA~~ 4. Location of mechanical equipment and screening (Cross sections and roof plan)
- ~~NA~~ 5. Lighting specifications (manufacture name, fixture type and identification information, and proposed wattage). Submittal of cut sheets is encouraged
- ~~X~~ 6. Scale (Scale shall be shown in printed text and with a bar scale)
- ~~NA~~ 7. For multi-building projects, provide a key plan on each sheet

FLOOR PLAN

~~X~~
~~X~~
~~X~~
~~X~~

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

~~NA~~

~~1~~
~~2~~
~~3~~
~~4~~
~~5~~
~~6~~

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)

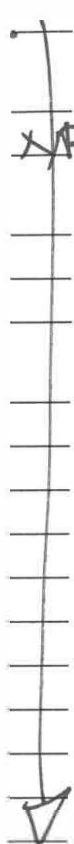
SIGN ELEVATION

~~NA~~

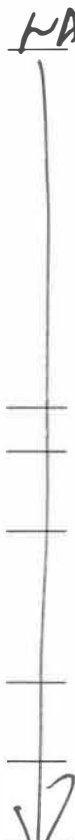
~~1~~
~~2~~
~~3~~
~~4~~
~~5~~
~~6~~
~~7~~
~~8~~

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

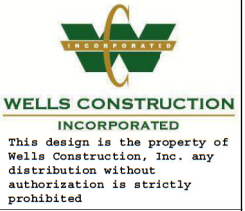
TENTATIVE SUBDIVISION MAP

- 
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.

Rocklin Urgent Care



PROJECT DATA

- APN 016-450-016
- BUILDING ADDRESS: 2303 Sunset Blvd, Rocklin, CA, 95765
 - FIRST FLOOR: 7,077 SF (PER CBC CHAPTER 2, OVERHANGS INCLUDED)
 - OCCUPANCIES: M/B/A-2 FUTURE: OFFICE/RETAIL/RESTRAINT ASSEMBLY NON-SEPERATED MIXED USE PER CBC 508.3
 - CONSTRUCTION TYPE: V-B NON-RATED
 - FIRE SPRINKLERS: YES NFP# 13, PER CBC CHAPTER 9
 - FIRE FLOW: REQUIRED 2400 GPM (AVAILABLE 4387 GPM)
 - BUILDING HEIGHT (CBC 504): 60' ALLOWABLE (TABLE 504.3) > +/- 30'-0" = OK 2 STORIES MAX (TABLE 504.4) > ONE STORY = OK
 - BUILDING AREA (CBC 506): 24,000 SF (TABLE 506.2) > 7,077 SF = OK
 - CBC TABLE 601: PRIMARY STRUCTURAL FRAME - 0 HOUR EXTERIOR BEARING WALLS - 0 HOUR INTERIOR BEARING WALLS - 0 HOUR NON-BEARING WALLS AND PARTITIONS - 0 HOUR FLOOR CONSTRUCTION - 0 HOUR ROOF CONSTRUCTION - 0 HOUR
 - CBC TABLE 602: EXTERIOR BEARING WALLS - 1 HOUR 10' x X < 30' NO RATING REQUIRED
 - OCCUPANT LOAD: 61

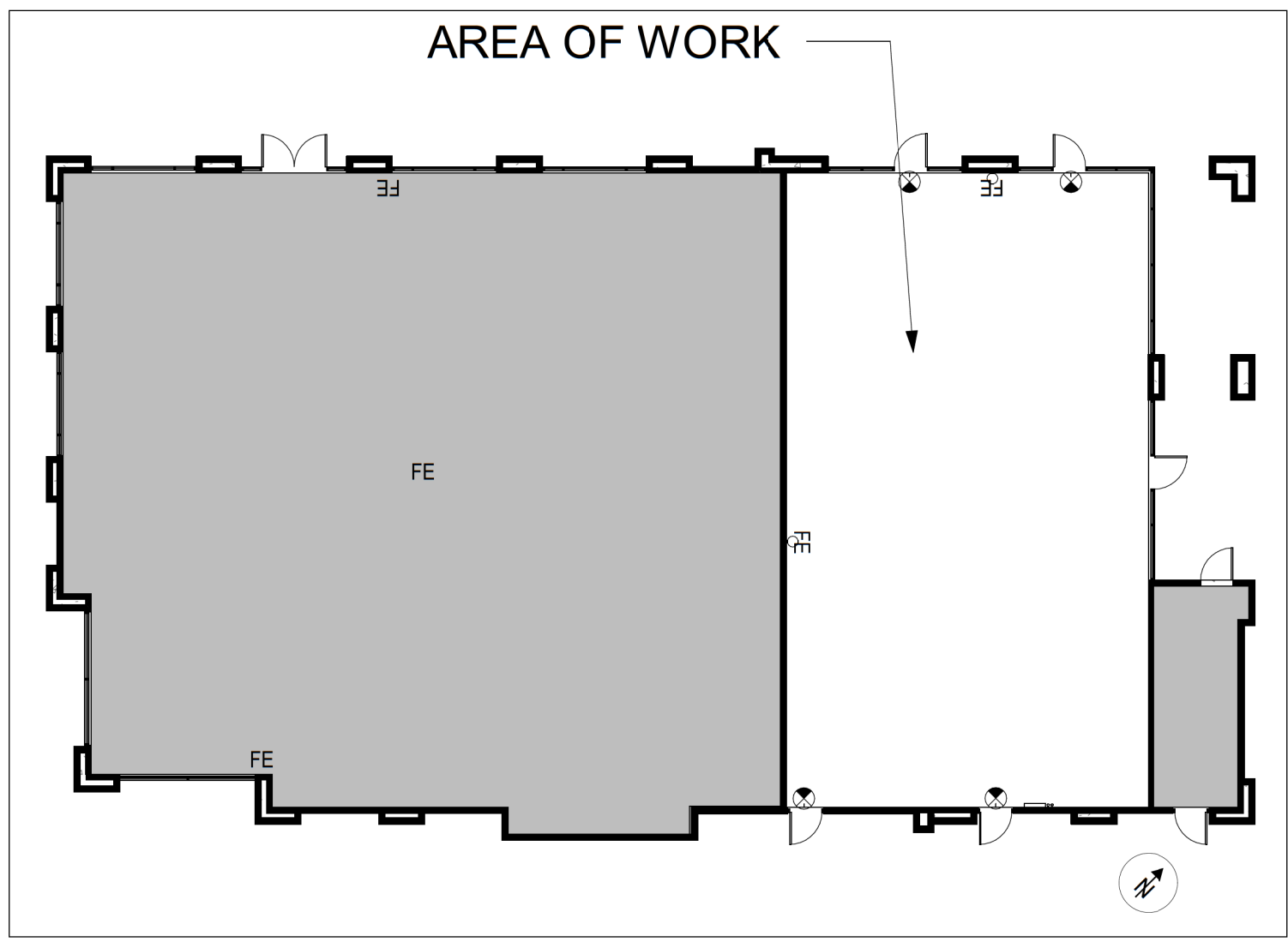
Owner:

PROJECT DIRECTORY

Building Owner
LDK Capital
Denton Kelley
3140 Peacekeeper Way
McClellan, CA 95652
916-284-1471
dkelley@ldkcapital.com

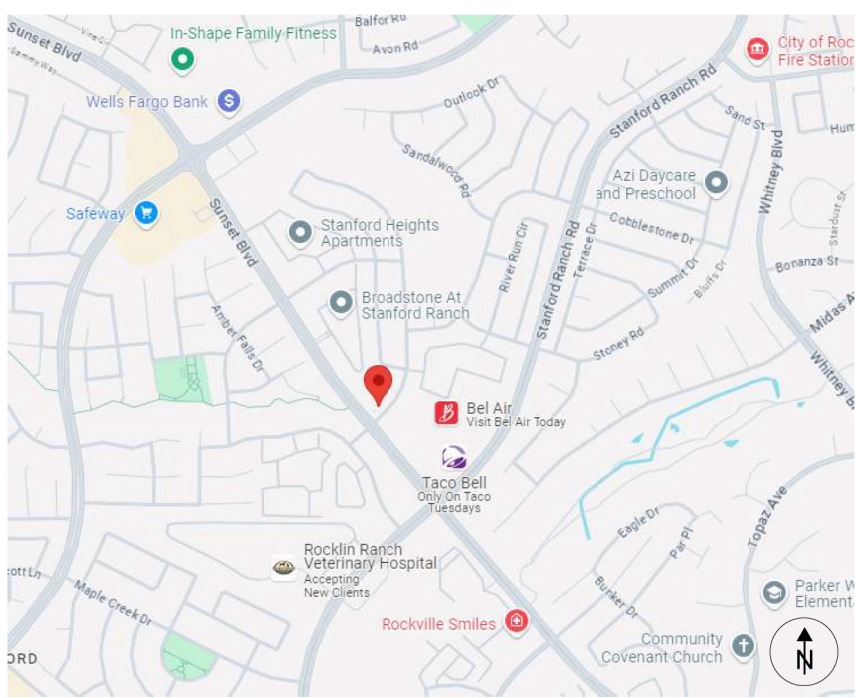
Tenant
Laura and Chey Bernal
lauraannbernal1@gmail.com
cbernaldev@gmail.com

Contractor
Wells Construction, Inc
10648 Industrial Ave
Roseville, CA 95678
Loren Merrill
916-257-5210
lmerrill@wellsconstruction.com



Sheet Index	
T1	Title Sheet
S1	Site Plan
A1	Floor Plan
E1	Elevations Plan

Rocklin Urgent Care
2303 Sunset Blvd. Ste. 200
Rocklin, CA 95765



T1

Date:
5/16/2024

0 SF

Scale:
N/A

Owner:

Rocklin Urgent Care
2303 Sunset Blvd. Ste. 200
Rocklin, CA 95765

S1

Date:
5/16/2024

0 SF

Scale:
N/A

SITE LEGEND

- PATH OF TRAVEL (MAX 2% CROSS SLOPE, MAX 1:20 IN THE DIRECTION OF TRAVEL)
- PROPERTY LINE
- FIRE DEPARTMENT TURN RADIUS REQUIREMENTS.
- SITE SET BACK OR EASMENT
- 2' PARKING OVERHANG

SITE PLAN DATA

APN:	016-450-016
ZONING:	PD-MU
BUILDING AREA:	6234 SF
BUILDING HT:	31' MAX
NUMBER OF STORIES:	1
GENERAL PLAN:	MU

PARKING DATA

	REQUIRED	PROVIDED
TOTAL PARKING STALLS	35	70
COMPACT STALLS	30% MAX	20 (29%)
ACCESSIBLE STALLS	3 REGUALR + 1 VAN	3 REGUALR + 1 VAN
EV S'ALLS	5	5
CLEAN AIR/VAN CARPOOL	3	3
BIKE LOCKER	1	1

15 TENTANT-OCCUPANTS (15 x 0.05 = 1 BIKE LOCKER)

DRIVE-TRU:
VEHICLES AT DRIVE-TRU: 11 VEHICLES

BICYCLE STALLS:
BICYCLE: 4 REQUIRED 6 PROVIDED



SITE PLAN
1' = 20'-0"

0' 5' 10' 20' 50'

1

Owner:
Laura & Chey Bernal

Rocklin Animal Urgent Care
2303 Sunset Blvd. Ste. 200
Rocklin, CA

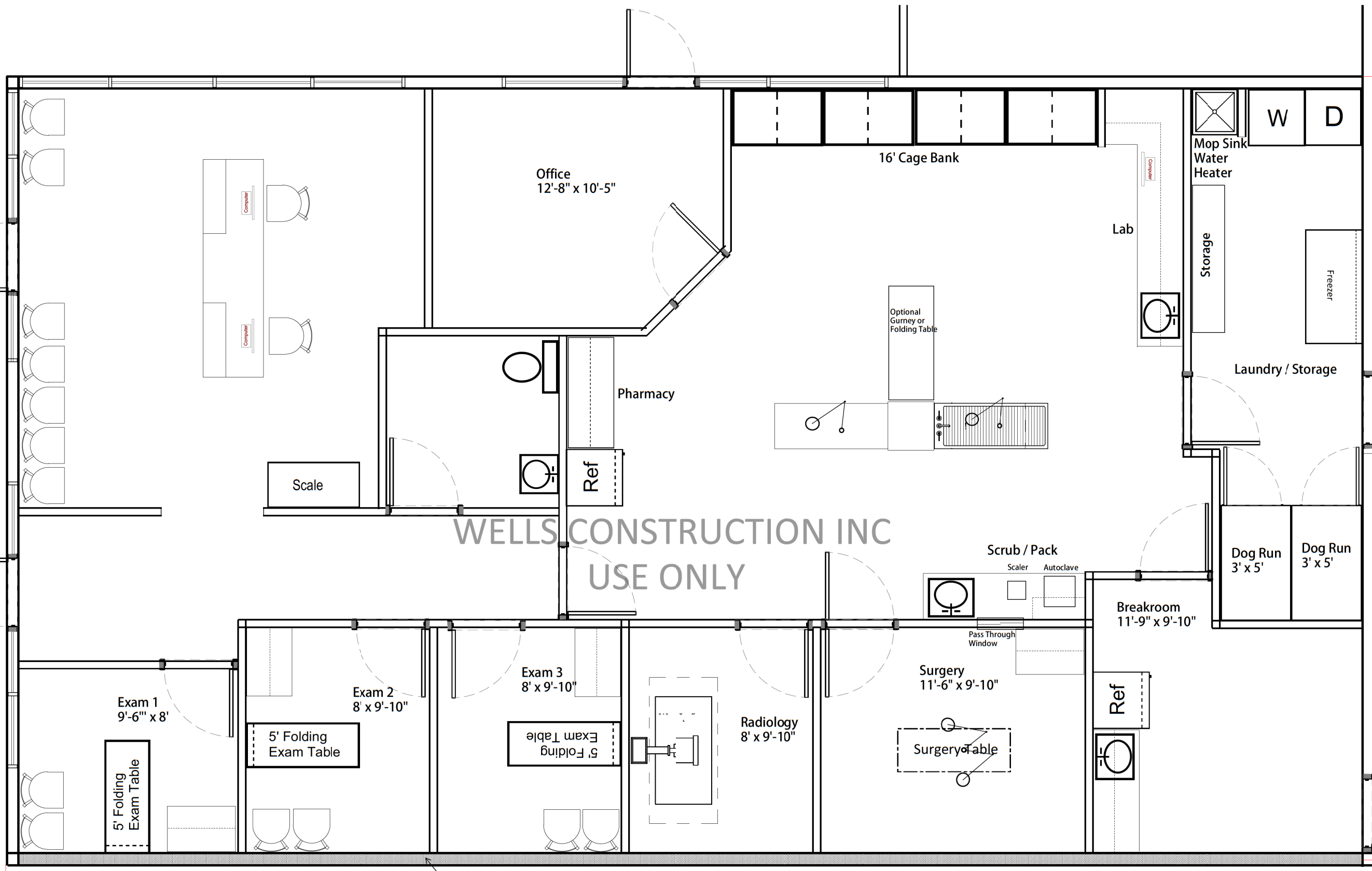
Preliminary
Design

A1

Date:
12/20/2023

2241 SF

Scale:
1/2" = 1'



WELLS CONSTRUCTION INC
USE ONLY

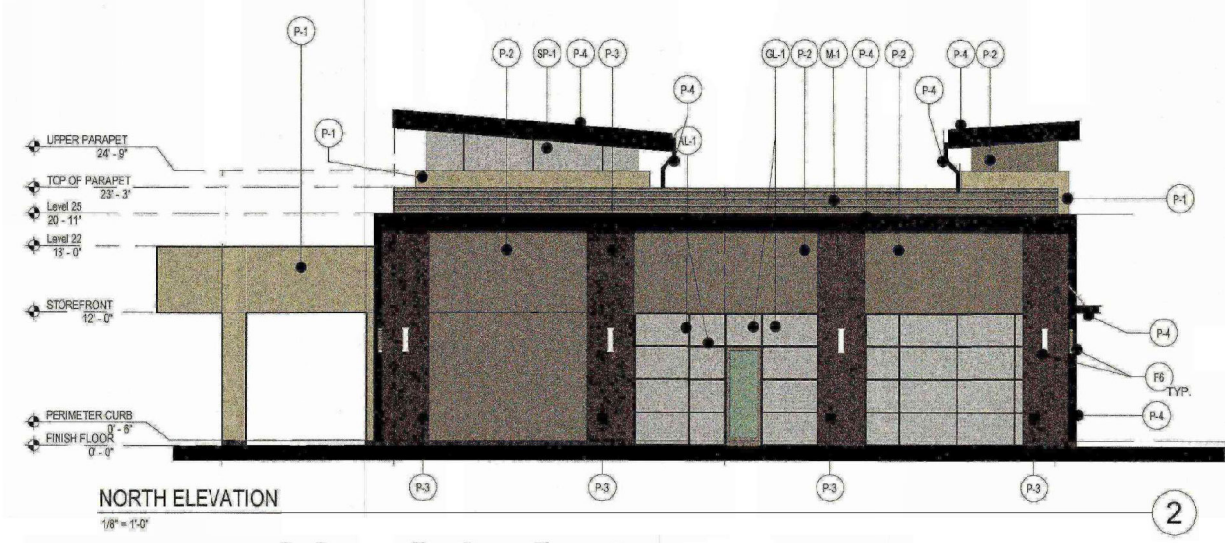
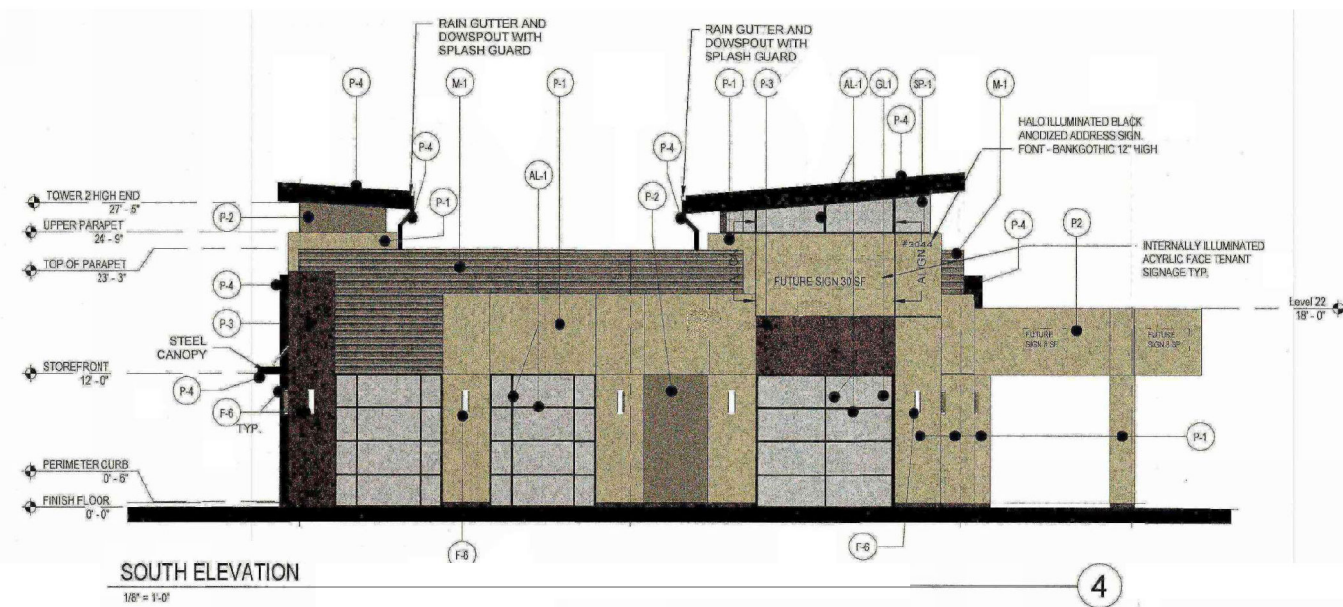
Common wall between tenants will have added soundproofing



EXTERIOR FINISH SCHEDULE

P-1	PAINT MFR: DUNN EDWARDS NUMBER: DE220 COLOR: POROUS STONE	AL-1	ALUMINUM MFR: ARCADIA COLOR: BLACK AB-8
P-2	PAINT MFR: SHERWIN-WILLIAMS NUMBER: SW9163 COLOR: TIN LIZZIE	GL-1	GLASS MFR: VITRO ARCHITECTURAL GLASS STYLE: ULTRA CLEAR GLASS WITH LOW-E COATING
P-3	PAINT MFR: KELLY-MOORE NUMBER: KM4938 COLOR: GROUCHY BADGER	SP-1	SPANDREL SYSTEM MFR: ARCADIA AF 175 2'X2' CENTER SET GLAZING: 1/4" SINGLE PANE, CLEAR SPANDREL COLOR: WHITE FRIT
P-4	PAINT MFR: DUNN EDWARDS NUMBER: DE6371 COLOR: BLACK		
M-1	METAL PANEL MFR: AEP SPAN COLOR: COOL METALLIC SILVER		

NOTE: ALL GUTTERS, DOWNSPOUTS AND ANY EXTERIOR PIPES, CONDUITS, PANEL BOXES OR OTHER SIMILAR EQUIPMENT OR FEATURES SHALL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT WALL SURFACE OR EXTERIOR SURFACE TO WHICH THEY ARE ATTACHED OR ADJACENT TO.



Owner:

Rocklin Urgent Care
2303 Sunset Blvd. Ste. 200
Rocklin, CA 95765

E1

Date:
5/16/2024

0 SF

Scale:
N/A