

New Pacific School Portables CUP Modifications Submittal

143 Clinton Avenue, Roseville, CA 95678

APN: 014-092-026



SITE MAP
NOT TO SCALE



BONITA STREET SITE PLAN
1" = 30'-0"

SHEET INDEX

- T1.1 TITLE SHEET
- A1.1 SITE PLAN
- F1 LANDSCAPE PLAN
- A3.1 EXTERIOR ELEVATIONS

**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 6:30am 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.

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.

PROJECT INFORMATION

PROJECT DESCRIPTION

INSTALLATION OF (2) PORTABLES AND RAMPS ON NORTH SIDE OF 143 CLINTON AVENUE PROPERTY.

VICINITY MAP



PROJECT LOCATION

ADDRESS: 143 CLINTON AVENUE
ROSEVILLE, CA 95678
APN: 014-092-026
ZONING: R1 (SINGLE-FAMILY RESIDENTIAL)
LOT AREA: 0.52 ACRES

PROJECT CONTACTS

OWNER INFORMATION

OWNER

NEW PACIFIC SCHOOL
143 CLINTON AVENUE
ROSEVILLE, CA 95678
PHONE: 916-717-9803
EMAIL: danielle.franco@pacificcharters.org
CONTACT: DANIELLE FRANCO-MATTEOLI

CONSULTANT INFORMATION

ARCHITECT

WMB ARCHITECTS
5757 PACIFIC AVENUE, SUITE 226
STOCKTON, CA 95207
PHONE: 209.944.9110
FAX: 209.944.5711
EMAIL: tm@wmbarchitects.com
CONTACT: TIM MATTHEIS,
PROJECT ARCHITECT

LANDSCAPE ARCHITECT

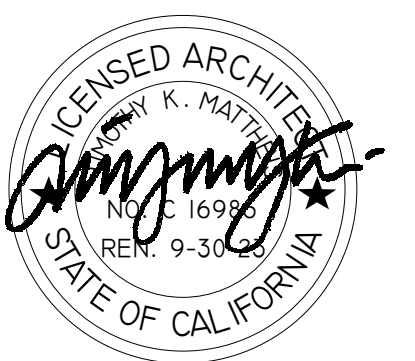
MSLA LANDSCAPE ARCHITECTURE
308 CANYON FALLS DRIVE
FOLSOM, CA 95630
PHONE: 916.989.3372
EMAIL: mshular@msladesign.com
CONTACT: MICHAEL SHULAR

SYMBOLS

- A3.1 EXTERIOR ELEVATION MARKER
- NORTH ARROW
- (00.00) NUMBERED NOTE

New Pacific School
Portables CUP
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143 Clinton Avenue
Roseville, CA 95678

WMB Project No. 23-019



PUBLISH HISTORY:

- DATE PURPOSE
- 04.21.23 USE PERMIT
- 1 05.24.23 PLAN CHECK #1

TITLE SHEET

T1.1

Exhibit B

- LEGEND**
- CONCRETE WALK
 - ASPHALT PAVING
 - GRASS LAWN
 - PLANTING AREA - REFER TO LANDSCAPE DWGS.
 - FENCING

ACCESSIBLE PEDESTRIAN ROUTE:
 MIN. WIDTH = 48"
 MAX. SURFACE SLOPES:
 CROSS SLOPE = 1:48" MAX.
 SLOPE IN DIRECTION OF TRAVEL = 1:20 MAX.
 RUNNING SLOPE ON RAMPS & CURB RAMPS = 1:12 MAX.
 NO VERTICAL OFFSETS IN EXCESS OF 1/4"

KEYNOTES

- 23.01 HVAC WALL UNIT
- 26.01 POWER SERVICE PANEL
- 32.01 NEW CONC. WALKWAY
- 32.02 EXISTING ASPHALT PLAY AREA TO REMAIN
- 32.03 EXISTING LAWN TO BE RESTORED BY SCHOOL
- 32.04 EXISTING OUTDOOR COVERED PLAY AREA TO REMAIN - SHOWN HATCHED
- 32.05 NEW SAND PLAY AREA BY SCHOOL
- 32.06 NEW LANDSCAPING - REF. LANDSCAPE DWGS.
- 32.07 EXISTING STUDENT DROP-OFF ZONE TO REMAIN - SHOWN HATCHED
- 32.08 EXISTING STAFF PARKING @ 26 SPACE PARKING LOT, CORNER OF BONITA ST & EARL AVE - REF. SHEET T1.1
- 32.09 EXISTING 6'-0" HIGH TUBE STEEL FENCE
- 32.10 EXISTING STORAGE SHED
- 32.14 EXISTING ACCESSIBLE GATE
- 32.15 CONNECTION TO EXISTING UNDERGROUND SEWER & WATER SYSTEMS. CONTRACTOR TO VERIFY P.O.C.
- 32.16 NEW UNDERGROUND WATER & SEWER LINES TO PORTABLE BUILDINGS
- 32.17 EXISTING ASPHALT DRIVE AISLE/DROP-OFF

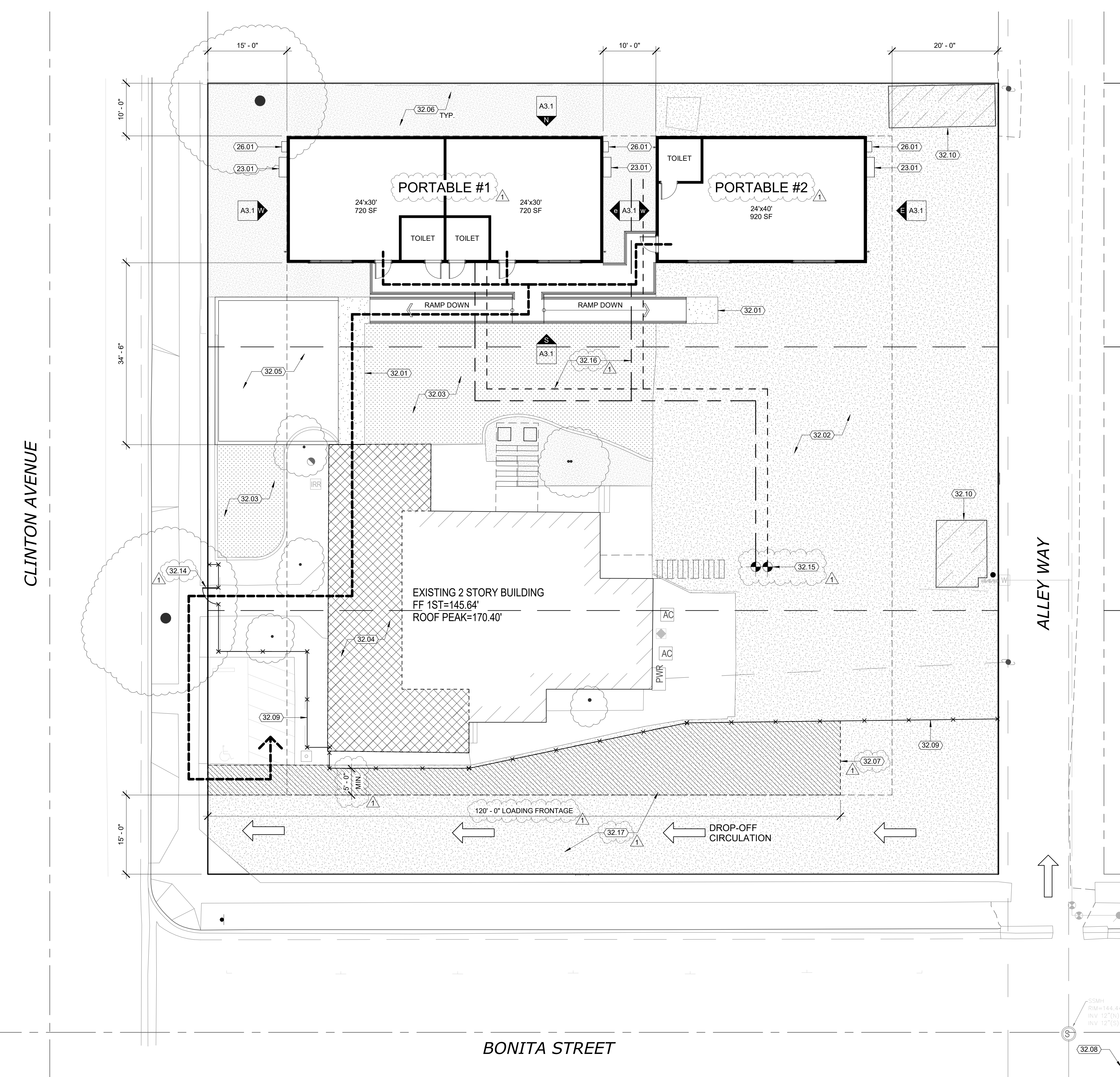
PARKING CALCULATION

BUILDING	FACTOR	SPACES REQ'D
CLINTON AVE HOUSE 2 CLASSROOMS	2 SPACES / CLASSROOM	4 SPACES
CLINTON AVE PORTABLES 3 CLASSROOMS	2 SPACES / CLASSROOM	6 SPACES
BONITA STREET 2 CLASSROOMS	2 SPACES / CLASSROOM	4 SPACES

TOTAL
 14 SPACES REQ'D
 27 SPACES PROVIDED

- 1 ACCESSIBLE SPACE REQ'D
- 1 VAN ACCESSIBLE SPACE REQ'D
- 1 ACCESSIBLE SPACE PROVIDED
- 1 VAN ACCESSIBLE SPACE PROVIDED

BIKE PARKING AND ELECTRIC VEHICLE PARKING SPACES SHALL BE PROVIDED PER THE CALIFORNIA GREEN BUILDING STANDARDS. CARPOOL SPACES SHALL ALSO BE PROVIDED PER THE CITY OF ROSEVILLE'S TRANSPORTATION SYSTEM MANAGEMENT (TSM) ORDINANCE, R.M.C CHAPTER 11.33.



SITE PLAN
 1" = 10'-0"

WMB ARCHITECTS

5757 Pacific Avenue
 Suite 226
 Stockton, CA 95207
 2000 L Street
 Suite 125
 Sacramento, CA 95811
 T 209.944.9110
 F 209.944.5711
 www.wmbarchitects.com

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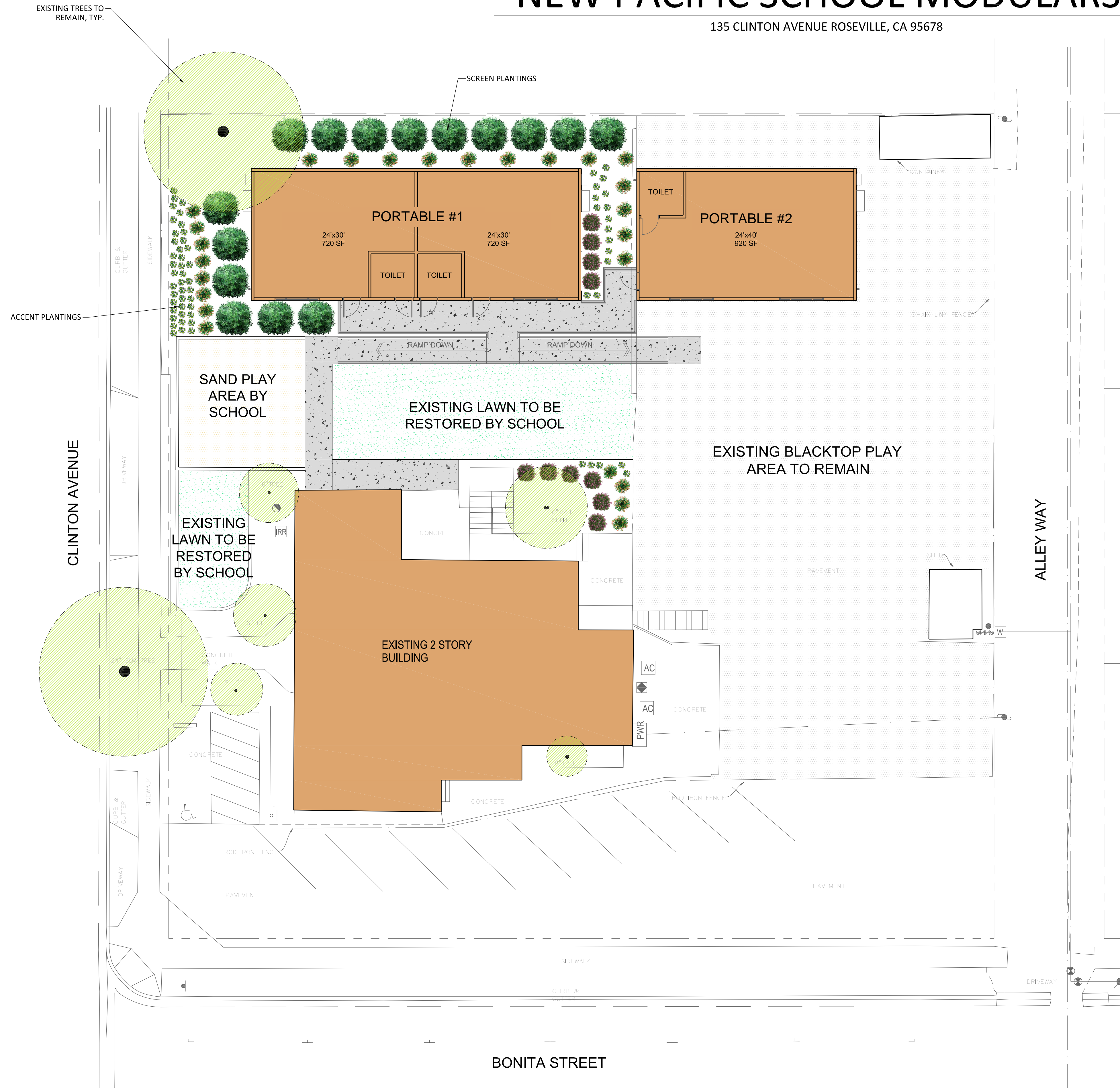
No.	DATE	PURPOSE
04.21.23	USE PERMIT	
1 05.24.23	PLAN CHECK #1	

SITE PLAN

A1.1

NEW PACIFIC SCHOOL MODULARS

135 CLINTON AVENUE ROSEVILLE, CA 95678



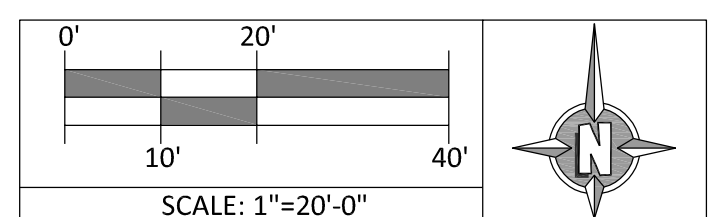
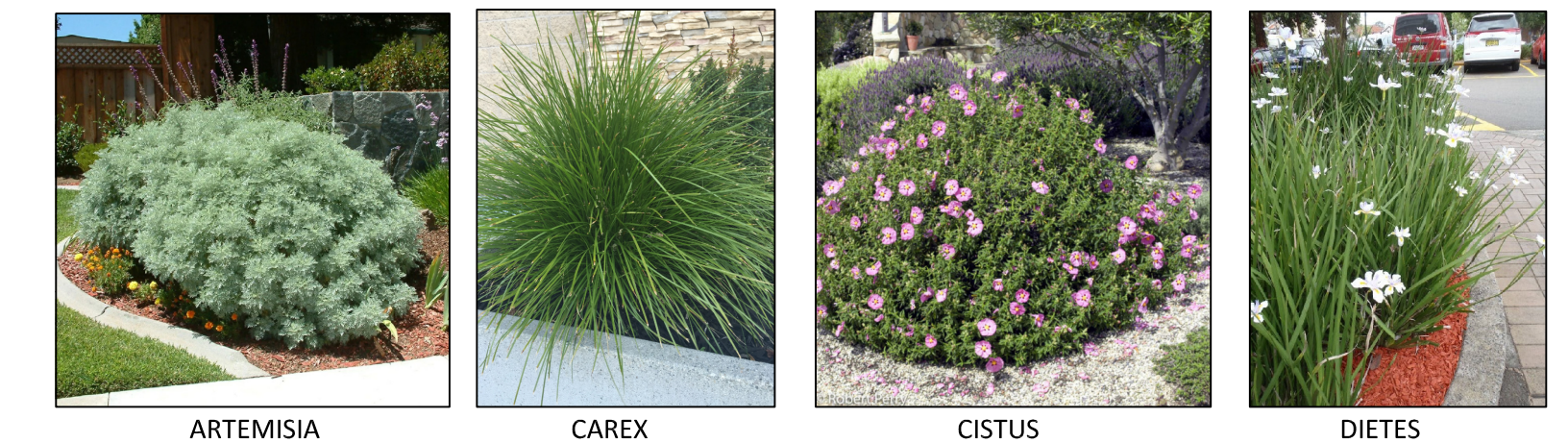
PRELIMINARY PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE OR INJURY WITH INSTALLATION OF PROTECTIVE FENCING AT THE DRIPLINE OF EACH TREE. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
4. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
5. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
6. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
7. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
8. TURF IS PROPOSED TO RESTORE EXISTING DAMAGED TURF AND SPRINKLERS.
9. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.

CANDIDATE PLANT LIST

SHRUBS/GRASSES

NAME	SIZE	WATER USE
ARTEMISIA 'POWIS CASTLE'/ SILVER SAGE	1 GAL	LOW
CISTUS PURPUREUS/ ORCHID ROCKROSE	1 GAL	LOW
DIETES VEGETA/FORTNIGHT LILY	1 GAL	LOW
GARDENIA VEITCHII/ EVERBLOOM GARDENIA	5 GAL	MED
CAREX TUMULICOLA/BERKELEY SEDGE	1 GAL	LOW
LOROPETALUM 'PURPLE MAJESTY'/ FRINGE FLOWER (SCREEN PLANT)	1 GAL	MED
NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL	LOW

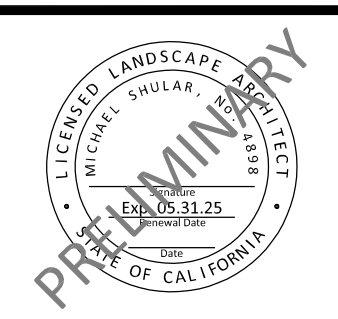


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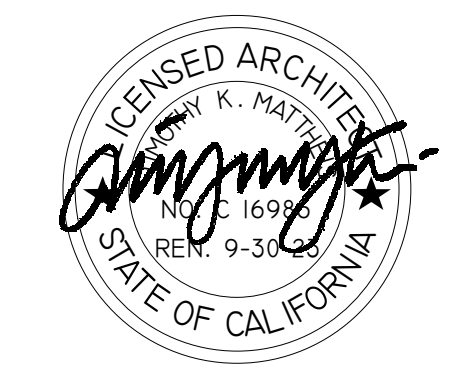


ILLUSTRATIVE LANDSCAPE PLAN

APRIL 20, 2023

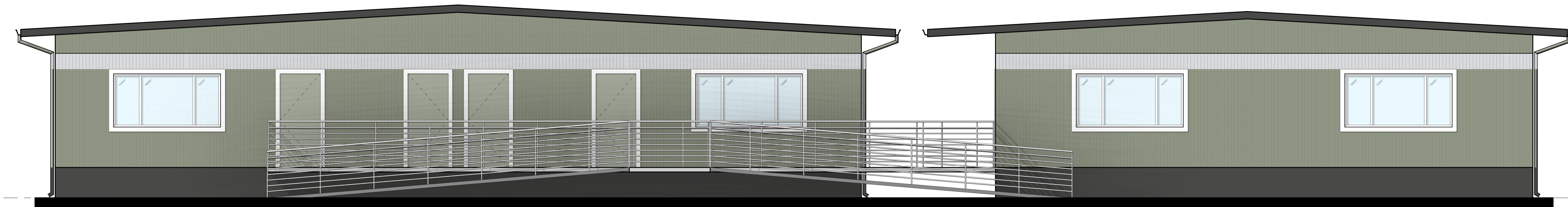


SHEET
P1
OF
TOTAL
1



PUBLISH HISTORY:

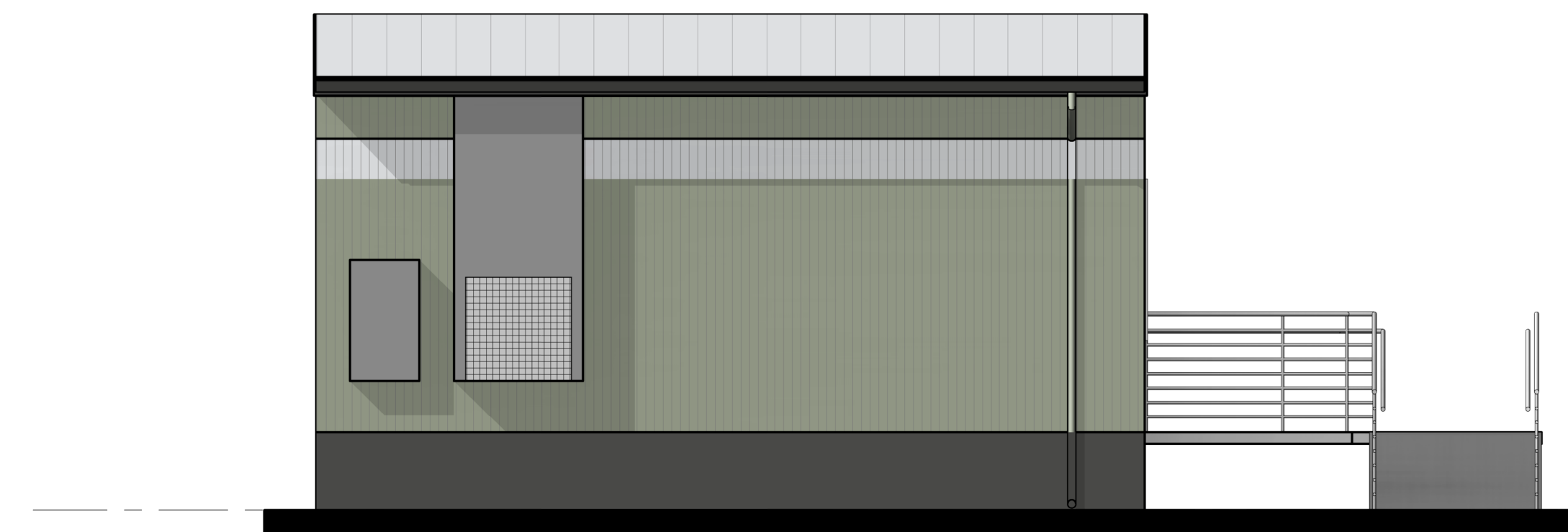
No.	DATE	PURPOSE
1	04.21.23	USE PERMIT
1	05.24.23	PLAN CHECK #1



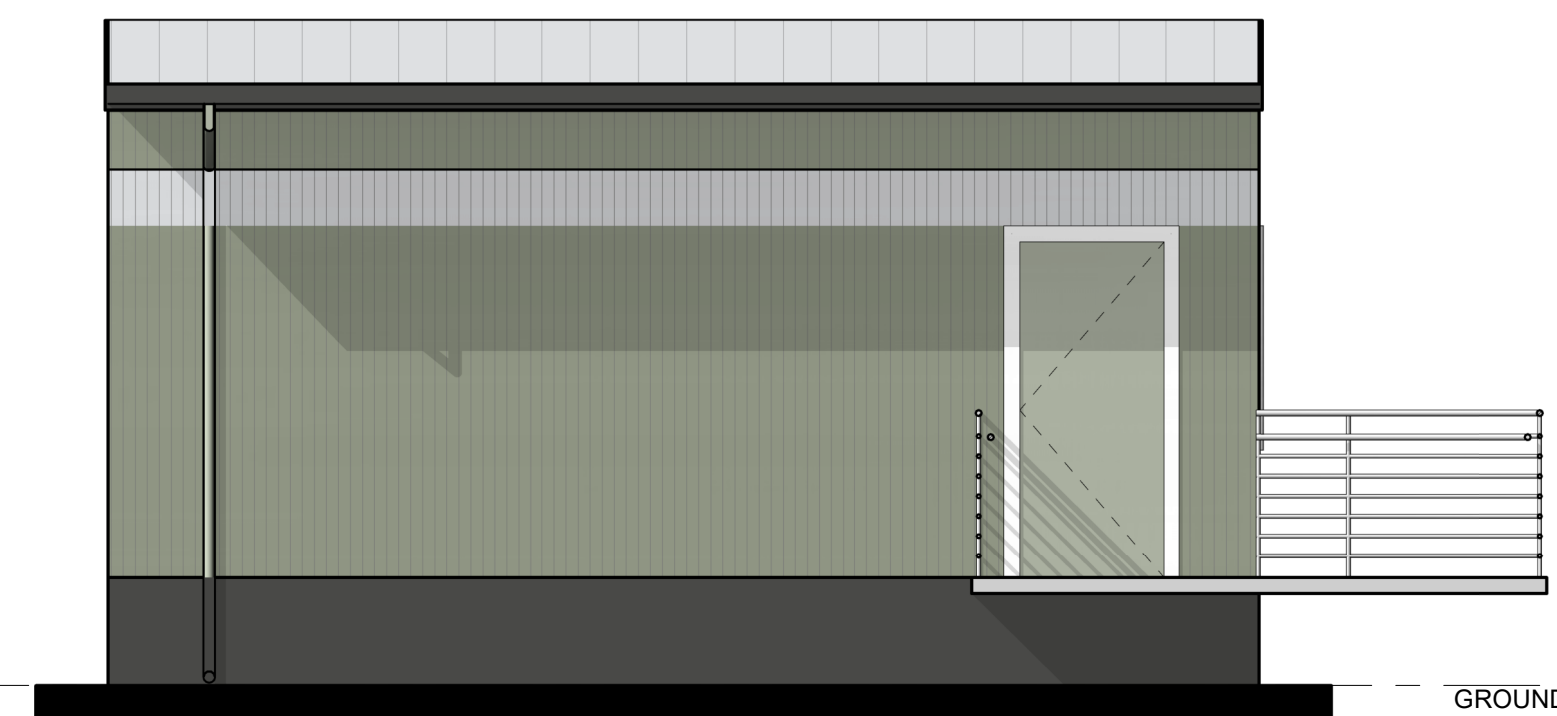
S SOUTH ELEVATION FROM PLAY YARD
1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

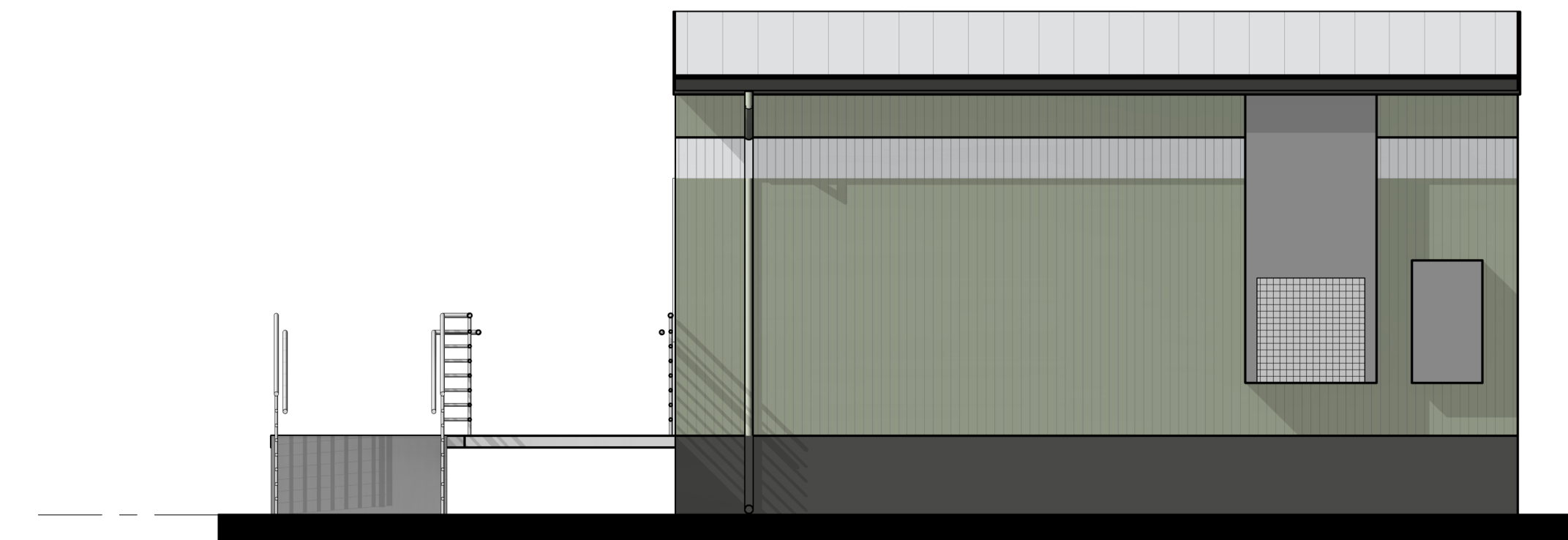
- P1 - WOOD SIDING, FIELD (TO MATCH (E) FACILITY WALL COLOR)
KELLY MOORE KM4790 VENETIAN WALL
- P2 - WOOD SIDING, ACCENT
KELLY MOORE KM4878 PORPOISE FIN
- P3 - DOOR PANELS
KELLY MOORE KM4789 BACKDROP
- P4 - TRIM, GUTTERS, & BASE (TO MATCH (E) FACILITY TRIM COLOR)
KELLY MOORE KM4904 BALSAMIC REDUCTION
- P5 - DOOR & WINDOW TRIM (TO MATCH (E) FACILITY WINDOW TRIM COLOR)
KELLY MOORE KM44 PEARLY WHITE
- P6 - STANDING SEAM METAL ROOFING
STANDARD MEDIUM GRAY



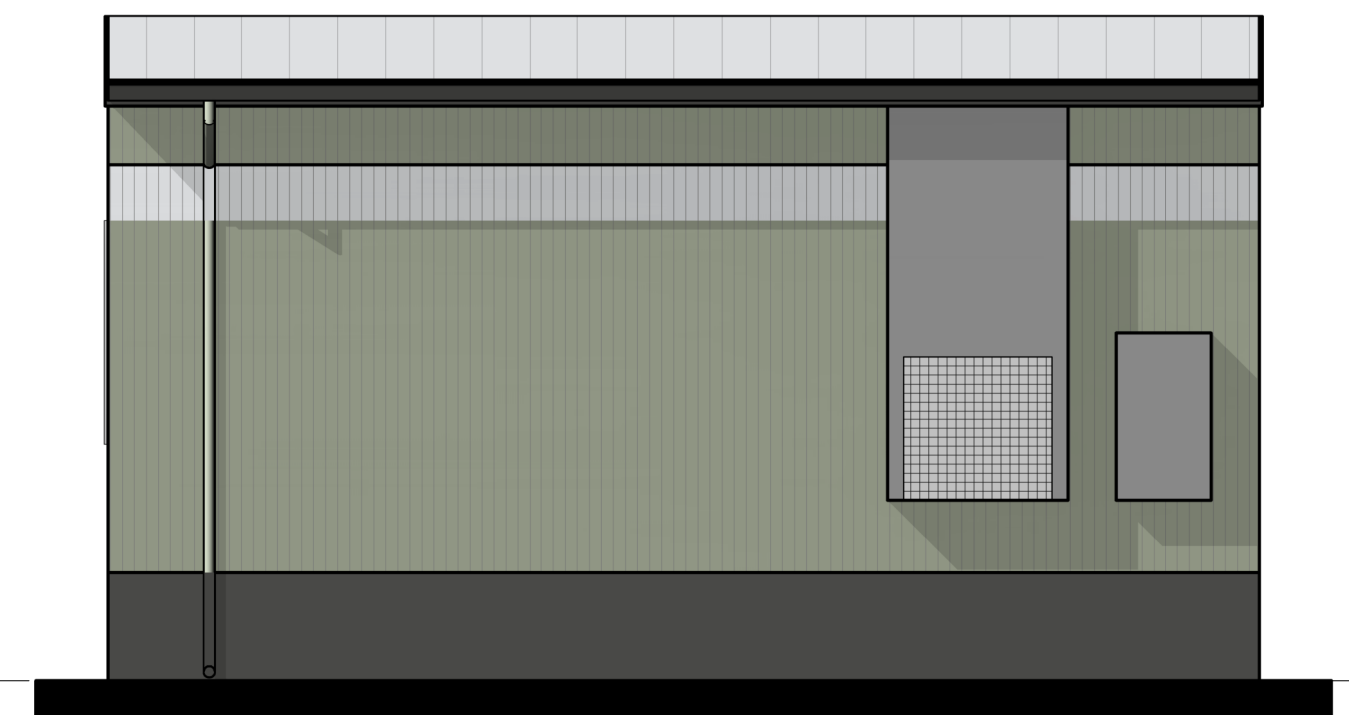
W WEST ELEVATION FROM CLINTON AVE
1/4" = 1'-0"



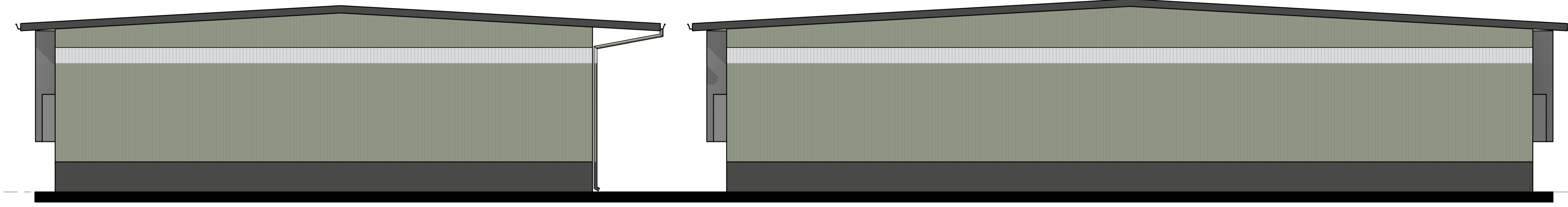
w WEST ELEVATION FROM RAISED WALKWAY
1/4" = 1'-0"



e EAST ELEVATION FROM RAISED WALKWAY
1/4" = 1'-0"



E EAST ELEVATION FROM ALLEY WAY
1/4" = 1'-0"



N NORTH ELEVATION
1/4" = 1'-0"