



New Project Information

The City of Rocklin is 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: May 7, 2025

Project Name and Requested Approvals:

Rocklin Commons Veterinary Clinic

- Conditional Use Permit (U2025-0002)

Staff Description of Project:

This application is a request for approval of a Conditional Use Permit to allow for a veterinary clinic in a commercial unit in the Rocklin Commons Center.

Location:

The project site is located east of Granite Drive, West of Interstate 80, and directly southeast of Rocklin Commons Driveway entrance area. The Assessor's Parcel Number (APN) is 045-051-019.

Land Use Designation(s)/Zoning:

The property is designated Retail Commercial (RC) in the Rocklin General Plan. The property is zoned Planned Development Commercial (PD-C).

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) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

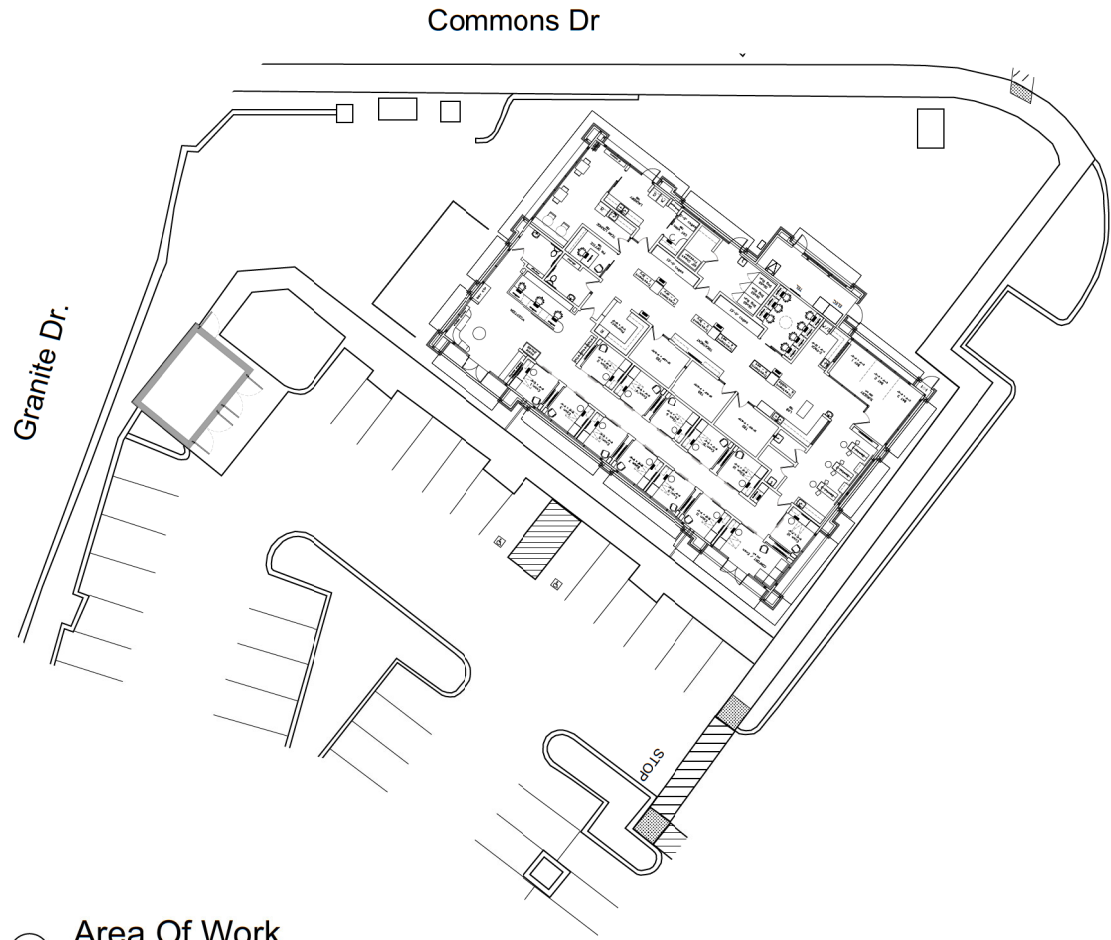
Applicant & Property Owner:

The property owner is ROCKLIN LAND (EDENS) LLC. The applicant is Wells Construction. c/o Katherine Orloff.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



Area Of Work



Vicinity Map

PROJECT DATA

APN 045-051-019-000

1. BUILDIGN ADDRESS	5124 Commons Dr. Rocklin, CA 95677
2. FIRST FLOOR	7690 SF (PER CBC CHAPTER 2, OVERHANGS INCLUDED)
3. OCCUPANCIES:	B NON-SEPERATED
4. CONSTRUCTION TYPE:	V-B NON-RATED
5. FIRE SPRINKLERS:	YES NFPA 13, PER CBC CHAPTER 9
6. BUILDING HEIGHT	26'
7. LOT SIZE	.89 Acres

INDEX

T1	TITLE PAGE
S1	SITE PLAN
A1	FLOOR PLAN
A2	ROOF PLAN
A3	ELEVATIONS

Owner:
1

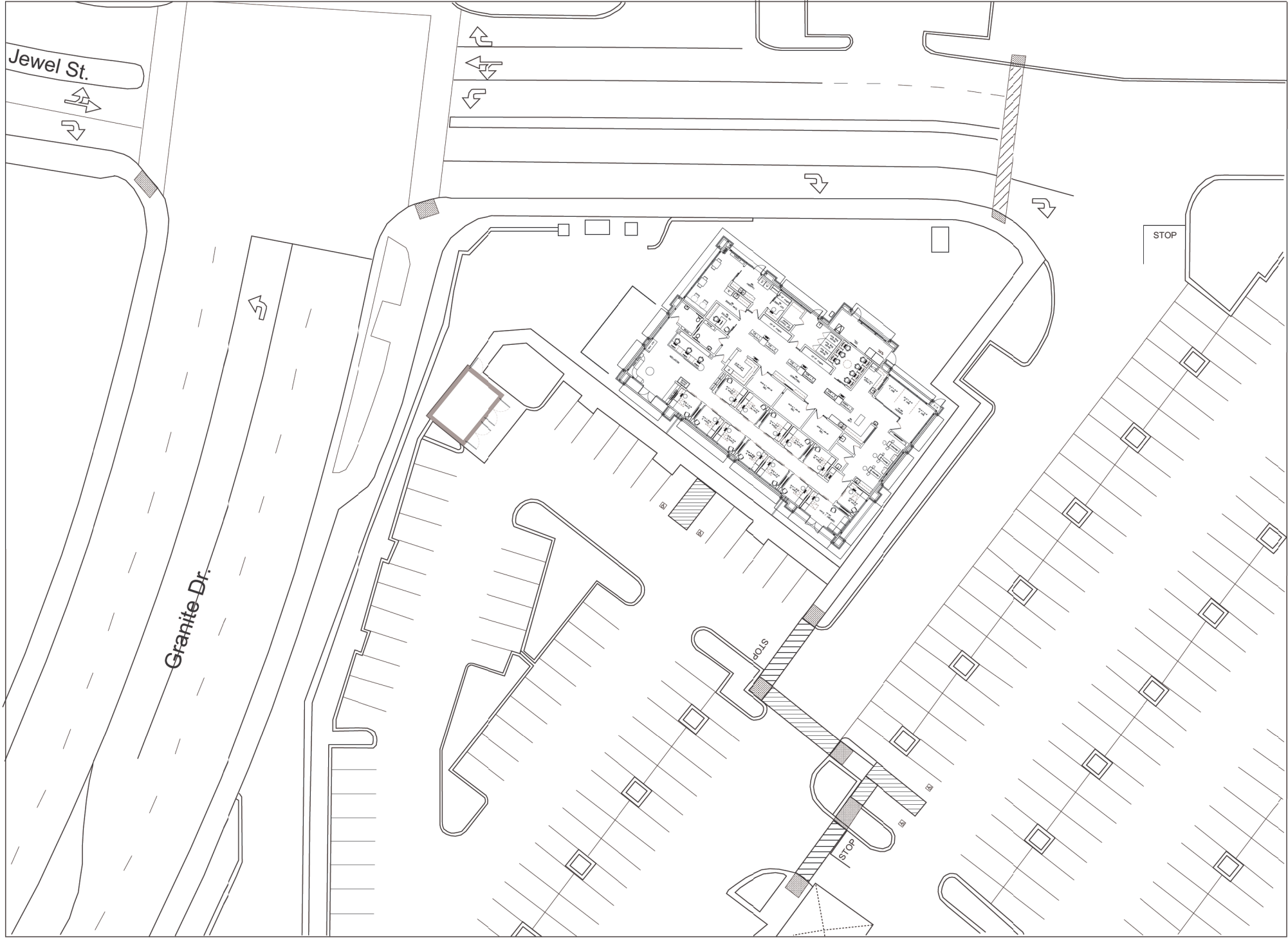
Rocklin Commons Veterinary Hospital
5124 Commons Dr.
Rocklin, CA 95677

T1

Date:
04-18-2025

6,22120F

Scale:
NA



Site Plan

1" = 20'

Owner:
1

Rocklin Commons Veterinary Hospital
5124 Commons Dr.
Rocklin, CA 95677

S1

Date:
04-18-2025

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Scale:
1" = 20'



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Owner:
1

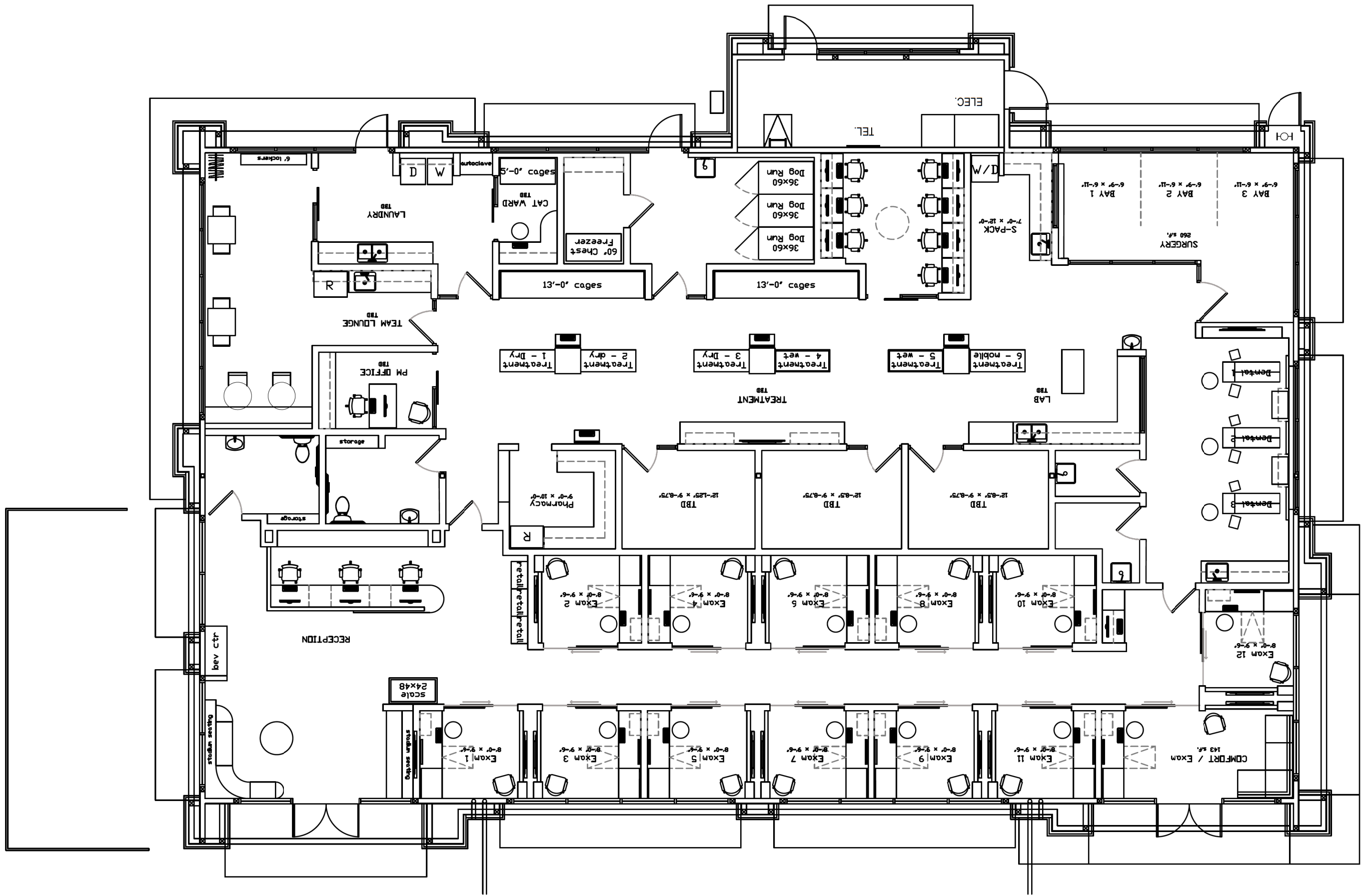
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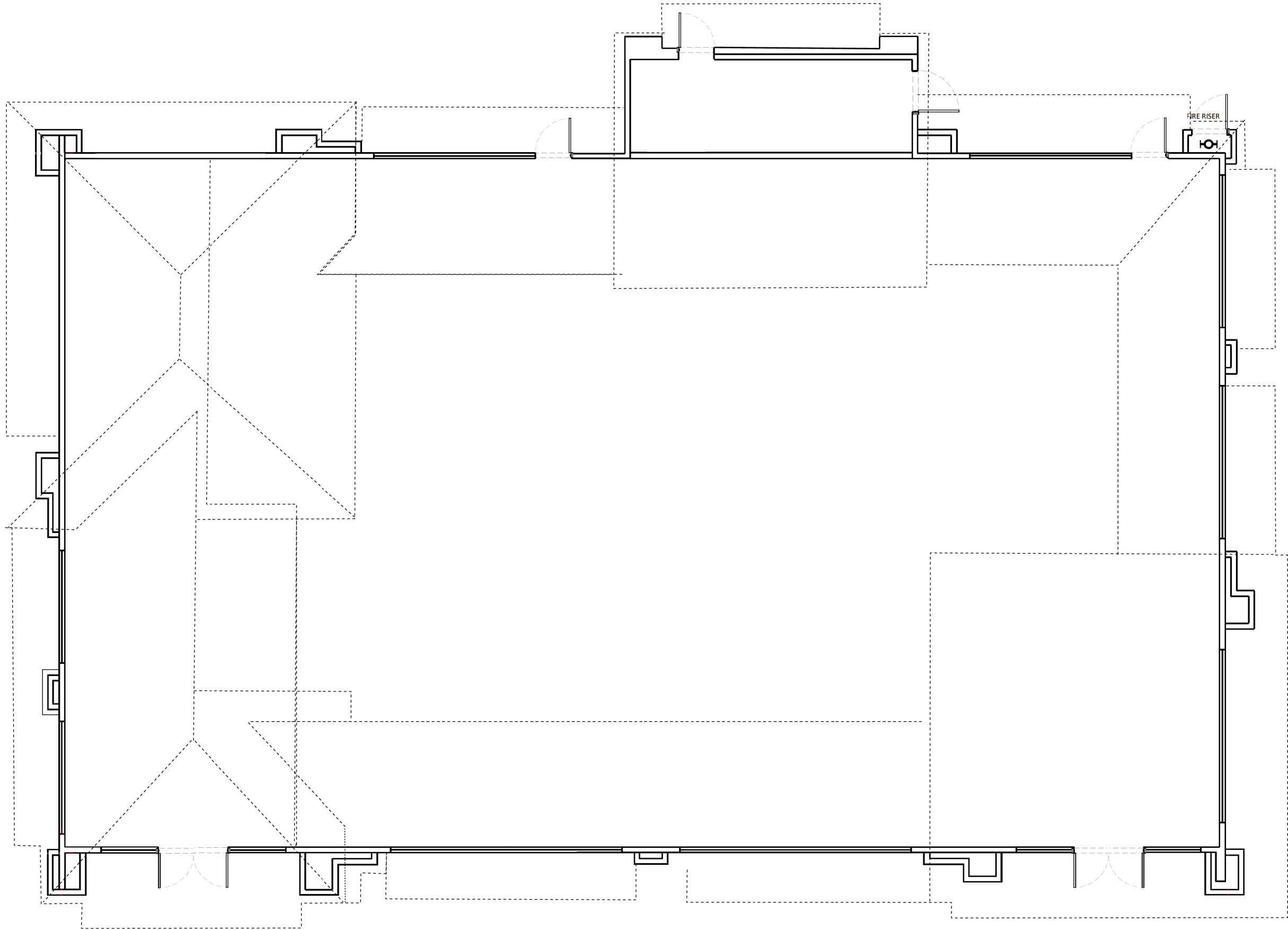
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04-18-2025

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1/4" = 1'





Owner:
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Rocklin Commons Veterinary Hospital
5124 Commons Dr.
Rocklin, CA 95677

A2

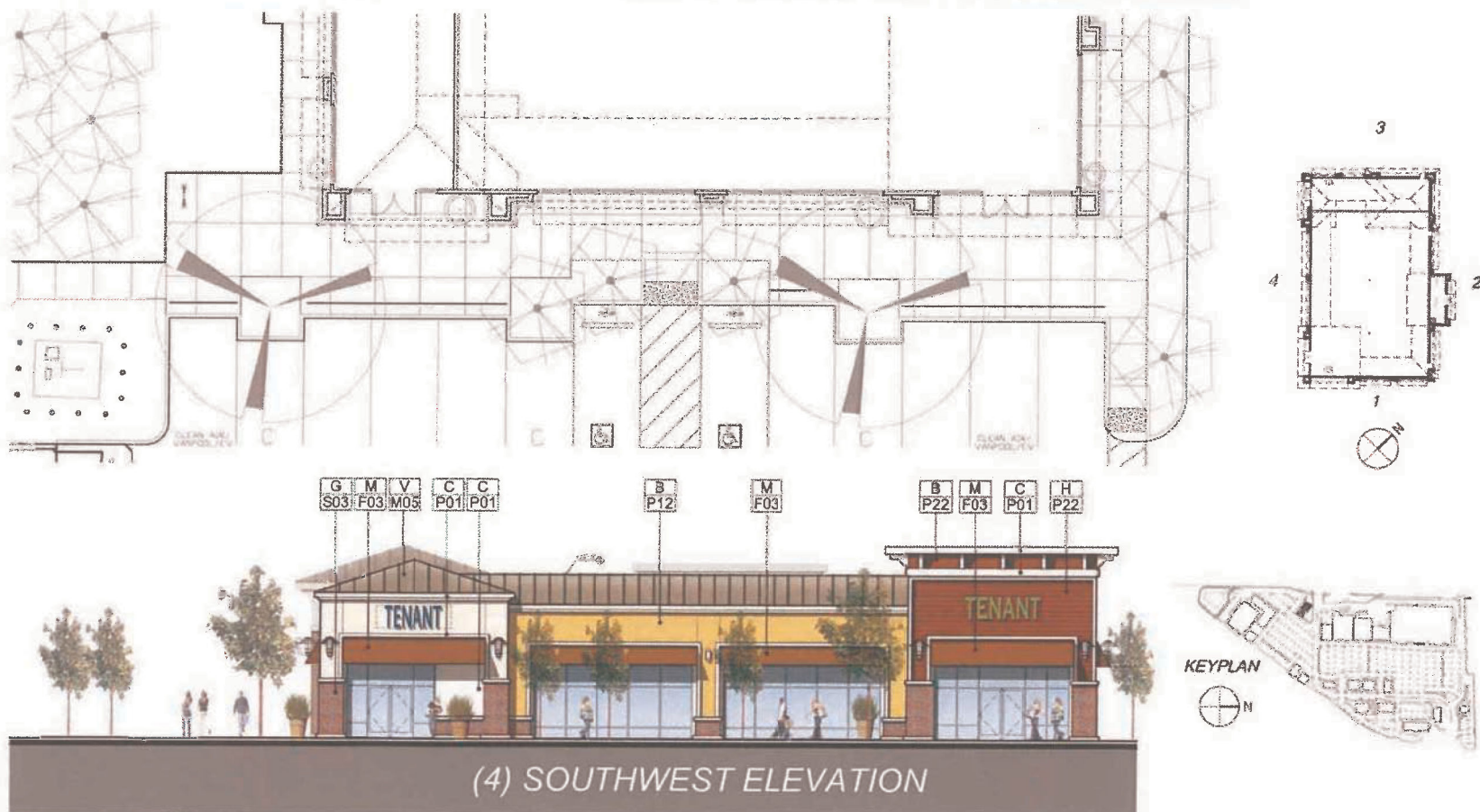
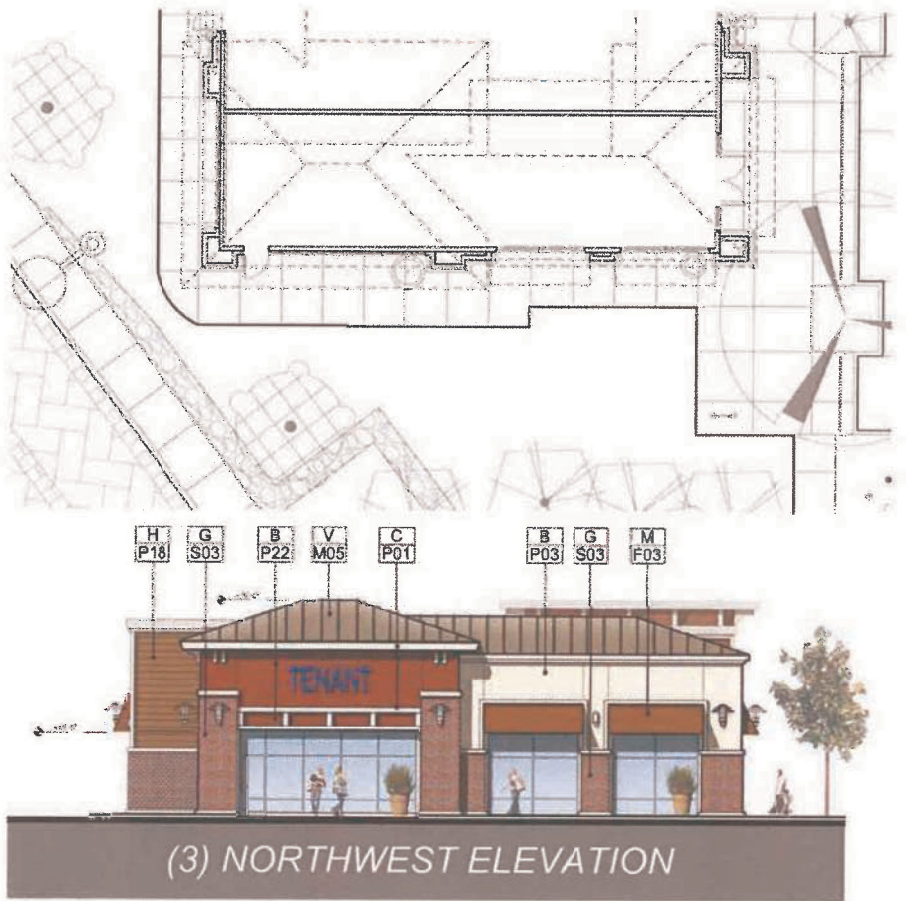
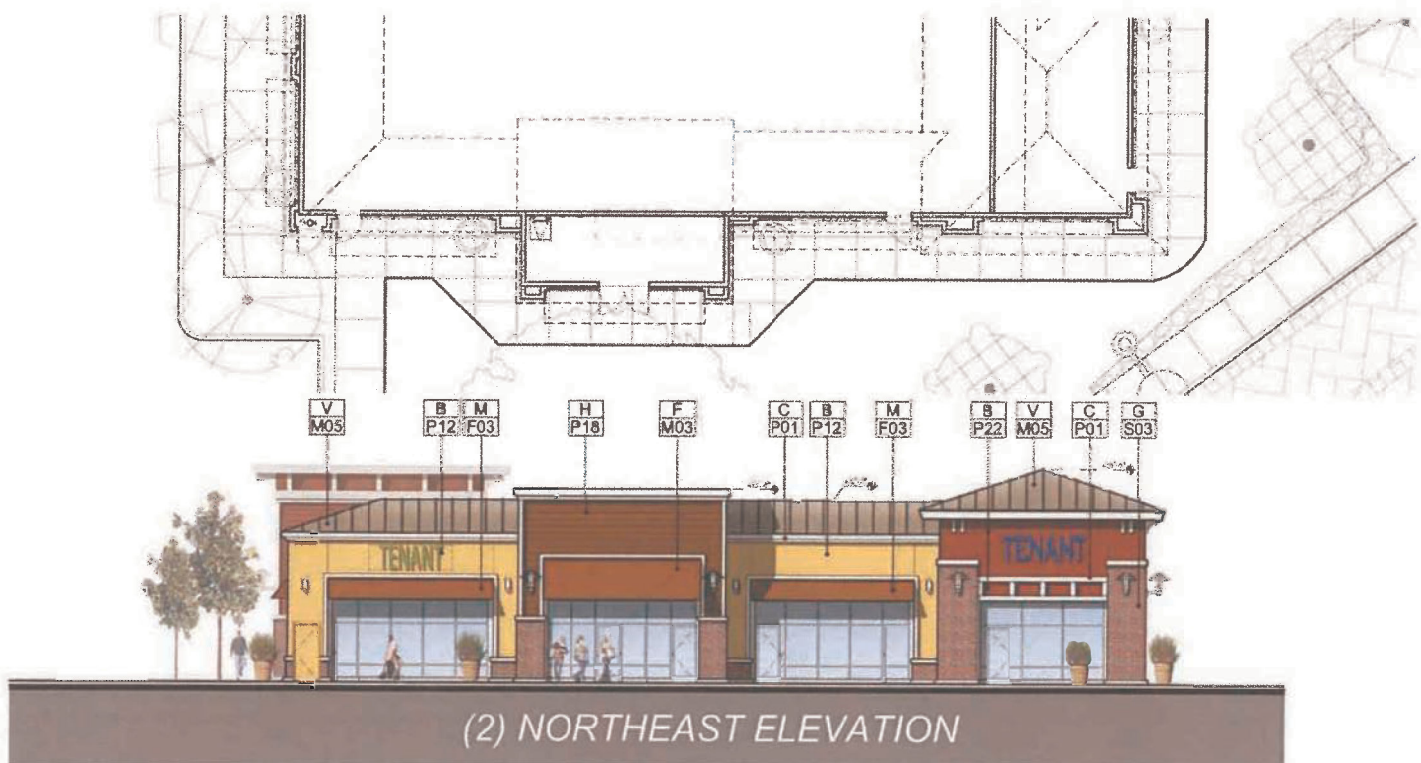
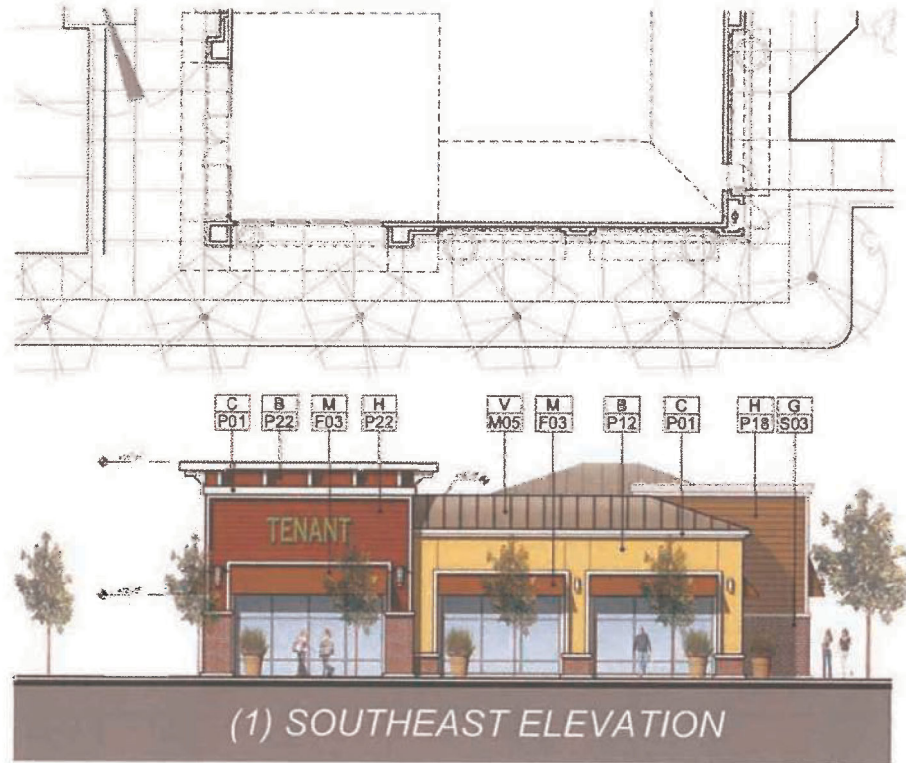
Date:
04-18-2025

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Scale:
1/4" = 1'

Owner:
1

Rocklin Commons Veterinary Hospital
5124 Commons Dr.
Rocklin, CA 95677



A3

Date:
04-18-2025

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Scale:
3/32" = 1'

Rocklin Commons Veterinary Hospital | Use Case Overview

To:

Rocklin Planning Department
3970 Rocklin Rd.
Rocklin, CA 95677

Project Address:

5124 Commons Drive, Rocklin, CA 95677

Planning Commission:

The proposed Pet Care Facility will be state-of-the-art/upscale pet hospital servicing the City of Rocklin and surrounding area. Patients will include dogs and cats in need of medical care, as well as preventive care to support the growing pet population in the area.

Services:

Medical-based services including wellness check-ups, surgical procedures, vaccinations, dental care, medical imaging and wound care. There will be no overnight boarding, patients will be taken home or transferred to an emergency care hospital for overnight boarding. Patients will never be allowed off-leash to roam free at any time and will always be accompanied by a staff member.

Hours of operation / pet hospital info:

The pet care facility will operate Monday - Friday from 7:30am- 6pm and Saturday 8am-1pm -closed Sundays. The hospital will operate with approx. 20 staff members during normal business hours. Anticipated traffic to the hospital includes 60 appointments per day / 360 per week / 30 min average appointment time.

This new facility will positively benefit the immediate neighborhood by bringing animal care closer to those in need, easier access to appointments (due to the growing demand for animal care), reduced wait times, to ensure pets can be seen sooner and given the proper treatment when in need.

There will not be any outdoor kennel areas or off-leash areas. This pet hospital will include standard noise insulation, and all patients will remain under medical supervision including treatment of hospital-induced anxiety and therefore no significant noise will be introduced to the surrounding areas.

Odors will be controlled by immediate cleanup of animal mess and proper disposal. The outdoor landscaped areas will be maintained by the hospital staff and cleaned immediately of any animal waste. Multi-zone HVAC design along with exhaust fans in designated areas will also play a pivotal role in ensuring an odor free hospital.

By approving this conditional use permit, you will be ensuring that the local pet population will receive top-notch and compassionate care at the hands of skilled and experienced doctors, who are committed to giving pets the best care possible.

Thank you for taking the time to consider our application. We hope to become part of your community and be able to move forward with our plans very soon.