

Exhibit A

NEW PACIFIC CHARTER SCHOOL –
Proposed CUP Modification - Project Description
05-24-23

BACKGROUND

New Pacific School (NPS) operates a charter school located at two properties in the City of Roseville: 143 Clinton Ave, and 202 Bonita Street. The operating Use Permits are an August 23, 2012 approval of File #2012PL-066 (CUP 000078) and Conditional Use Permit Modifications 98-09 (CUP MOD). The CUPs have a student capacity limit of 60 students at the Clinton Ave facility, and 200 students at the Bonita Street facility.

NPS has been operating the charter school since July of 2022. The current student enrollment is 44 students at Clinton Avenue in two (2) classrooms; and 60 students in two (2) classrooms at Bonita Street. There are 10 teachers/assistants, two (2) in each classroom, and two (2) school administration staff.

Parking for NPS teachers and administration staff is provided for by the 26 parking spaces on the asphalt parking lot to the east of the Bonita Street facility at the corner of Bonita Street and Earl Ave. Student drop-off/pick-up area occurs at the 143 Clinton Ave paving area along the south frontage of Bonita Street. The existing asphalt paving area at the east side of Clinton Ave adjacent the alley is fenced and gated during the school day and the area is only used for student recreation, as well as the unenclosed covered patio area of the north side of the building.

PROPOSED PROJECT

NPS is proposing to add three (3) classrooms in two (2) portable buildings to the north side of the 143 Clinton Ave property. The portables would be located on the existing lawn/sand box area extending over a portion of the existing asphalt paving. The attached site plan shows proposed layouts of the buildings on the property. Each portable will include a toilet room inside each structure. New landscaping is proposed for the north and west side of the portables; and the existing irrigated lawn area will be re-established by the school between the portables and the existing facility.

The proposed portable addition would allow the expansion of current student capacity for a proposed 179 students in seven (7) classrooms between the Clinton Ave and Bonita Street facilities:

- Clinton Ave Existing Facility 44 students
- Clinton Ave Portable Buildings 75 students
- Bonita Street Facility 60 students
- Total 179 students

NPS serves TK through 8th grade. The number of students ranges from 9 to 30 for each grade level. There is a maximum capacity of 200 students, which gives an average of 20 students per grade.

The school day is from 8:20am to 2:40pm. Before school care starts at 7:00am and after school care ends at 6pm. Currently, 30 students use the before or after school program.

The proposed modification will include 16 NPS staff. The proposed seven (7) classrooms would have a maximum of two (2) teachers/aids in each classroom; and the administration staff will remain unchanged at two (2) positions.

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Parking for the staff would continue to occur at the 26 spaces available at the Bonita Street facility. Student drop-off and pick-up would continue to operate on the south side 150' frontage of paved driveway at the Clinton Ave facility. Drop-off and pick-up procedures are to be given to each family. Families who are going to drive up are told to use the student drop-off zone at the Clinton Ave property. The families that would like to walk up are asked to use the parking lot on Bonita Street. Students crossing Bonita Street between the two facilities will continue to be monitored by school staff.

Recreational play for students will continue to be the asphalt paved area secured behind the perimeter fence at the east side of Clinton Ave, as well as the unenclosed covered patio area of the north side of the building. The play area will be used by up to 60 students at a time. The scheduled recesses and lunches start at 9:50am and conclude by 12:30pm.