

The Academic Center of Volitation is a service business whose purpose is to provide an after school center for learning, development, and skills to better prepare children for the requirements and challenges of their educational environment. The center's business operations focus on the development and comprehension of language (English and Chinese), including verbal, reading and writing, and mathematics. The center serves school age children ages K-8th. The facility is registered with California Department of Education as a Heritage School.

Academic Center of Volitation is currently operating in the City of Pleasanton at 5200 Franklin Drive. The facility will be relocated in Pleasanton, where a lease agreement is signed to occupy approximately 9,604 square feet in the existing building located at 6665 Owens Drive. AVC will continue to be registered as a Heritage School at its new location and is scheduled to open for business April, 2015.

The programs are catered to suit children's individual needs including (1) after school homework assistance and tutoring, (2) general skills development, and (3) standardized testing preparation.

It is the center's goal to build confidence in their members/students.

The intended hours of operations are:

Administrative Staff Hours: Monday through Friday 9 AM until 7 PM;

Educational Teaching and Tutoring Hours: Monday through Friday:

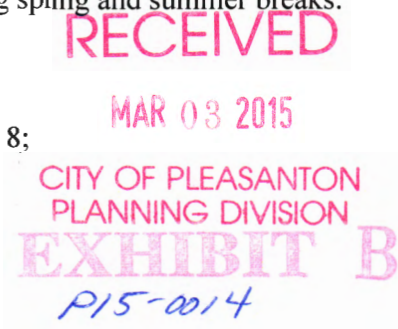
<u>Class Session</u>	<u>Time</u>
1st	1:40 PM – 2:25 PM;
2nd	2:40 PM – 3:25 PM;
3rd	3:40 PM – 4:25 PM;
4th	4:40 PM – 5:40 PM
Homework Time	5:40 PM – 6:10 PM
Pick Up	6:10 PM – 6:40 PM

A 15-minute break is provided between class sessions. The school intends to offer the same classes and hours of operation during spring and summer breaks.

Intended number of employees, students, etc.:

Administration and teachers:

Up to 8;



Total Student (enrolled): Up to 130 Total Enrollment;

Maximum students (on site at one-time): Up to 70.

**Impact on Parking:**

Administration/teachers and visitors: +/- 12 cars on-site parking for extended hours

This number is determined based off the maximum number of administrators and teachers (8) expected on-site at one time. Plus car pool vans used by ACV to pick-up students from their schools and drop them off at ACV. There are a total of seven vans, four owned by the school and three personal vans of the administrators. Those vans owned by the school will be kept on-site when not in use. These vans are standard passenger vans as seen in the image below. The AVC vans can be parked in standard parking stalls and will be stored on the perimeter of the parcel along Owens Drive.



During pick up time after 6:00 PM, parents will pick up their students with typically 4 – 5 cars on site at a time between the times of 6:10 PM – 6:40 PM. The center will manage its patrons through parking policies which limits how many parents/guardians can pick up at one time. Each parent will typically pick up more than one student, as many of the students are siblings.

The site provides for 160 total parking stalls which are shared amongst two buildings. The two other current tenants include Portrait Display Technologies and AT&T. Portrait Display Technologies resides at 6663 Owens Drive, occupying 13,300 square feet, with business hours of 9:00 AM – 5:00 PM. Portrait Display Technologies has roughly 20 full time employees. The other building on the parcel is occupied by an AT&T Data Center. This 25,500 square foot building is filled with server equipment and only has two employees on-site. This tenant has traditional operating hours of 8 AM – 5 PM. Both of these tenants utilize less than their share of the 160 available parking stalls which allows for plenty of parking on this site.

## **A.C.V Details:**

- Class offerings:** A.C.V. offers the following classes: Chinese Language, Math, Math Olympiad, English Writing, Chinese Writing, GATE Test Preparation, and STAR Test Preparation. (See A.C.V. Course List).
- Class Sessions:** There will be up to 8 instructional classes in one class session, which includes a 15-minute break between periods. (See A.C.V. Schedule).
- Center & Classroom Layout:** The center will include eight classrooms (A – H), three offices, a coffee/break area, reception area, storage room, and open activity area. Rest rooms are provided for men and women within space (See floor plan).
- The activity area will be used during student breaks for games and exercise. When classes are over the activity area will be used for study/homework time and waiting for parent, guardians, and/or designated drivers to arrive for pick up. This area is larger than the tutoring areas because more students will be in this area at time than in any tutoring/classroom.
- The storage area will store office materials, unused computers, toys, etc. This area is currently larger than needed but will be left as is for now.
- There is no specific use for the open area across the hall from classrooms C and H, besides book shelves along the wall to be used as the “Library”.
- Drop off and pick up:** Students will be dropped off on site by ACV vans. 20 to 40 vehicles will visit the site daily and park short term to pick up children/students after 6:00 PM. The center will direct and manage its patrons through parking policies so that they come and go in 4-5 waves to minimize the impact on on-site parking at any one time and to not exceed available parking.
- There could be some occasions where parents have scheduling conflicts and the school will then assist in arranging and coordinating for rides for the child via other parents in the form of carpooling and or ride-sharing

Policy & Procedure for  
Check in and Check out:

The school will use a check-on and check-out procedure for students (See attached A.C.V. Check In & Out form).

## **A.C.V. COURSE LIST**

**Course Name:** Primary Chinese I

Kindergarten

**Textbook Name:** Living Mandarin

**Description:** This course introduces the concept that knowing 100 basic Chinese characters can help learners to conquer these learning difficulties. Even though there are about 3000 frequently used characters, children need only learn 100 basic characters at first. After which the E-pen software accompanying this series of textbooks can be used to assist children in typing on the computer. In this way, learning Chinese will not be so hard anymore.

**Course name:** Primary Chinese II

1<sup>st</sup> Grade to 3<sup>rd</sup> Grade

**Textbook Name:** Nihao Learning Chinese

**Description:** This course focuses on individual learner goals and provides the student with an overview of how to pick up the Chinese language from accessible topics, covering over 800 words and 60 grammatical points, integrating over 30 function in daily communications, such topics ranging from proper greeting to asking for directions-make this course readily applicable to the real world.

**Course Name:** Intermediate Mandarin

3<sup>rd</sup> Grade to 5<sup>th</sup> Grade

**Textbook Name:** Dr. Liping Ma Chinese Language Curriculum

**Description:** This course was specially designed for children who already understand the spoken Chinese and wish to learn it as a heritage language. Those children with little comprehension in Chinese will have difficulty in using this curriculum. This course requires parents to speak Chinese as much as possible at home for students to succeed in learning. All of the content in a lesson focuses on one theme. All seven lessons in Unit One, for example, include a text which is also a children rhyme or a riddle, easy to read. All of the reading exercises in the lessons focus on the new characters but also repeat the characters in previous lessons. This course includes a complete set of homework in each lesson.

**Course Name:** Primary Math Olympiad

2<sup>nd</sup> Grade to 5<sup>th</sup> Grade

**Textbook Name:** Maths Olympiad & China Hualugeng School Math Textbook

**Description:** This course provides small classes for 7-10 year olds students who like math and willing to take challenge. We will teach them various problem solving strategies and develop their critical thinking skills. By applying learned strategies to Math Olympiad problems, we hope to develop their mathematical flexibility in solving problems as well as love of Math.

**Course Name:** Writing Class

1<sup>st</sup> Grade to 6<sup>th</sup> Grade

**Textbook Name:** No textbook, based on teaching content

**Description:** Our writing courses cover every aspect of entry level writing, from how to get started all the way to getting your writing publishes. It's fit for every skill level of writer and our professional instructors are dedicated to helping students achieve students writing goals.

**Course Name:** GATE Prep

1<sup>st</sup> Grade to 6<sup>th</sup> Grade

**Textbook Name:** CogAT Practice Test & Building Thinking Skill

**Description:** This course provides practice tests for the gifted program entry exams that offer similar questions and formats to the actual test. These practice tests are invaluable tools for your child to score their best-and get into the best programs.

**Course Name:** GA Star Test Prep.

1<sup>st</sup> Grade to 6<sup>th</sup> Grade

**Textbook Name:** California Test Practice

**Description:** This course is custom-designed to California's reading, writing, and math tests prep and help students to improve reading, writing, and math skills for each grade level. Students will get hundreds of practice questions modeled after the test, on-the-spot strategies for tackling different types of questions, and three practice tests and a final test for measuring success in each subject.

**Course Name:** Math

K Grade to 6<sup>th</sup> Grade

**Textbook Name:** Help you with Math

**Description:** This course is the study of the measurement, properties, and relationships of quantities and sets, using numbers and symbols. Students will get hundreds of practice questions, on-the-spot strategies for tackling different types of questions.

## FEI XIANG BILINGUAL SCHOOL ( A.C.V.CORP.) CLASS SCHEDULE

MON.

	13:40 - 14:25	14:25 - 14:40	14:40 - 15:25	15:40 - 16:25					
Course	Chinese	Break Time	Math	Chinese	Chinese	Chinese	Chinese	Chinese	Chinese
Grade	K		K	1st	2nd	3rd	4th	5th	6th
Students	7		7	7	8	6	6	6	6
Room No.	A		B	C	D	E	F	G	H
	16:25 - 16:40	16:40 - 17:40					17:40 - 18:10		18:10 - 18:40
Course	Break Time	Math Olympiad	Math Olympiad	Math Olympiad	Math Olympiad	Math Olympiad	Homework Time		Pick up
Grade		1st	2nd	3rd	4th	5th			
Students		7	8	6	6	6			
Room No.		C	D	E	F	G			

TUE.

	13:40 - 14:25	14:25 - 14:40	14:40 - 15:25	15:40 - 16:25					
Course	Chinese	Break Time	Math	Chinese	Chinese	Chinese	Chinese	Chinese	Chinese
Grade	K		K	1st	2nd	3rd	4th	5th	6th
Students	7		7	7	8	6	6	6	6
Room No.	A		B	C	D	E	F	G	H
	16:25 - 16:40	16:40 - 17:40					17:40 - 18:10		18:10 - 18:40
Course	Break Time	English Writing		English Writing		English Writing		Homework Time	Pick up
Grade		1st & 2nd		3rd & 4th		5th & 6th			
Students		15		12		12			
Room No.		B		C		D			

WED.

	13:40 - 14:25	14:25 - 14:40	14:40 - 15:25	15:40 - 16:25					
Course	Chinese	Break Time	Math	Chinese	Chinese	Chinese	Chinese	Chinese	Chinese
Grade	K		K	1st	2nd	3rd	4th	5th	6th
Students	7		7	7	8	6	6	6	6
Room No.	A		B	C	D	E	F	G	H
	16:25 - 16:40	16:40 - 17:40					17:40 - 18:10		18:10 - 18:40
Course	Break Time	Math	Math	Math	Math	Math	Homework Time		Pick up
Grade		1st	2nd	3rd	4th	5th			
Students		7	8	6	6	6			
Room No.		C	D	E	F	G			

THU.

	13:40 - 14:25	14:25 - 14:40	14:40 - 15:25	15:40 - 16:25					
Course	Chinese	Break Time	Math	Chinese	Chinese	Chinese	Chinese	Chinese	Chinese
Grade	K		K	1st	2nd	3rd	4th	5th	6th
Students	7		7	7	8	6	6	6	6
Room No.	A		B	C	D	E	F	G	H
	16:25 - 16:40	16:40 - 17:40					17:40 - 18:10		18:10 - 18:40
Course	Break Time	Gate Prep.	Gate Prep.	Gate Prep.	Gate Prep.	Gate Prep.	Homework Time		Pick up
Grade		1st	2nd	3rd	4th	5th			
Students		7	8	6	6	6			
Room No.		C	D	E	F	G			

FRI.

	13:40 - 14:25	14:25 - 14:40	14:40 - 15:25	15:40 - 16:25					
Course	Chinese	Break Time	Math	Chinese	Chinese	Chinese	Chinese	Chinese	Chinese
Grade	K		K	1st	2nd	3rd	4th	5th	6th
Students	7		7	7	8	6	6	6	6
Room No.	A		B	C	D	E	F	G	H
	16:25 - 16:40	16:40 - 17:40					17:40 - 18:10		18:10 - 18:40
Course	Break Time	Math	Math	Math	Math	Math	Homework Time		Pick up
Grade		1st	2nd	3rd	4th	5th			
Students		7	8	6	6	6			
Room No.		C	D	E	F	G			









Change Text Size: A A A

CDE Home » Learning Support » Parents/Family & Community » Heritage Schools » Heritage School Registration Form

## Annual Heritage School Transaction Page

[Return to Heritage School Information](#)

### Transaction Information

Transaction Number 12842015119141571570  
Submitted Date and Time 1/14/2015 10:19:14 AM

### Heritage School Information

Name of Heritage School ACADEMIC CENTER OF VOLITATION, CORP.  
Name of the person, firm, association, partnership, or corporation under which this heritage school does business S CORPORATION  
Additional name (if any) of the person, firm, association, partnership, or corporation under which this heritage school does business  
County in which heritage school is located Alameda  
Address at which Heritage School delivers services 5200 FRANKLIN DRIVE STE110  
City PLEASANTON  
School Zip Code 94588 -  
Type of heritage school 1  
Heritage School telephone number ( 925 ) 225-9998  
Name of the state or national cultural or language association in which membership is maintained CHINESE SCHOOL

### Statistical Information

Range of student ages. Youngest: 5 Years  
(Youngest may be no younger than 4 year and 9 months and older no more than 18 years)  
Oldest Student age Oldest: 12 Years  
Enrollment by grade span (Elementary, K-6) 99  
Enrollment by grade span (Secondary, 7-12) 0  
Enrollment by grade span (Ungraded) 0  
Total enrollment 99  
Number of teachers 9

### Administrative Staff

Director or Principal Officer name Ms. JINYU JIN  
Director or Principal Officer address 5200 FRANKLIN DRIVE STE110

Director or Principal Officer City	PLEASANTON
Director or Principal Officer Zip Code	94588 -
E-mail Address	JINJINYU99@HOTMAIL.COM

**An additional Director or Principal Officer is optional but if a name is entered; the address, city, and zip code must be entered.**

Additional Director or Principal Officer name  
(optional)

Additional Director or Principal Officer  
address

Additional Director or Principal Officer City

Additional Director or Principal Officer Zip  
Code

Additional E-mail Address (optional)

## Acknowledgements and Statutory Notices

**By completing and submitting your Heritage School Registration Form, the filer has indicated that he/she has read and understands each statement and each referenced EC section, below, and that this heritage school is in compliance.**

- All Heritage School Registration Forms are public documents viewable by the public.
- This Heritage School Registration Form is filed on behalf of only one heritage school. Each heritage school must submit a separate Heritage School Registration Form annually, even when two or more heritage schools are under the control or supervision of a single administrative unit, consistent with [33195 \(b\)](#).
- This heritage school maintains true and accurate records of the following at the address stated: i) Courses of study offered. ii) Faculty names, addresses, and the educational qualifications of each faculty member.
- Criminal record summary information has been obtained pursuant to [EC Section 44237](#).
- The Heritage School Registration Form is not a license or authorization to operate a heritage school.
- Filing of the Heritage School Registration Form shall not be interpreted to mean, and it shall be unlawful for any school to expressly or impliedly represent by any means whatsoever, that the State of California, the Superintendent of Public Instruction, the State Board of Education, the CDE, or any division or bureau of the Department, or any accrediting agency has made any evaluation, recognition, approval, or endorsement of the school or course unless this is an actual fact (see [EC Section 33195](#)).
- Heritage school officials are responsible for initiating contact with the appropriate local authorities (e.g., city and/or county) regarding compliance with ordinances governing health, safety and fire standards, business licensing, and zoning requirements applicable to heritage schools.
- This heritage school will retain a copy of this document and record of payment to the CDE.
- A person, firm, association, partnership, or corporation offering or conducting heritage school instruction shall not employ a person who would be prohibited from employment by a public school district pursuant to any provision of [EC Section 33195](#) because of his or her conviction for any crime [see [EC Section 33195.1\(a\)\(1\)](#)].
- The Heritage School Registration process is not complete until the required payment has been received by the CDE for the Heritage Enrichment Resource Fund.
- Filing of the Heritage School Registration Form does not grant a heritage school any right to receive state funding [see [EC Section 33195 \(d\)](#)].
- In the case of any heritage school where an instructor also serves as the administrator of the school, the heritage school shall make the electronic registration form available upon request to the parents or guardians of all pupils currently enrolled in the school and to any parent or guardian considering whether to enroll his or her child [see [EC Section 33195.1\(b\)](#)].
- The heritage school will ensure that criminal record summary information for the employees of any entity that has a contract with the heritage school has been obtained through a manner authorized by the Department of Justice (DOJ) and used appropriately, pursuant to [EC Section 33195.2\(a\) through \(i\)](#).
- A heritage school contract with an entity for the construction, reconstruction, rehabilitation, or repair of a school facility where contract employees will have contact, other than limited contact, with pupils shall ensure the safety of the pupils by one or more specific methods, consistent with [EC Section 33195.3\(a\) through \(c\)](#).
- Filing the electronic Heritage School Registration Form with the California Department of Education is required annually between January 1 and 31, and must be accompanied by a fee, as determined by the Superintendent of Public Instruction [see [EC 33195.5](#)].
- The director and staff of this heritage school are in compliance with all health, safety, and parent notification requirements [see [EC Section 33195.6\(a\) through \(f\)](#)].
- The director and all employees of this heritage school are mandated reporters and subject to the requirements established by the Child Abuse and Neglect Reporting Act (Article 2.5 commencing with Section 11164 of Chapter 2 of Title 1 of Part 4 of the *Penal Code*), consistent with [EC Section 33195 \(a\)\(8\)](#).
- This heritage school's employer acknowledges that he/she is encouraged to provide heritage school employees with training in the duties imposed by the Child Abuse and Neglect Reporting Act, consistent with [EC Section 33195 \(a\)\(8\)](#).
- The employees of this heritage school have signed a statement provided by the employer certifying that the employees have knowledge of the Child Abuse and Neglect Reporting Act and will comply with its provisions, consistent with [EC Section 33195 \(a\)\(8\)](#).
- The employees of this heritage school have been notified by the employer of their reporting obligations and confidentiality rights, pursuant to [Penal Code Section 11165.9](#).

## Electronic Signature

**By submitting this form and the electronic signature, the filer of this Heritage School Registration Form has declared under penalty of perjury and the laws of the State of California that he/she is the owner or other head of the school, and the information contained herein is true, accurate, and complete.**

The filer also acknowledged compliance with the following:

A person, firm, association, partnership, or corporation offering or conducting heritage school instruction shall not employ a person who would be prohibited from employment by a public school district pursuant to any provision of this code because of his or her conviction for any crime.

Name of owner or head of this heritage school	JINYU JIN
Electronic signature - Birth Month	***** Not displayed for security purposes.
Electronic signature - Birthday	***** Not displayed for security purposes.
Electronic signature - Question	***** Not displayed for security purposes.
Electronic signature - Answer	***** Not displayed for security purposes.

Questions: [Heritage Schools](#) | [heritageschools@cde.ca.gov](mailto:heritageschools@cde.ca.gov) | 916-445-7331

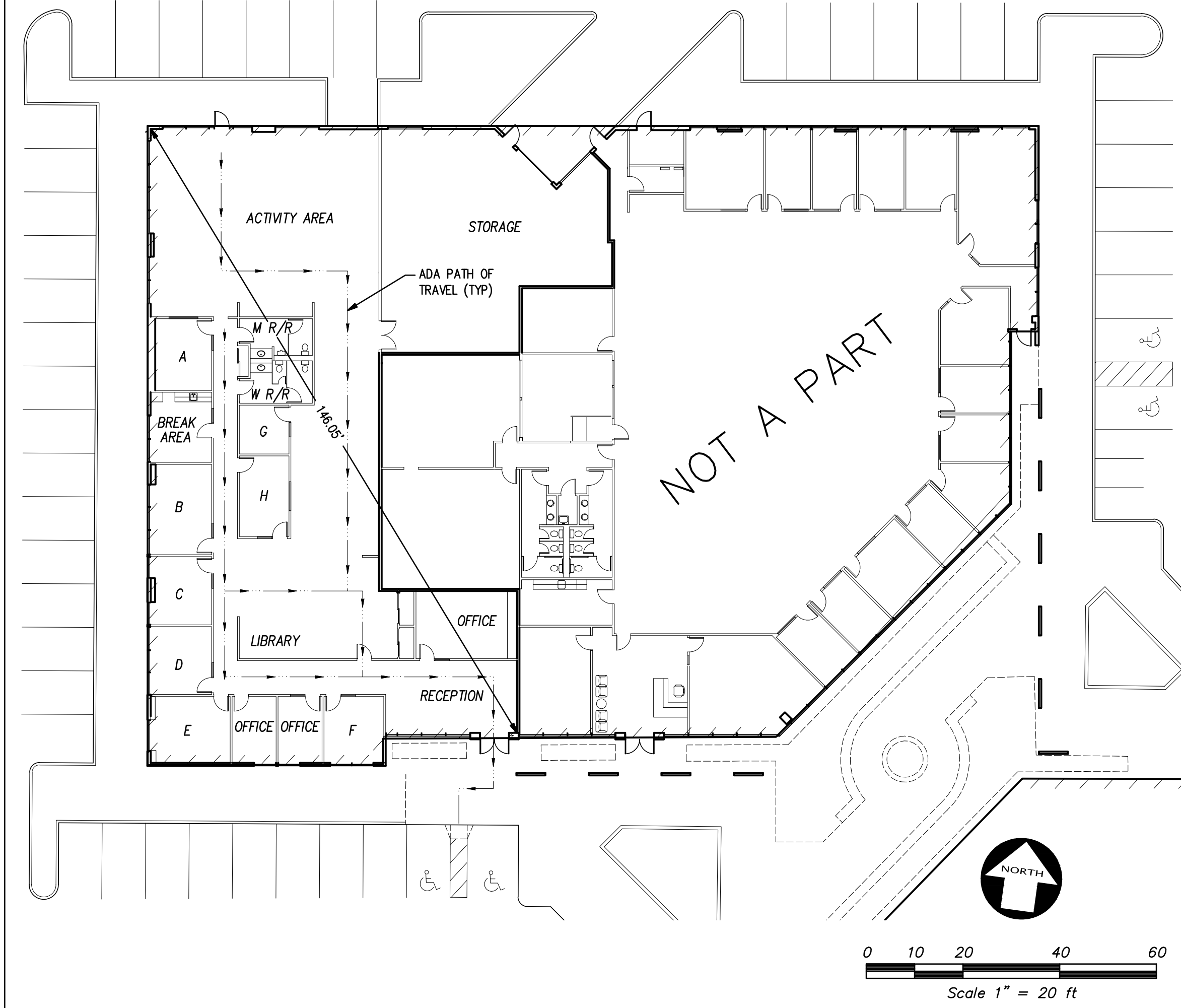
California Department of Education  
1430 N Street  
Sacramento, CA 95814

[Web Policy](#)

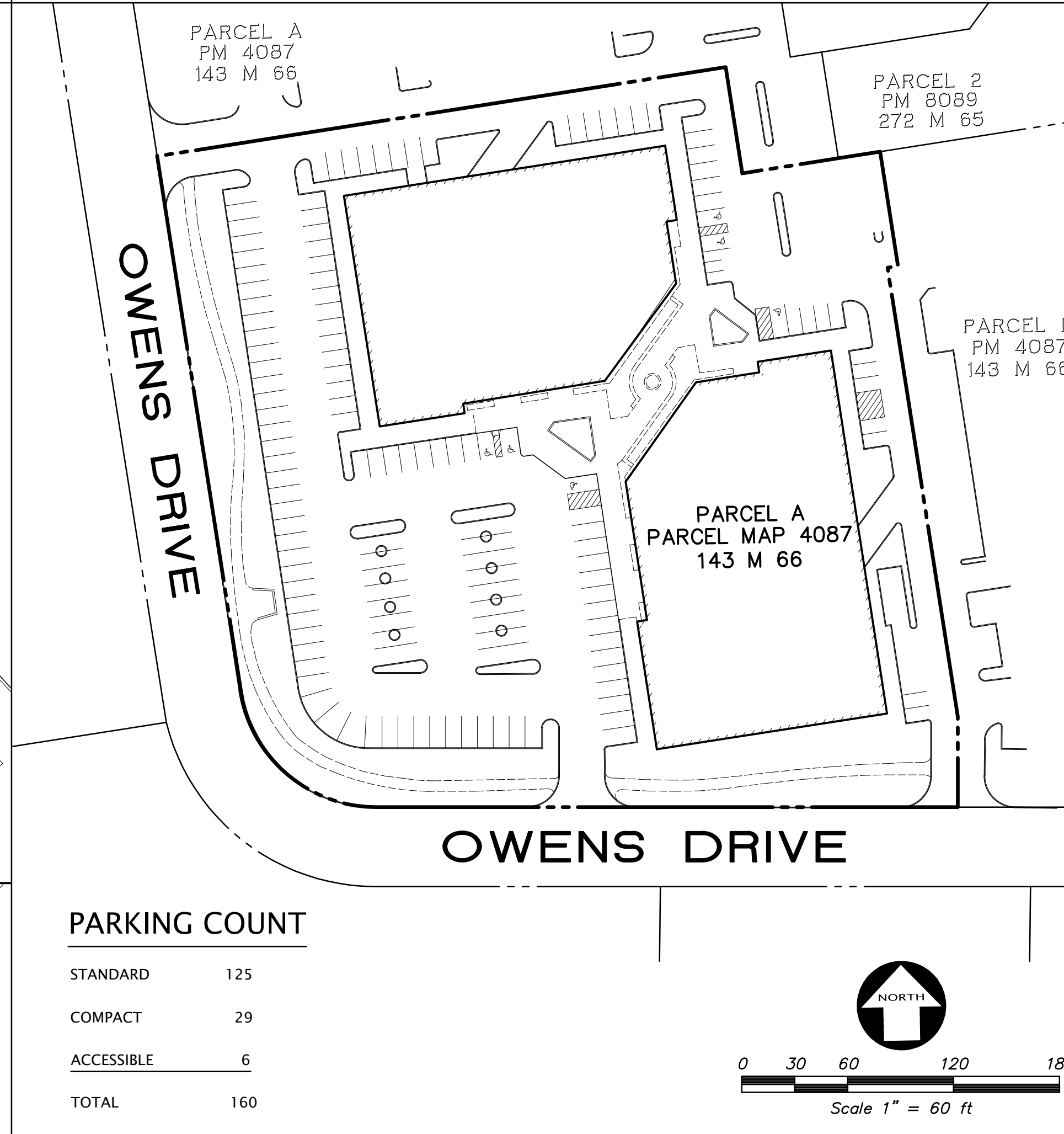
# CONDITIONAL USE PERMIT PLANS FOR: 6665 OWENS DRIVE PLEASANTON, CALIFORNIA

## ACCESSIBILITY PATH OF TRAVEL

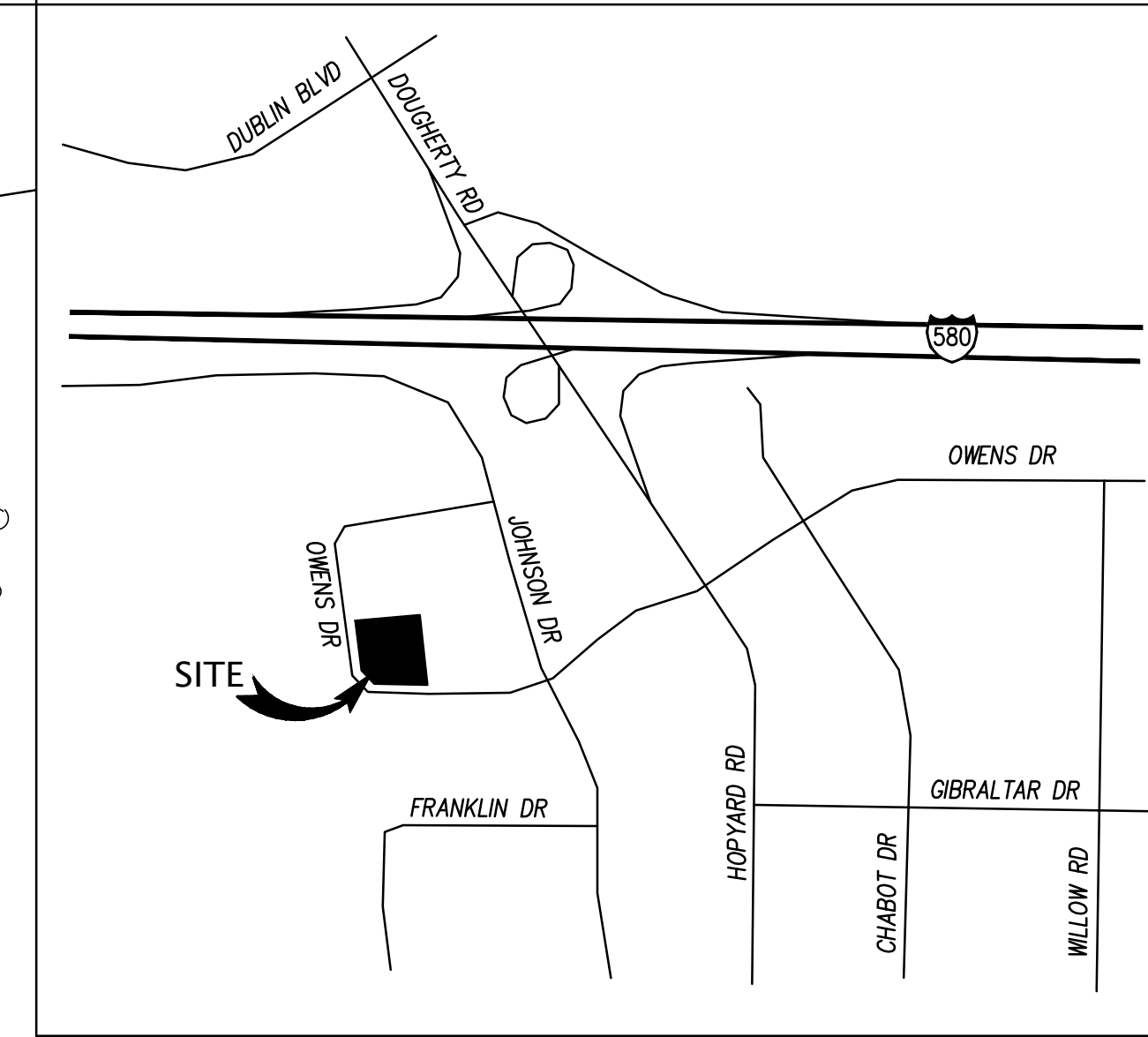
THIS BUILDING INCLUDES SPRINKLERS



## SITE PLAN



## VICINITY MAP



## DIRECTORY

**BUILDING OWNER:**  
VASCO HILL, LLC  
2800 W. MARCH LANE, SUITE 330  
STOCKTON, CA 95219  
PH: 209-476-0002

**TENANT:**  
ACADEMIC CENTER OF VOLITATION  
6665 OWENS DRIVE  
PLEASANTON, CA 94588

**ENGINEER:**  
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS  
2850 COLLIER CANYON ROAD  
LIVERMORE, CA 94551  
PH: 925-245-8788  
FX: 925-245-8796

**AGENT:**  
EXCEL REALTY AND MORTGAGE INC.  
350 MAIN STREET, #6  
PLEASANTON, CA 94566  
PH: 408-561-2538  
FX: 888-812-8252

NO.	BY	REVISION

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

**CONDITIONAL USE PERMIT  
OF  
6665 OWENS DRIVE  
FOR  
EXCEL REALTY AND MORTGAGE INC.**

PLEASANTON CALIFORNIA

DATE	FEB., 2015
SCALE	1" = 00'
DESIGNER	GR
DRAFTER	MRF
JOB NO.	A14705
SHEET	<b>C1</b>
OF	1 SHEETS

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