



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: August 2, 2017

Project Name and Requested Approvals:

HARVEST RIDGE PLACER ACADEMY
BARRO ZONE USE PERMIT, BZ2017-0002

Staff Description of Project:

This application is a request for approval of a Use Permit within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone to allow Harvest Ridge Placer Academy to occupy the building at 3501 Stanford Ranch Road for an annex to their current public charter elementary school located at 2213 Sunset Boulevard in Rocklin. This proposed location at Stanford Ranch Plaza would accommodate middle school age students. The building has six suites that would accommodate four classrooms, an office, and a lunch/activity room. Outdoor school activities would be confined to the existing outdoor spaces at either end of the building.

Location:

3051 Stanford Ranch Road, Suites D1 through D6 within the Stanford Ranch Plaza Shopping Center.
Assessor Parcel Number (APN) 367-160-012

Existing Land Use Designations:

The property is zoned Planned Development Business Professional/Commercial (PD-BP/C).
The General Plan designation is Business Professional/Commercial (BP/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) 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 Borges Architectural Group, Inc. The property owner is JJD-HOV Rocklin, LLC.

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

July 31, 2017

Harvest Ridge Placer Academy (HRPA) Rocklin Annex - Project Description and Justification

The proposed addition of four classrooms at 3051 Stanford Ranch Road in the Stanford Ranch Plaza Shopping Center will provide HRPA with needed classrooms for their Rocklin school. This is a temporary solution that will allow the school time to address their long term needs for a new Rocklin campus. The lease for 3051 Stanford Ranch Road is a three-year term only.

It is the school administration's belief this site can accommodate their interim needs without inconvenience to other tenants in the center or to others who live or pass through this neighborhood. Considerable effort and discussion occurred with Save Mart, the major anchor there and HRPA has received approval of their plan for occupancy and how traffic and parking will be addressed during morning pick-up and afternoon drop-off times.

There are six vacant suites (entire building) available for school use. Four suites will be used as classrooms for middle school classes – sixth through eighth grades. The maximum class size is twenty-four students so no more than ninety-six students will be accommodated at this location. Teachers and administrators will add four to six additional staff to the site. All suites meet the minimum size and exiting requirements for classrooms. One suite will be designated as a lunch room/activity room for use by all students. The final suite will be used as an administrative office and teacher break area as indicated on the floor plan included with this application.

It is likely additional classes would be needed if the full three year lease term is used, possibly 2 classes that would increase total enrollment to 144 students. The classrooms are large enough to absorb the additional students and the office/admin suite could be converted to a classroom with the office relocated to the lunch room suite. Regardless of how this expanded student population is accommodated, it will not impact the building exterior or site nor will it change plans for drop-off and pick-up routines.

Converting the building for school use requires no modification to the exterior of the building and only interior cosmetic improvements to the classrooms and activity room. Minor tenant improvements will be made to the administration office suite with no impact to the building exterior. Signage needs are less than if the building remained a multi-tenant use. One or two "tenant" signs will be requested to be installed as required by the shopping center's approved sign program.

At each end of the building there are small outdoor patios accessible from the walkway along the front of the building. These patios are enclosed on the remaining sides with a 36" high metal railing. These areas will be used for small group activities, such as math instruction where there will be a teacher present. Small groups may be allowed to use the patios during lunch. Tables and chairs that would be used outdoors would be portable and secured indoors when not in use. Most lunch and physical education activities will take place in the suite designated as the lunch/activity room. See the attached floor plan.

It is important to understand that middle school children are old enough to understand restrictions and tend to sit around and talk and do not have the unbounded energy of younger ages. The school

administration believes using this building for middle school instruction will result in no more noise than would be expected for the typical retail or commercial uses that would otherwise occupy this building.

The site has 33 dedicated parking stalls with access from a common driveway. There is also parking across the common driveway in front of the adjacent tenant shops but parents will be asked not to park in those stalls when dropping or picking up their children. Monitors will be stationed in the area during drop off and pickup times to prevent parking in these stalls. Staff parking and overflow parking, if needed, will be allowed off the school parcel in an area of the shopping center parking that can accommodate some additional vehicles without impact to Save Mart or nearby tenants. Staff monitors will be stationed in this area as well to assure compliance and assist parents. It should be noted the morning drop-off occurs before many businesses in the center open and the afternoon pick-up window has significantly fewer cars due to after school enrichment programs that keep about half the students on premises.

A drop-off and pick-up plan has been included in this application and the traffic and parking analysis, by KDA, also part of this application, provides justification, additional explanation and support for the project as proposed.

In summary, HRPB believes the temporary addition of four middle school classes in Stanford Ranch Plaza should pose no significant issues for the shopping center and surrounding neighborhood. School administrators have successfully handled a similar situation at the main Rocklin campus at Park Drive and Sunset Boulevard without problems to that commercial center or that neighborhood.

We respectfully ask the City of Rocklin's help in processing this application so HRPB can open for this fall's term which begins on August 21.

End



WEST ELEVATION



WEST OUTDOOR PATIO (2 VIEWS)



NORTH (REAR) ELEVATION



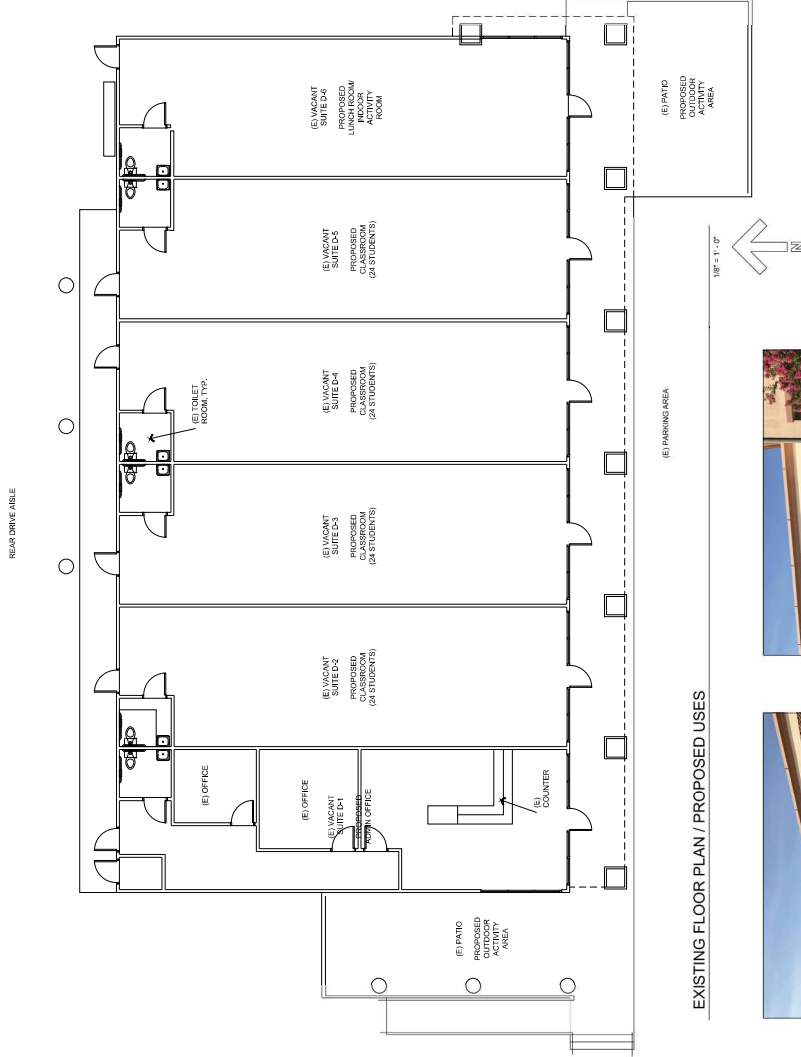
EAST (PARK BLVD) ELEVATION



EAST FACADE LANDSCAPING



SOUTHEAST OUTDOOR PATIO



SOUTH (FRONT) ELEVATION



HARVEST RIDGE PLACER ACADEMY - ROCKLIN ANNEX

3051 STANFORD RANCH ROAD 17032

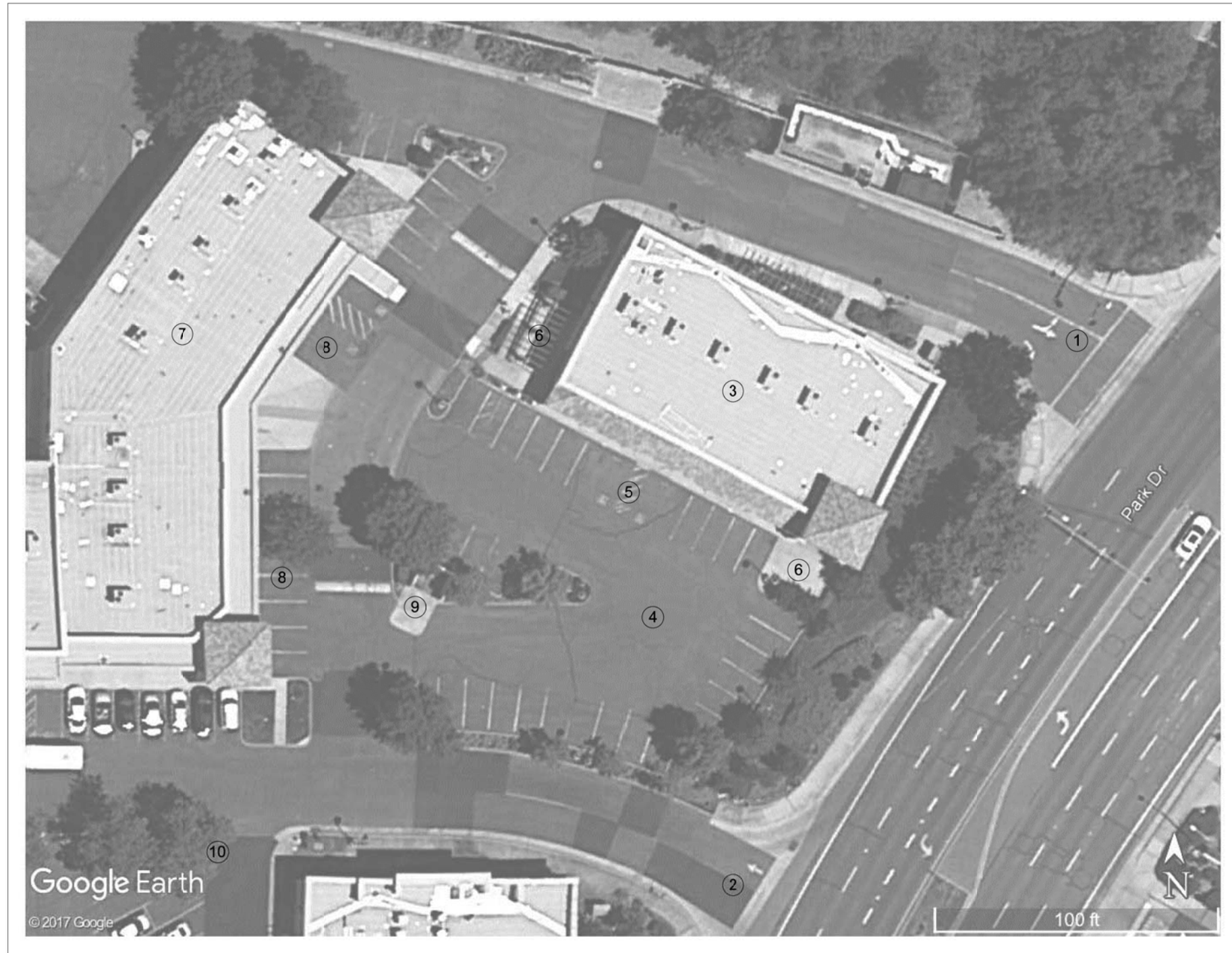
July 31, 2017

FLOOR PLAN AND EXTERIOR ELEVATION PHOTOS

SA-2.0

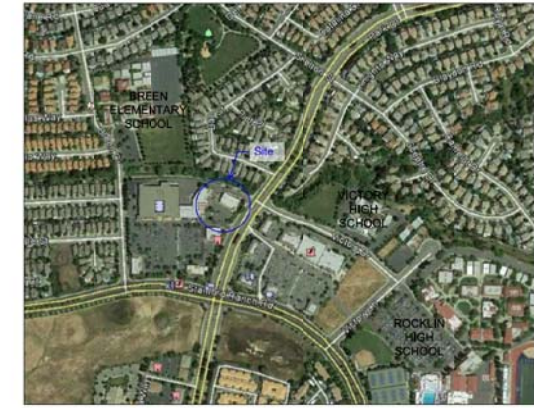
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95681 T | 916 782 7200 borgesarch.com





SITE PLAN
1" = 20' -0"

VICINITY MAP



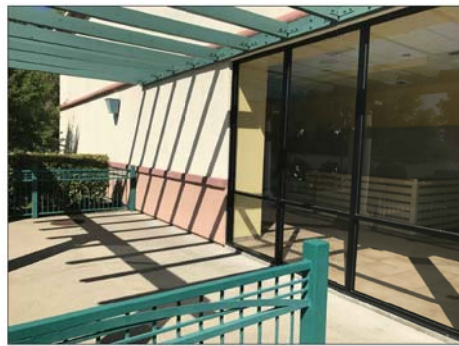
SITE PLAN KEY NOTES

- ① SIGNALIZED INGRESS / EGRESS AT VICTORY/PARK BLVD. - MAIN SCHOOL ACCESS, FULL TURNING MOVEMENTS
- ② ALTERNATE EXIT (RIGHT ONLY) FROM SHOPPING CENTER
- ③ PROPOSED TENANT IMPROVEMENT LOCATION
- ④ DEDICATED PARKING AREA FOR SCHOOL MORNING DROP-OFF AND AFTERNOON PICK-UP (34 STALLS)
- ⑤ ACCESSIBLE PARKING
- ⑥ PARTIALLY ENCLOSED PATIO FOR OUTDOOR SCHOOL ACTIVITIES
- ⑦ ADJACENT MULTI-TENANT RETAIL BUILDING
- ⑧ TENANT PARKING FOR ADJACENT MULTI-TENANT BUILDING (16 STALLS)
- ⑨ EXISTING TRASH ENCLOSURE FOR SCHOOL USE
- ⑩ STAFF AND OVERFLOW PARKING AREA (SEE CIRCULATION PLAN)

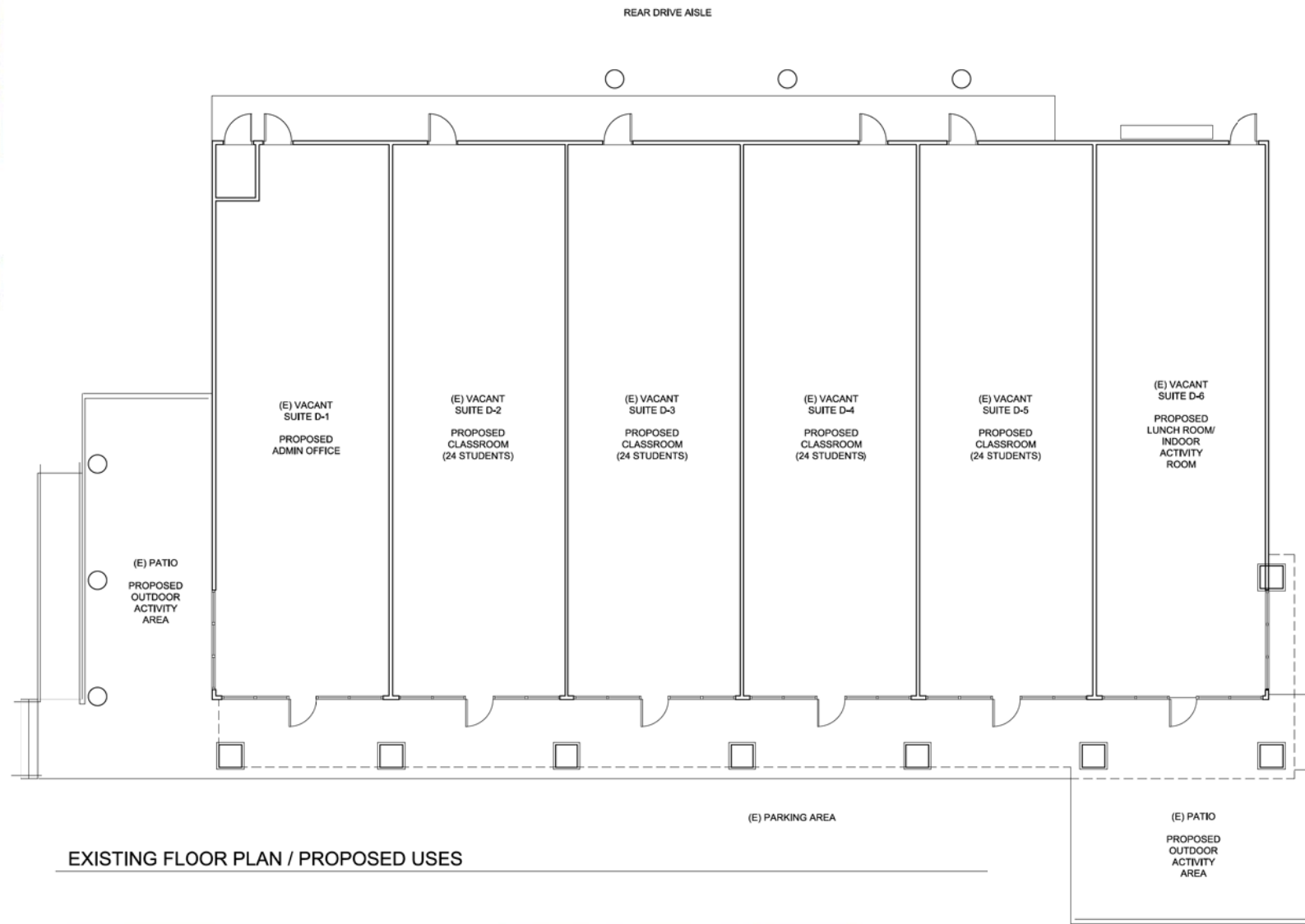




WEST ELEVATION



WEST OUTDOOR PATIO



NORTH (REAR) ELEVATION



EAST (PARK BLVD) ELEVATION



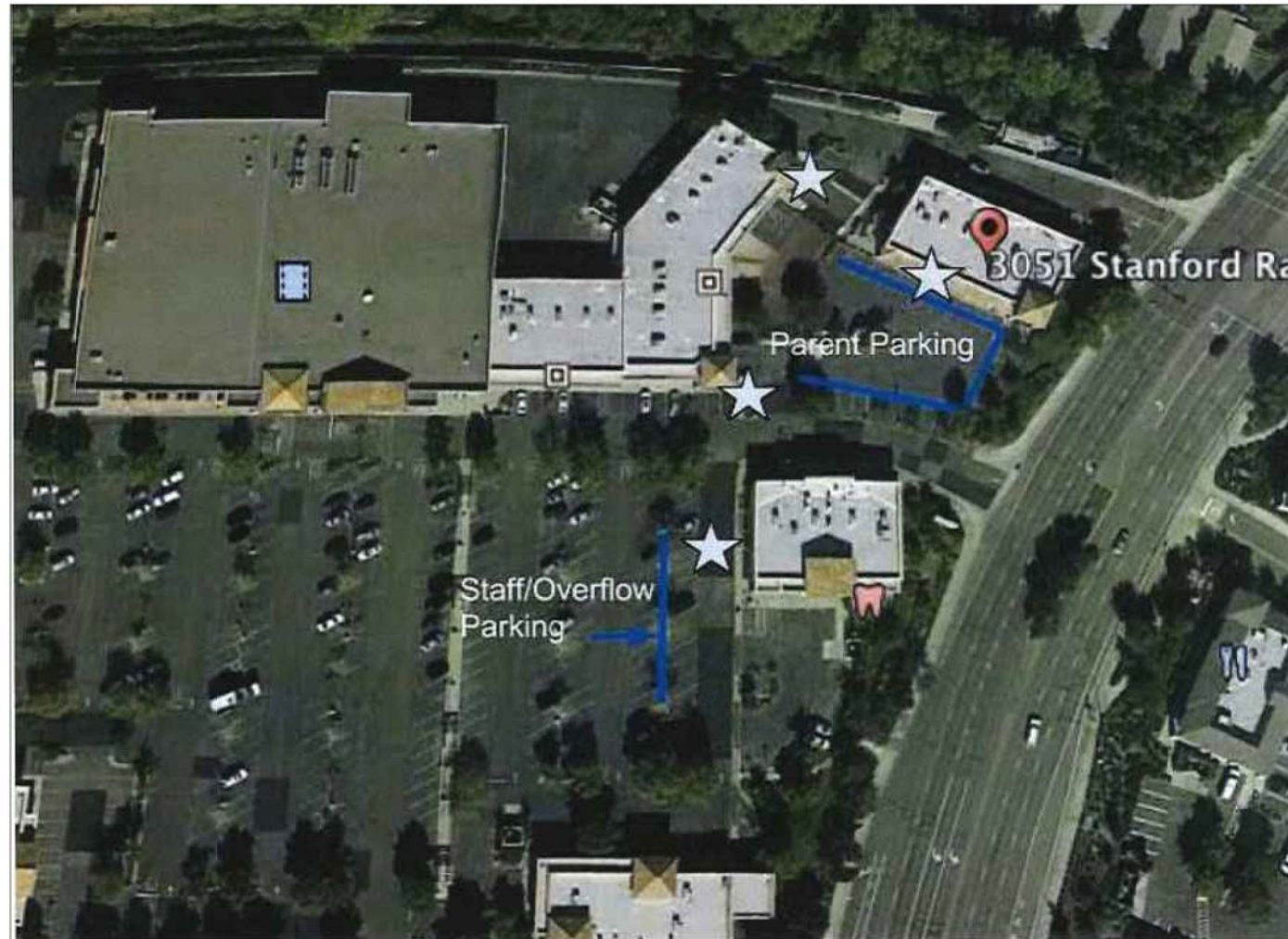
EAST FACADE LANDSCAPING



SOUTH (FRONT) ELEVATION



SOUTHEAST OUTDOOR PATIO



CIRCULATION AND PARKING PLAN

1" = 20' -0"

DROP-OFF AND PICK-UP PLAN

HARVEST RIDGE PLACER ACADEMY (HRPA) PROPOSES TO ACCOMMODATE FOUR CLASSES OF MIDDLE SCHOOL CHILDREN, GRADES SIX THROUGH EIGHT AT THIS ANNEX LOCATION. EACH CLASS WILL HAVE A MAXIMUM OF TWENTY FOUR CHILDREN.

CLASSES RUN FROM 8:25 AM UNTIL 3:15 PM AND THERE ARE AFTER CLASS ACTIVITIES IN WHICH MANY OF THE CHILDREN WILL PARTICIPATE. DROP-OFF IS SCHEDULED FROM 8:05 TO 8:20 WEEKDAY MORNINGS AND PICK-UP WILL OCCUR FROM 3:15 UNTIL 3:35 WEEKDAY AFTERNOONS. THERE ARE NO SCHOOL ACTIVITIES ON THE WEEKENDS. DROP-OFF AND PICK-UP TIMES DO NOT OVERLAP WITH THE OTHER SCHOOLS IN THE AREA. PLEASE REFER TO THE TRAFFIC ANALYSIS FOR SPECIFICS.

DURING DROP-OFF AND PICK-UP TIMES, PARENTS WILL BE REQUIRED TO PARK AND DROP THEIR CHILDREN USING THE EXISTING AVAILABLE PARKING. THERE ARE 34 STALLS AVAILABLE ON-SITE. STAFF MONITORS WILL BE STATIONED AT SPECIFIED LOCATION (DENOTED BY A STAR ON THE PLAN) TO BOTH DIRECT TRAFFIC AND MONITOR INCOMING/OUTGOING VEHICLES.

THE PROPOSED ROUTE FOR PARENTS WILL BE AS FOLLOWS:

ACCESS TO THE SITE WILL BE FROM THE SIGNALIZED INTERSECTION AT PARK DRIVE AND VICTORY DRIVE. VEHICLES WILL ENTER THE SCHOOL PROPERTY FROM THE NORTH DRIVE BEHIND THE SCHOOL BUILDING, TURN LEFT AROUND THE SCHOOL AND ENTER THE SCHOOL PARKING LOT FROM THE SOUTHERLY DRIVE AISLE.

A STAFF TRAFFIC MONITOR WILL BE STATIONED AT THE NORTHEAST CORNER OF THE ADJACENT RETAIL BUILDING TO DIRECT TRAFFIC AS VEHICLES APPROACH OR EXIT THE SCHOOL PARKING LOT.

A SECOND STAFF MONITOR WILL BE STATIONED AT THE SOUTHEAST CORNER OF THE ADJACENT RETAIL BUILDING TO DIRECT OVERFLOW AND EXITING TRAFFIC. OVERFLOW PARKING IS AVAILABLE ON THE WEST SIDE OF THE PAD BUILDING TO THE SOUTH OF THE SCHOOL PROPERTY (3071 STANFORD RANCH ROAD).

AFTER DROP-OFF OR PICK-UP, VEHICLES MAY EXIT SEVERAL WAYS - BACK TO THE PARK AT VICTORY, OUT TO PARK DRIVE AT THE RIGHT ONLY IMMEDIATELY SOUTH OF THE SCHOOL PROPERTY OR OUT TO STANFORD RANCH THROUGH THE MAIN PARKING LOT FOR THE SHOPPING CENTER.

A THIRD MONITOR WILL BE STATIONED IN THE OVERFLOW AREA AND A FOURTH AT THE SCHOOL ENTRY. BOTH WILL ASSIST IN DIRECTING AND MONITORING INCOMING AND OUTGOING VEHICLES, PARENTS AND STUDENTS.

THIS PROPOSED ROUTE IS EXPLAINED AND JUSTIFIED IN THE TRAFFIC ANALYSIS BY KD ANDERSON & ASSOCIATES

THIS PROPOSED TRAFFIC AND CIRCULATION PLAN HAS BEEN SUBMITTED AND APPROVED BY SAVE MART, THE MAJOR ANCHOR FOR THE CENTER.