

Yang Fan Academy

School • Summer Camp

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P11-0938
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CITY OF PLEASANTON
COMMUNITY DEVELOPMENT

EXHIBIT B

Little Ivy League "LIL" Chinese School Conditional Use Application Business Description

- Applicant:** Jennifer Zheng, 3728 Appian Street, Pleasanton, CA 94588
- Current School Location:** 5925 W. Las Positas #200, Pleasanton, CA 94588 (Heritage School facility)
4160 Hacienda Drive #200, Pleasanton, CA 94588 (Middle School academic tutoring facility)
- New Location:** 4160 Hacienda Drive #100 and #200, Pleasanton, CA 94588

Summary: The Little Ivy League (LIL) is a California non-profit corporation that is qualified as an academic heritage school emphasizing on Chinese cultural heritage. LIL has two programs: heritage school program for elementary school students and middle school academic Chinese language arts and homework club program. Currently located at 5925 W. Las Positas #200, Pleasanton, CA 94588, LIL's heritage school program for elementary school students offers class instruction curriculums and home work help services. Currently operating at 4160 Hacienda Drive, LIL middle school program offers Chinese language arts curriculums for middle students. Our school enrollment is open to all school age students.

It is LIL's desire to relocate from its current location to 4160 Hacienda Drive—a commercial standalone building (total 23,168 square feet) that is owned by Balch Enterprise.

LIL is typically staffed with 1 instructor for every 8-15 students. LIL currently has up to 15 employees (5 full time and 10 part times), exclusive of teachers who come in to teach single subject on part time basis hired as independent contractors. Additional part time employees are hired on a need basis. Counting Employees together with the independent teachers teaching single subject are counted, LIL will have total 25-30 teachers present at any given time during the school operation hours when running on the 300 students of full capacity.

As a statutory heritage school, LIL does not need a child care license from the Community Care Licensing Division of California Department of Social Services.

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Facility

The proposed facility is at 4160 Hacienda Drive. This is a 23,168 square feet stand-alone building. The facility also includes 10,000 square feet green areas that will be fenced up and utilized as on-site outdoor playgrounds. The floor plan is attached as Exhibit 1 here, showing the spaces devoted as administration offices, classrooms, break area, reception, and storage.

At this time, no other tenants are completed to occupy any space of the proposed facility.

Operation Hours:

Programs: LIL offers classes on Chinese Language Art and Culture, English Reading, Writing and Math Tutoring for school age children.

Hours:

Heritage School Program for Elementary School Students:

- Monday through Friday: 11:00 AM to 7:00 PM
- Saturdays & Sunday closed
- Summer and spring school breaks program hours: 8:00 AM to 7:00 PM daily for approximately 12 weeks
- Hours may change for holidays or special public school schedules.

Middle School Chinese language arts and homework club program:

- Monday through Friday: 3:30 PM to 7:00 PM
- Hours may change for holidays, or special school schedules.

Program Descriptions and Operations:

LIL Heritage School Program for K to G5 Students:

LIL Heritage School provides Chinese culture enrichment programs to residents in tri-valley area as well as additional reading, language arts and math tutoring programs to school age students.

The basic core programs provided by LIL



a. Chinese Language Art and Culture

For elementary students, LIL uses a combination of standard Chinese textbook for oversea Chinese students and innovative-patented interactive learning tools. This program provides a fun yet formal Chinese learning environment for children and stimulates their interest of learning Chinese. Chinese traditions and cultures are integrated as a part of daily curriculum.

b. English Program:

LIL offers the following standard academic enrichment programs:

Accelerated Reading (AR)

AR is a popular Guided Independent Reading program used by many public school across the country that allows a student to choose a library book based on his/her reading level, then takes a series of comprehension based tests on the computer. From the test results, tutoring is targeted to the need of each student. Our students become fully absorbed in books and the program aspires to allow a lifelong habit of better reading for success in ones school life, as well for work and pleasure. Our center's library currently stocks more than 1,000 different level books with tests on Accelerated Reader.

Fluent Reading (FR)

FR is an instructor directed reading program that allows an individual to master the advanced comprehension skills required for textbooks and literature. Learning these skills and eventually mastering them often makes it easier, quicker and more comprehensive for a student to complete future assignments, thus enabling the individual to become a more successful, confident, and motivated person.

Writing/ Language Arts Program

The writing and language arts program is designed to enhance the basic skills offered in public or private schools. This program offers students the ability to practice, learn, and master skills such as creative writing, report writing, and standardized test preparation, along with mastery of the English language.

c. Math Program:



Accelerated Math (AM)

AM Math is a software database that can generate an unlimited number of assignments for each individual based on their mathematic skill level. The program provides immediate feedback for re-examination at one's own pace. The program also allows advancement to higher skill levels as the individual successfully practices.

Reasoning Math (RM)

RM is a math activity used in a cooperative learning environment to increase an individual's ability to process mathematical concepts at a much higher level. Reasoning Math is designed to develop and improve cognitive, logical, and critical thinking skills. Through these instructional classes, successes show significant gains in observation, quantitative, geometry, and spatial skills.

Subject areas may be added or changed depending on demand, new methods, or changed circumstances.

Middle School Program

LIL middle school program offers programs specially tailored to meet the needs for students in the middle schools. The middle school program will include Chinese Literature Learning – a course that is designed for those students who had been attending LIL throughout their elementary years to continue their Chinese learning. In addition, LIL Middle school program will also offer homework club to students where students will have quiet time to finish their homework while getting assistance and help by experienced teachers on math and language arts when needed.

Maximum Number of Students

During the school year, there will be a maximum of 300 students (Approximately 80 kindergarten, 180 elementary school G1 to G 5 students and 40 middle school students). In addition, there will also be 25-30 teachers (including staff teachers who are on LIL payroll, full time or part time) present at any given time in operations hours during a school year when running on 300-student full capacity.

During the summer and spring school break, there will be a camp held hosting total 150 students. The school will close down during the winter break.



Exhibit A are the charts showing schedule, class room/students distribution and curriculum/activities during school year (for Kindergarteners, Grade 1 to Grade 5 students and middle school students) and summer operations.

Outdoor Activities

LIL Heritage School utilize two outdoor options for student outdoor play/activities. During the school year, students will use the 10,000 sf fenced on-site green areas for outdoor activities during the intervals between classes. During summer, for the past three years, LIL has been able to obtain permission from the Pleasanton School District to use the Hart's Middle School playground for morning outdoor activities. LIL will continue to use the Hart's Middle School playground for morning outdoor activities during the summer after moving to the new facility.

Transportation and Parking:

Transportation & Traffic:

During the school year, students from public and private elementary and middle schools are transported by vanpooling (by LIL school vans) to our facility from the respective local schools, except students attending Hart Middle School will walk from to our facility which is located at the same side of the street as the Hart Middle School. Based on the maximum 300 students, there will be maximum 20 15-person vans transporting students—6 of which to pick up 80 kindergarteners between 11:30--12:00 and 14 to pick up G1 to G5 and middle school students between 3:15 to 3:30.

All drivers picking up the students are required to have and maintain unblemished driving records. All LIL school vans are fully insured and covered by necessary commercial licenses for transporting school age students.

Students are picked up from LIL, between the hours of 6:00 PM and 7:00 PM by parents. Based on our current operations, at least 1/3 of our students have multiple family members (siblings) attending and also utilizing friends or neighbors to carpool home. Because there are classes in session between 4:00 p.m. to 6:00 p.m., the traffic volume in and out of our facility will be de minimis (less than 8 car trips) during these peak traffic hours.

During summer and spring breaks, parents will drop off students in the morning, and pick them up at 7:00 p.m. at the end of the day.



Following table provides projected traffics generated by LIL during the LIL operation hours. The projection is based on the proposed program schedule at our maximum capacity of 300 students.

Traffic Analysis for School Year Operations (Monday to Friday):

| School Year Operations: Maximum Car-Trips (Based on maximum 300 students) | |
|---|------------------------------------|
| 11:30 | 9 car trips ¹ |
| 11:45-12:00 | 17 Car Trips ² |
| 1:00 | 5 Car trips ³ |
| 3:15-3:30 | 41 Car Trips ⁴ |
| 3:30-4:30 | Less than 6 car trips ⁵ |
| 4:30-6:40 | Less than 5 car trips ⁶ |
| 6:40 | 202 car trips ⁷ |
| 6:40-7:00 | 210 car trips ⁸ |

¹ 2 administrative staff reporting to work and 7 in-coming drivers to change to the school vans to pick up students.

² 14 out-going and in-coming car trips for estimated approximately 7 15-passenger van trips transporting and dropping off maximum 80 kindergarteners, plus 3 in-coming cars by teachers reporting to work.

³ 5 Chinese teachers arrive to teach Chinese Language Arts classes.

⁴ 30 out-going and in-coming car trips for estimated 15 15-passenger vans transporting and dropping off maximum 220 G1 to G5 elementary and middle school students, plus one out-going car by a Chinese teacher after coming in at 1:00.

⁵ During this period, Heritage School programs are in session, and thus there will be no major pick up activities. Only less than 5 car trips are anticipated for parents who pick up their kids earlier for illness, doctor appoints etc and departure of sick school staff, and one car tip out of the facility by a Chinese teacher at the end of this period.

⁶ During this period, , Heritage School programs are in session, and thus there will be no major pick up activities. Only less than 5 car trips are anticipated for parents who pick up their kids earlier for illness, doctor appoints etc and departure of sick school staff.

⁷ Classes and structured activities end at 6:40. It is anticipated that about 1/2 of our parents (150) will pick up their students after the last class at 6:40. Of these 150 students, around 1/3 of them are siblings, and will be picked up by parents by car-pooling. Therefore, there will be in and out 200 car trips for 100 vehicles by parents. At 6:40, there will be two additional car trips out of the facility by two Chinese teachers.

⁸ Another 1/2 of our parents (100) will pick up students between 6:40 p.m. to 7:00 p.m. Of these 150 students, around 1/3 of them are siblings, and will be picked up by parents by car-pooling. Therefore, there will be in and out 200 car trips for 100 vehicles by parents. In addition, additional 10 cars trips will be generated by 10 staffs.

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Traffic Analysis for Summer Operations (Monday to Friday):

| Summer Operations: Maximum Car-Trips (Based on maximum 150 students) | |
|--|--|
| 8:00 -9:00 | 72 car trips at the 4160 Hacienda Drive ⁹ 38 car trips at Hart Middle School ¹⁰ |
| 9:00-9:15 | 4 car trips ¹¹ |
| 9:15-12:45 | 5 car Trips ¹² |
| 12:45-1:30 | 10 car trips ¹³ |
| 1:30-3:00 | 16 car trips ¹⁴ |
| 3:00-6:30 | 5 car trips ¹⁵ |
| 6:30 | 70 ¹⁶ |
| 6:30-6:45 | 70 ¹⁷ |
| 6:45-7:00 | 80 ¹⁸ |

⁹ It is anticipated that Summer/Spring Break Camp will have 100 lower grade students (K to G3) and 50 higher-grade students (K4-K7). Lower graders will be dropped off at 4160 Hacienda Drive site and play on the fenced playgrounds on the premises, while higher graders will be dropped off at and play on the Hart Middle School sports field as previous years. Of the 100 lower graders dropped off at the 4160 Hacienda Drive site, about 1/3 of them are siblings and will be dropped off in carpools. As such, there will be approximately 66 vehicles by parents dropping off their lower grade students, generating 132 incoming and outgoing car trips at 4160 Hacienda Drive site, plus 6 in-coming cars by teachers reporting to work.

¹⁰ Of the 50 higher graders about 1/3 of them are siblings and will be dropped off in carpools. As such, there will be approximately 34 vehicles by parents dropping off their lower grade students, generating 68 incoming and outgoing car trips at 4160 Hacienda Drive site, plus 4 in-coming cars by teachers reporting to work.

¹¹ Teachers will lead students playing on Hart Middle School Sport Field walking back to the facility at 4160 Hacienda Drive to start the various academic and summer programs. 4 car trips are anticipated for teachers who parked their cars at the Hart Middle School sports field. No students will be dropped off and picked up.

¹² During this period, various programs are in session that are lead and conducted by LIL staff that came in earlier. No major drop-offs are expected, except less than 5 late students who are late.

¹³ 2 car trips for lunch delivery for lunch. 8 additional car trips are anticipated for parents to deliver lunches or take kids out for lunch and drop them off thereafter.

¹⁴ In this period, 8 teachers will come to teach 8 different classes of for Chinese language arts, generating 19 car trips during this hour.

¹⁵ During this hour, various programs will be in session that will be led and conducted by LIL staff that came in the morning. As such, no major traffic is anticipated, except 5 car trips for picking up of the sick students and/or departure of a sick staff.

¹⁶ The instructions and structured activities of the day end at 6:30 p.m. At 6:30 p.m., 1/3 of our parents (50) start coming to pick up their kids. Of these 50 students, around 1/3 of them are siblings, and will be picked up by parents in carpooling. Therefore, there will be 35 vehicles by parents picking up students, generating 70 car trips in and out of the facility during this period.

¹⁷ Another 1/3 of our parents, *i.e.*, 50 parents, will pick up their children between 6:30 p.m. to 6:45 p.m. Of these 50 students, around 1/3 of them are siblings, and will be picked up by parents in carpooling. Therefore, there will be 35 vehicles by parents picking up students, generating 70 car trips in and out of the facility during this period.

¹⁸ The last 1/3 of our parents, *i.e.*, 50 parents, will pick up their children between 6:45 p.m. to 7:00 p.m. Of these 50 students, around 1/3 of them are siblings, and will be picked up by parents in carpooling. Therefore, there will be 35 vehicles by parents picking up students, generating 70 car trips in and out of the facility during this period. In addition, 10 LIL staff that reported to work in the morning will leave the facility at 7:00.

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Parking:

The proposed facility has adequate 150 parking spaces available for daily use. Based on our current estimation concerning the traffics and transportation, there are more than sufficient parking slots to sustain the operations.

No commercial regular pick up or delivery services are required for our school.

No Licensure Required:

LIL Heritage School's program during the school year and summer qualify as a "Heritage School" that is exempt from child care licensure requirement.

The recent legislature SB 1116, which was signed into law in 2010 and was made a part of Education Code specifically exempts a "Heritage School" from the child care licensure requirement. The "heritage school" is defined as any program that serves children who are at least 4 years and 9 months of age and no older than 18 years of age, who attend a public or private full-time day school, and (a) specifies regular hours of operation. (b) offers education or academic tutoring, or both, in a foreign language. (c) offers education on the culture, traditions, or history of a country other than the United States. (d) offers culturally enriching activities, including, but not limited to, art, dancing, games, or singing, based on the culture or customs of a country other than the United States. (e) maintains membership in a state or national cultural or language association. (f) complies with relevant local government regulations, where applicable. (g) does not operate out of a residential home. (h) complies with the statutory requirements in maintaining in its possession a copy of the registration form electronically filed with the Superintendent. See California Education Code § 3315.4

Following SB 1116 being signed into law, the author of the SB 1116, California Senator Bob Huff, in his news release stated this to illuminate the scope of the definition:

"Heritage schools are privately financed, culture-based educational entities, many of which have been in operation for decades. They meet after regular school hours, on the weekends and during the summer, outside of the public school structure."¹⁹

¹⁹ : Senator Huff's News Release can be found at:

http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&sqi=2&ved=0CDAQFjAC&url=http%3A%2F%2Fkacla.org%2Fwp-content%2Fuploads%2F2010%2F10%2F10.15.10-heritage-school-bill-signed-PRESS-RELEASE.pdf&ei=SzMrT4mpAabJiQLf-eW8Cg&usg=AFQjCNEJU4H3aFbITHuflQ_LCfZ0bEmIfg

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Since January 2011, LIL (Yang Fan Academy) had obtained Heritage School status from California Department of Education (CDE). Please use following web link to search LIL School under CDE Heritage school database:
<http://www3.cde.ca.gov/hsrs/search.aspx>.

Security:

All students are required to be signed in and signed out daily in a logbook. Students can only be picked up by their parents or a designated adult on file with our organization. All designated adults are verified with their driver's licenses for identification at time of pick up.

Dated:

By: _____
Jennifer Zheng



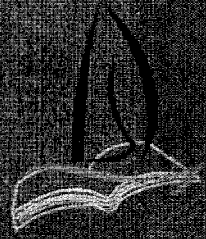
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Exhibit A: Schedule, Class Room/Students Distribution and Curriculum/Activities during School Year and Summer Operations.

| Daily Schedule During School Year: K Students | | | |
|---|----------------------------------|---|-------------------------|
| Time | Kindergarten Program | Class Room/Number of Students (maximum 80 students) | Teachers |
| 11:45-12:00 | Drop off | | |
| 12:00-1:00 | Indoor Play | R7 (21 students); R6 (22 students); R25 (17 students) | Staff Teachers |
| | Chinese Choir K (elective) | R 19 (20 students) | Choir Teacher and Staff |
| 1:00-2:00 | Chinese Culture Theme Activities | R12 (8 students); R15 (8 students); R16 (13 students); R19 (29 students); R20 (22 students) | Chinese Teachers A-E |
| 2:00-2:15 | K Play Group 1--Outdoor Play | Outdoor Playground A (40 students) | Staff Teachers |
| | K Play Group 2-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 2:15-2:30 | K Playgroup 2-Outdoot Play | Outdoor Playground A (40 students) | |
| | K Play Group 1-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 2:30-3:30 | Chinese Language Art class | R12 (8 students); R15 (8 students); R16 (13 students); R19 (29 students); R20 (22 students) | Chinese Teachers A-E |
| 3:30-3:45 | K Play Group 1--Outdoor Play | Outdoor Playground A (40 students) | Staff Teachers |
| | K Play Group 2-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 3:45-4:00 | K Playgroup 2-Outdoot Play | Outdoor Playground A (40 students) | |
| | K Play Group 1-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 4:00-5:00 | AR/Phonics | R12 (8 students); R15 (8 students); R16 (13 students); R19 (29 students); R20 (22 students) | |
| 5:00-5:15 | K Play Group 1--Outdoor Play | Outdoor Playground A (40 students) | |
| | K Play Group 2-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 5:15-5:30 | K Playgroup 2-Outdoot Play | Outdoor Playground A (40 students) | |
| | K Play Group 1-- Indoor Activity | R24 (24 students); R25 (16 students) | |
| 5:30-6:30 | Math class | R12 (8 students); R15 (8 students); R16 (13 students); R19 (29 students); R20 (22 students) | |
| 6:30 - 7:00 | Quiet Reading/Pick Up Time | R12 (8 students); R15 (8 students); R16 (13 students); R19 (29 students); R20 (22 students) | |



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Pre-School - Summer Camp

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Daily Schedule During School Year (G1-5)

| Time | Elementary School Programs (G1 to G-5) | Class Room/ No. of Students (maximum 180 students) | Teachers |
|-----------|--|---|--------------------------------------|
| 3:15-3:30 | Drop off | | |
| 3:30-4:30 | Home work | Group 1 students: R2 (35 students), R3 (11 students) | Staff Teachers |
| 3:30-4:30 | AR/Math | Group 2 students: R4 (35 students), R6 (27 students) | Staff Teachers |
| 3:30-4:30 | Chinese Language Arts Class | Group 3 students: Students: R8 (37 students), R11 (35 students) | Chinese Teachers A-B, Staff Teachers |
| 4:35-5:35 | AR/Math | Group 1 students: R2 (35 students), R3 (11 students) | Staff Teachers |
| 4:35-5:35 | Chinese Language Arts Class | Group 2 students: R4 (35 students), R6 (27 students) | Chinese Teachers A-B, Staff Teachers |
| 4:35-5:35 | Home work | Group 3 students: Students: R8 (37 students), R11 (35 students) | Staff Teachers |
| 5:40-6:40 | Chinese Language Arts Class | Group 1 students: R2 (35 students), R3 (11 students) | Chinese Teachers A-B, Staff Teachers |
| 5:40-6:40 | Home work | Group 2 students: R4 (35 students), R6 (27 students) | Staff Teachers |
| 5:40-6:40 | AR/Math | Group 3 students: Students: R8 (37 students), R11 (35 students) | Staff Teachers |
| 6:40-7:00 | Reading/Pick up | R2 (35 students), R3 (11 students), R4 (35 students), R6 (27 students), R8 (37) | Staff Teachers |

Daily Schedule During School Year Middle School

| Time | Middle School Program | Class Room/ No. of Students (maximum 40 students) | Teachers |
|-----------|-------------------------------|---|----------------------|
| 3:15-3:30 | Drop Off | | |
| 3:30-4:30 | Chinese Language Arts Class | R13 (21 students), R14 (19 students) | Chinese Teachers C-D |
| 4:35-5:35 | Homework | R13 (21 students), R14 (19 students) | Staff Teachers |
| 5:35-6:35 | Fluent Reading/AM Math | R13 (21 students), R14 (19 students) | Staff Teachers |
| 6:35-7:00 | Homework/Quiet Reading/Pickup | R13 (21 students), R14 (19 students) | Staff Teachers |



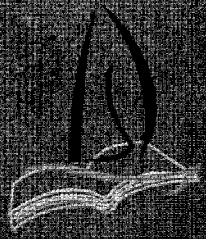
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Daily Schedule for Summer/Spring Break Camp

| Time | Programs (Maximum 150 students) | Class Room/Class Size per room (Based on maximum 150 students) | Teachers |
|-------------|---------------------------------|---|------------------------|
| 8:00 – 9:00 | Drop Off & Playtime | Hart Middle School Sports Field (50 students) | Staff Teachers (10) |
| | Drop Off & Playtime | 4160 Hacienda Drive (60 students on Playground A & 40 students on Playground B) | |
| 9:15-10:15 | Lego Camp-1 | R8 (40 students) | |
| | Drama Camp-1 | R2 (20 students), R11(20 students) | |
| | Chess | R21 (35 students) | |
| | Chinese Dance | R7 (20 students), R25 (15 students) | |
| 10:15-10:30 | Outdoor Play-K & G1 | Fenced Playground B (40 students) | |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 10:30-11:30 | Lego Camp-2 | R8 (40 students) | |
| | Drana Camp-2 | R2 (20 students), R11(20 students) | |
| | Choir | R21 (35 students) | |
| | Speech Debate-1 | R13 (20 students), R14 (15 students) | |
| 11:30-11:45 | Outdoor Play-Incoming K & G1 | Fenced Playground B (40 students) | |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 11:45-12:45 | Musical Camp (Percussion) | R8 (40 students) | |
| | Magic Camp | R2 (20 students), R11(20 students) | |
| | Science Camp | R21 (35 students) | |
| | Speech Debate-2 | R13 (20 students), R14 (15 students) | |

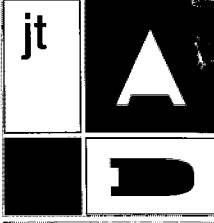


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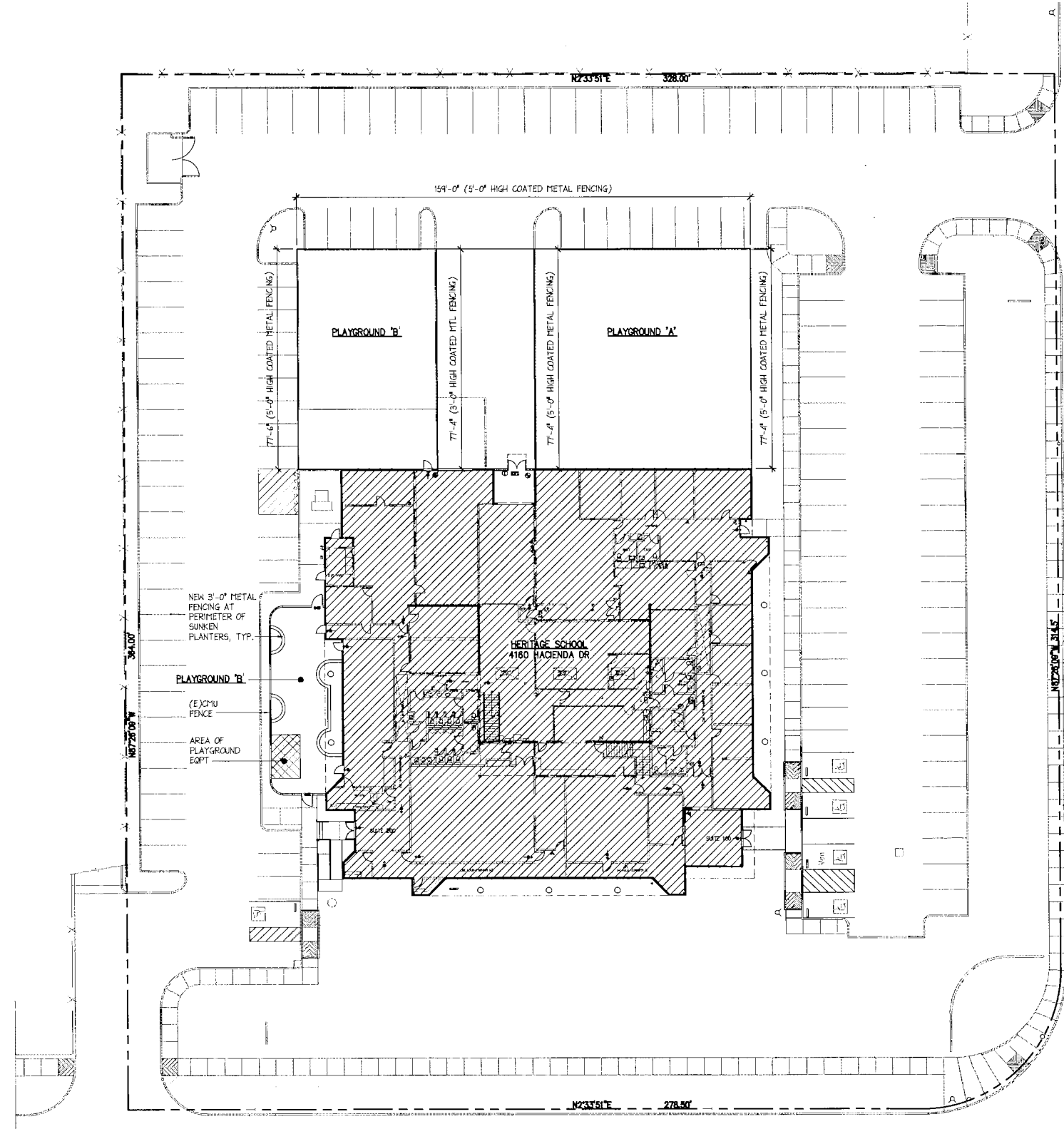
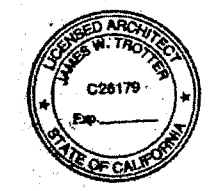
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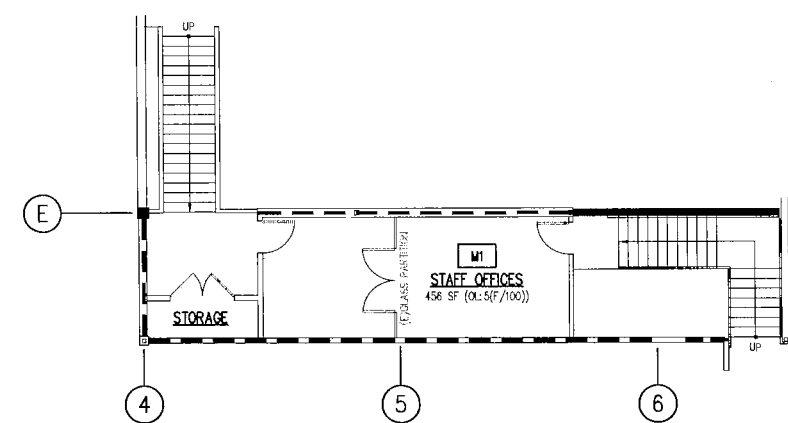
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|------------|------------------------------------|---|----------------------|
| 12:45-1:30 | Lunch | R7 (22 students), R25 (17 students), R6 (27 students), Playground A (54), Playground B (30) | |
| 1:30-2:00 | Outdoor Play-Incoming K & G1 | Fenced Playground B (40 students) | |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 2:00-3:00 | Chinese Language Arts--K | R19 (20 students) | Chinese Teachers (7) |
| | Chinese Language Arts | R20 (15 students), R15 (11 students), R14 (17 students), R13 (17 students), R11 (25 students), R8 (22 students), R2 (23 students) | |
| 3:00-3:30 | Outdoor Play-K & G1 | Fenced Playground B (40 students) | Staff Teachers (10) |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 3:30-4:30 | Phonics & Math-K | R19 (20 students) | |
| | AR Reading/Math-G1 to G7 | R20 (15 students), R15 (11 students), R14 (17 students), R13 (17 students), R11 (25 students), R8 (22 students), R2 (23 students) | |
| 4:30-5:00 | Outdoor Play-K & G1 | Fenced Playground B (40 students) | |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 5:00-6:00 | Structured Game Play-- K | R19 (20 students) | Staff Teachers (10) |
| | Art Craft/Chess Match/Computer Lab | R20 (15 students), R15 (11 students), R14 (17 students), R13 (17 students), R11 (25 students), R8 (22 students), R2 (23 students) | |
| 6:00-6:30 | Outdoor Play-K & G1 | Fenced Playground B (40 students) | Staff Teacher (10) |
| | Outdoor Play-G2-G7 | Fenced Playground A & C (60 students) | |
| | Indoor Activities-G2-G7 | R7 (20 students), R25 (15 students), R24 (15 students) | |
| 6:30-7:00 | Quiet Reading/Pick Up Time | R20 (15 students), R15 (11 students), R14 (17 students), R13 (17 students), R11 (25 students), R8 (22 students), R2 (23 students) | |



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2 SITE PLAN (MAIN LEVEL) SCALE: 3/64"=1'-0" PROJECT NORTH



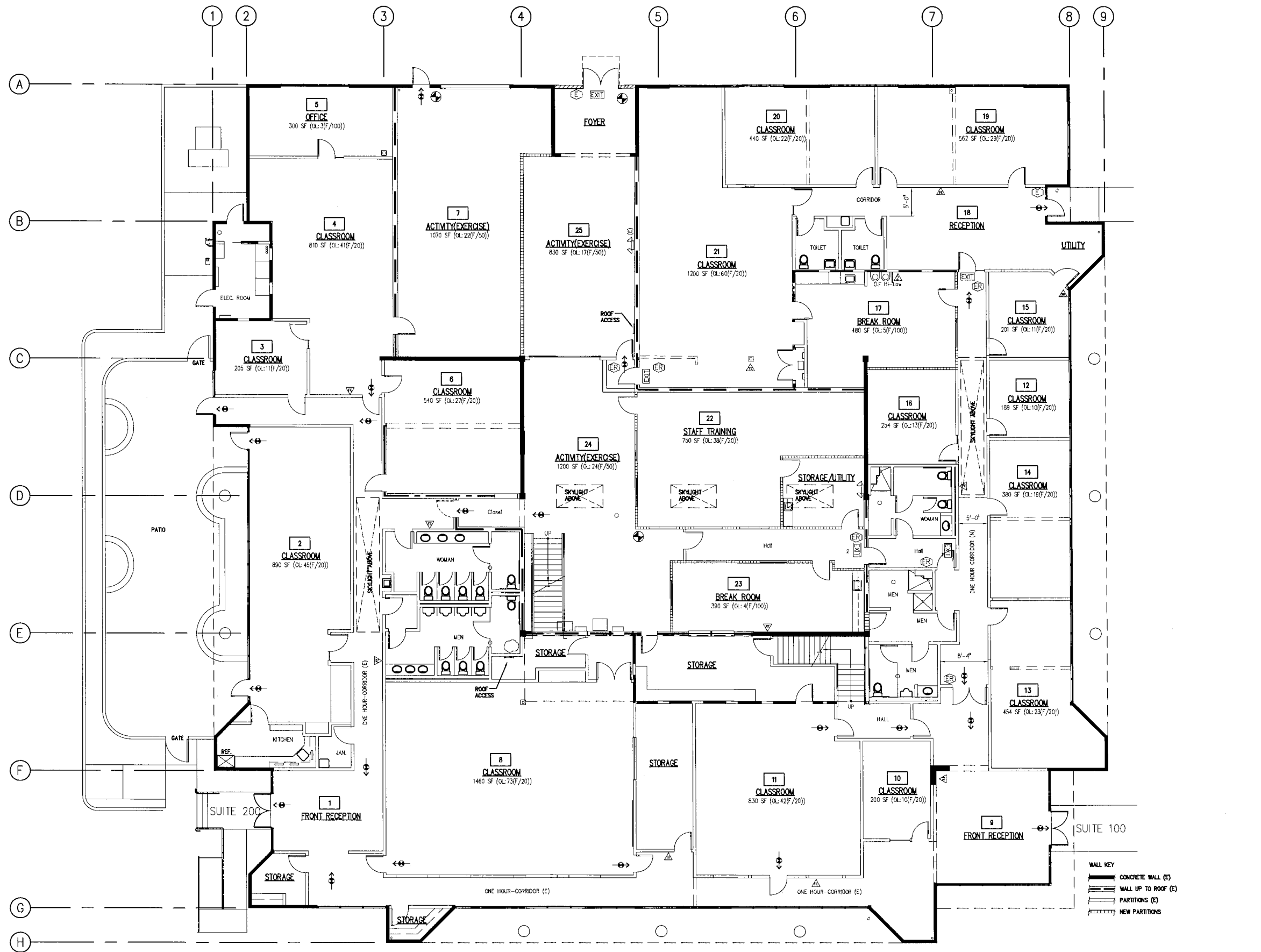
1 MEZZANINE PLAN SCALE: 1/8"=1'-0"

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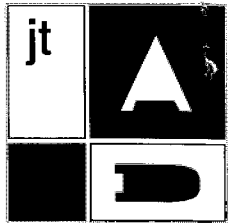
PROJECT
HERITAGE SCHOOL
4160 Hacienda Drive
Pleasanton, CA 94588

DRAWING
MEZZANINE PLAN & SITE PLAN

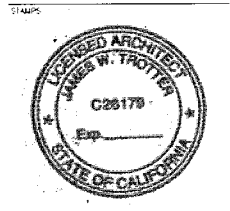
NO: 2012.01
DRAWN BY: JWT
SC: AS NOTED
DATE: 01-11-12



1 FLOOR PLAN (MAIN LEVEL) PROJECT NORTH
 SCALE: 1/8"=1'-0"



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| No. | Description | Date |
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HERITAGE SCHOOL
 4160 Hacienda Drive
 Pleasanton, CA 94588

| NO. | DATE | DESCRIPTION |
|---------|------|-------------|
| 2012.01 | | |
| 2012.01 | | |
| 2012.01 | | |
| 2012.01 | | |

DATE: 01-11-12

A1

THE CITY OF



PLEASANTON.

August 3, 2011

James Paxson
Hacienda Owners Association
4473 Willow Road, Suite 105
Pleasanton, CA 94588

Dear Mr. Paxson:

RE: PUD-81-30-49M/PUD-85-08-23M
Effective Date: August 26, 2011

The City has completed its review of your application for a minor modification to an approved development plan, Case PUD-81-30 and PUD-85-08, governing Hacienda Business Park to allow as a conditional use on all Hacienda properties, with the exception of those properties currently designated solely as High Density Residential, both state licensed childcare facilities and state registered heritage schools.

In accordance with City Council policy, notice of the proposed PUD minor modification was sent to the surrounding property owners on **July 15, 2011**. No request was made for a formal hearing.

Based upon the information submitted, it is my determination that the above changes are not substantial in nature since the overall plan for the site will remain the same. Therefore, in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton, I am granting a minor modification, Case PUD-81-30-49M and PUD-85-08-23M, subject to the conditions of approval as shown on the attached "Exhibit A".

Approval of the minor modification will become effective on August 26, 2011 (**Pleasanton Municipal Code Chapter 18.68**), unless appealed prior to that time.

If you have any questions with regard to this matter, please do not hesitate to give me a call.

Sincerely,

Janice Stern
Planning Manager

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

| Planning | Building & Safety | Engineering | Traffic | Inspection |
|--|--|--|--|--|
| 200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483 | 200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478 | 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479 | 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479 | 157 Main Street (925) 931-5680 Fax: 931-5484 |

EXHIBIT A

Conditions of Approval PUD-80-31-49M/PUD-85-08-23M

1. The proposed modification to conditionally permit state licensed childcare facilities and state registered heritage schools within Hacienda Business Park except for the sites that are currently designed for High Density Residential shall conform substantially to the application form and related materials dated June 27, 2011, on file with the Planning Division.
2. All conditions of Cases PUD-81-30 through PUD-81-30-48M and PUD-85-08 through PUD-85-08 -22M shall remain in full force and effect except as modified by Condition 1 above.



November 16, 2011

Ms. Janice Stern
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: Conditional Use Permit
Little Ivy League Heritage School
Site 16B, 4160 Hacienda Drive

Dear Janice:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for a conditional use permit. This application was submitted by Little Ivy League Heritage School, on behalf of Balch Investment Group, Site 16B, dated November 16, 2011. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The proposed conditional use permit will allow the Little Ivy League to operate an academic heritage school emphasizing Chinese cultural heritage at 4160 Hacienda Drive. The school will be open Monday through Friday from 11:00 am to 7:00 pm and from 9:00 am to 7:00 pm daily over summer, winter and spring school breaks. The proposed program contemplates a maximum occupancy of 260 elementary aged heritage school students, in addition to the 40 students previously approved under a separate conditional use permit for a middle school tutoring program at the same location, and 25-30 teachers present at any given time. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their use is compatible with currently approved uses. The description of the use proposal for this modification is attached.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

James Paxson
General Manager, HBPOA

cc: Ginny Poole
Jennifer Zheng

fc: 16B_mod003_approval.let
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California Department of
EDUCATION

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[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 | 27920121443566366300 |
| Submitted Date and Time | 1/7/2012 9:44:35 AM |

Heritage School Information

| | |
|---|--|
| Name of Heritage School | Yang Fan Academy |
| Name of the person, firm, association, partnership, or corporation under which this heritage school does business | LIL Inc |
| Additional name (if any) of the person, firm, association, partnership, or corporation under which this heritage school does business | Little Ivy League School |
| County in which heritage school is located | Alameda |
| Address | 4160 Hacienda drive |
| City | Pleasanton |
| School Zip Code | 94588 - |
| Type of heritage school | 1 |
| Heritage School telephone number | (925) 426-8866 |
| Name of the state or national cultural or language association in which membership is maintained | Association of Northern California Chinese Schools |

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: 13 Years |
| Enrollment by grade span (Elementary, K-6) | 92 |
| Enrollment by grade span (Secondary, 7-12) | 36 |
| Enrollment by grade span (Ungraded) | 0 |
| Total enrollment | 128 |

Number of teachers 10**Administrative Staff**

Director or Principal Officer name Mrs. Jennifer Zheng
 Director or Principal Officer address 3728 Appian Street
 Director or Principal Officer City pleasanton
 Director or Principal Officer Zip Code 94588 -
 E-mail Address jenniferxyzheng@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 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 ED 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)].

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 | Jennifer Zheng |
| 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 | 916-445-7331

California Department of Education
1430 N Street
Sacramento, CA 95814

[Web Policy](#)