

ADMINISTRATIVE DETERMINATION
AD-2017-0004

ADMINISTRATIVE DETERMINATION
OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT
(Harvest Ridge Placer Academy Annex / BZ-2017-0002)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. Section 17.59.050 (A) of the Rocklin Municipal Code authorizes the Community Development Director of the City of Rocklin to approve applications for entitlements in the BARRO Zone area. A Conditional Use Permit to operate a charter school within an existing commercial building is within that authority.

B. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin.

C. The operation of the use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The circulation and parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

E. The operation of the use is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The BARRO Zone Entitlement for Harvest Ridge Placer Academy Annex / BZ-2017-02 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated

otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Operation

- a. Approval of this project does not relieve the applicant from the requirements of subsequent permits and approvals, including but not limited to applicable building permits. (PLANNING, BUILDING)
- b. Standard class schedules shall occur between 8:25 AM and 3:15 PM, not including afterschool programs. Bell times shall correspond with the current Circulation and Parking Plan. (PLANNING)
- c. The school shall be limited to a maximum of 96 students during its first year of operation. If a time extension is approved to allow operation beyond the first year (see Condition #3) the school may increase occupancy to a maximum of 144 students, at the discretion of the Economic and Community Development Director (Director). (PLANNING)
- d. Outdoor areas shall be in compliance with all applicable regulations for schools. The project shall provide verification of this compliance prior to student utilization of outdoor areas. (PLANNING)
- e. Per the requirements of the Fire Department, an emergency voice/alarm communication system may be required for the upgraded fire alarm prior to occupancy. (FIRE)

2. Transportation, Traffic, and Circulation

- a. The school shall be responsible for ensuring that student transportation throughout the project site complies with the Circulation and Parking Plan. (PLANNING)
- b. Prior to December 31st of each year of operation, the school shall prepare a report evaluating the efficiency of the Circulation and Parking Plan for review by the City. If applicable, the school shall modify the Circulation and Parking Plan prior to the commencement of classes each year. (PLANNING)
- c. Should it become apparent that the approved Circulation and Parking Plan is not working as expected, the school shall work with the City to revise the plan and address the deficiencies as quickly as possible. (PLANNING)

3. Validity

- a. This entitlement shall expire one year from the date of approval, unless prior to that date an extension has been approved, pursuant to the following:
 - i. A minimum of 30 days prior to project expiration, the applicant may request an extension to the Use Permit. Extensions shall be granted at the discretion of the Director. (PLANNING)
 - ii. The Director reserves the right to add or modify any conditions of approval as part of the project extension process. (PLANNING)
 - iii. No more than a total of two (2) one-year extensions may be approved. (PLANNING)

PASSED AND ADOPTED this 21st day of August, 2017, by the Economic and Community Development Director of the City of Rocklin as authorized by Rocklin Municipal Code Section 17.59.



Marc Mondell
Economic & Community Development Director

ATTEST:

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.

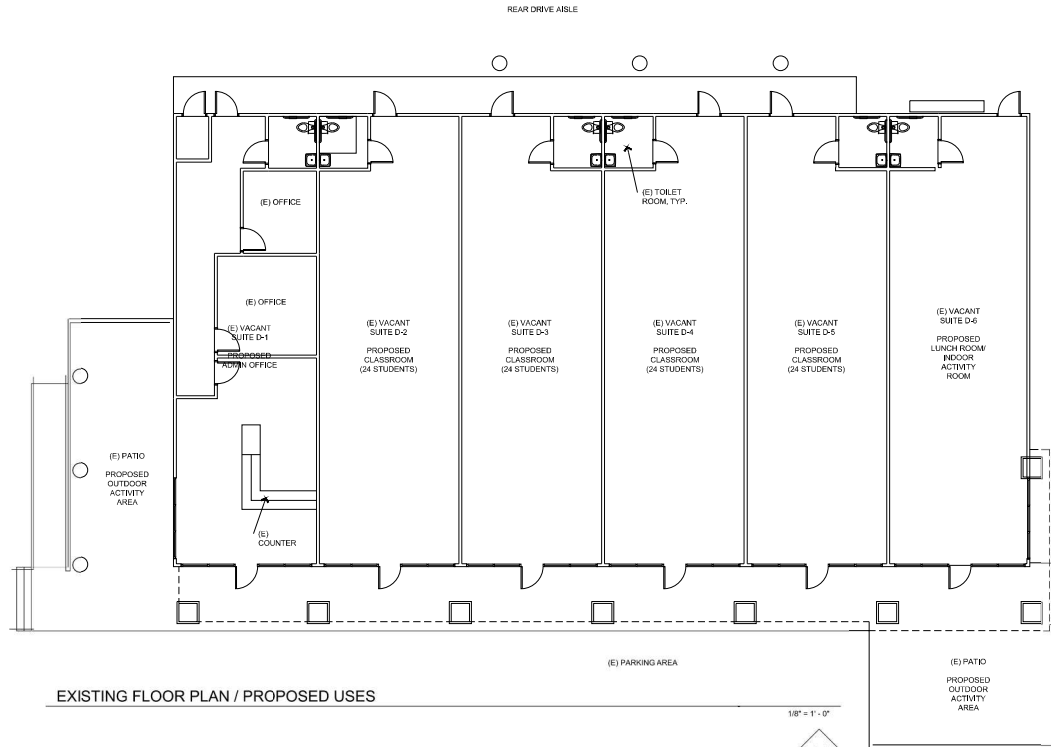
End



WEST ELEVATION



WEST OUTDOOR PATIO (2 VIEWS)



EXISTING FLOOR PLAN / PROPOSED USES



SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



EAST (PARK BLVD) ELEVATION



EAST FACADE LANDSCAPING



SOUTHEAST OUTDOOR PATIO

**HARVEST RIDGE PLACER ACADEMY
TRAFFIC CIRCULATION AND PARKING PLAN – 8/22/2017**

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 SCHOOL ACTIVITIES IN WHICH MANY OF THE CHILDREN WILL PARTICIPATE. DROP-OFF IS SCHEDULED FROM 8:10 AM TO 8:25 AM WEEKDAY MORNINGS AND PICK-UP WILL OCCUR FROM 3:15 TO 3:35 PM 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 OFF 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 EITHER THE SOUTHERNMOST ENTRANCE ON PARK DRIVE, OR FROM THE NON-SIGNALIZED ENTRANCE TO THE CENTER ALONG STANFORD RANCH ROAD.

A STAFF TRAFFIC MONITOR WILL BE STATIONED AT THE NORTHEAST CORNER OF THE ADJACENT RETAIL BUILDING TO DIRECT TRAFFIC AND 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 TRAFFIC ENTERING FROM STANFORD RANCH RD AND PARK DRIVE. 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 WILL EXIT OUT VIA THE SIGNALIZED INTERSECTION AT PARK DRIVE AND VICTORY DRIVE.

A THIRD STAFF 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.

