

PC EXHIBIT A: JAA BUSINESS OPERATIONS PLAN

John Adams Academy Proposal for Use of 5 Sierra Gate Plaza

John Adams Academy (JAA) seeks approval to occupy and use, the 13 Sierra Gate Plaza (“13 Sierra Gate”), Roseville, CA, 95648, for classroom and other educational space. 13 Sierra Gate Plaza is a single-story building with approximately 6,795 square feet of building area.

JAA previously applied for a conditional-use permit for the first floor of 5 Sierra Gate Plaza for approximately 12,181 square feet. This proposal is to revise that conditional use permit from 5 Sierra Gate Plaza first floor to 13 Sierra Gate Plaza, with little to no change on impacts and benefits proposed by the previously approved conditional use permit.

JAA is seeking to acquire the entire 13 Sierra Gate Plaza facility for use for its lower elementary transitional kindergarten and kindergarten (Tk and K) programming as-well as for its state mandated Expanded Learning Opportunities Program (ELOP) before and after school programming. This facility would be added to the already 117,000 square feet of education space at its John Adams Academy-Roseville campus without increasing the campus enrollment capacities or traffic profile.

The facilities were recently updated from a B-Office space use to educational use for day-care. This space is currently being operated as a day-care facility and is ideally suited for JAA’s lower elementary TK-K and ELOP programming. It has classrooms, restrooms, children’s restrooms, storage, break room, and an outdoor playground.

Allowing JAA to occupy and use, the 13 Sierra Gate Plaza would (1) free up classroom space on its existing campus, which will continue to allow for diverse performing arts programming, which in turn provides increased before- and after-school programming; and (2) provide dedicated space (at 13 Sierra Gate) for JAA’s before and after school ELOP programming (daycare-type programming) freeing up the elementary multipurpose space for lunch during the school day and for additional programming before and after school, which would also decrease peak hour traffic.

Summary

JAA has operated a transitional kindergarten-12th grade educational program at its Roseville campus at Sierra Gate Plaza since 2011. JAA has retrofitted existing office space as best as it can to serve the needs of a K-12 charter school. As our high school has begun to grow to its planned capacity, the current space has proven insufficient to serve our populations increasing diverse educational needs for a full classical program with all the attendant state mandated services.

In our TK-12 education program, the planned capacity is driven primarily by the size and number of classes in elementary school (4 sections per grade) and how those classes matriculate into the secondary program. Our Roseville elementary program has been at capacity for many years. This current enrollment profile of 4 sections per grade has not changed over the years. But the need, and in some instances requirement from the state, to provide additional programming including before and after school programming has increased the

demands on space. In other words, JAA is struggling with space issues that are limiting academic programming for before and after school programming and limiting academic programming for secondary scholars, even without changing our enrollment profile that has been in place for over a decade.

As scholars matriculate into the secondary program, the academy needs more classrooms to serve an ever-increasing diversity of classes. Whereas in our elementary program, scholars have a singular home room, in our secondary program, scholars need a variety of math classes, history classes, music and art classes, and electives. The student-to-room ratio decreases significantly in the secondary program and decreases even more as we add more electives to provide current population of students additional choices in learning. Without additional offerings in the secondary program, our ability to provide our students with a full, rich academic program is limited.

Additionally, the state has increased the on-campus services required for our existing programming, further limiting the space available to provide a full classical program. The state has required that we provide breakfast and lunch meals universally to all students. We have had to repurpose our lunchrooms into full-service cafeterias with kitchens, severely limiting a large multi-purpose space from use for additional program during and after school. This need for lunchroom space is also increasingly competing for demands for the same space with the now mandated state Expanded Learning Opportunities Program (ELOP) and with JAA's other performing arts programming

As described in more detail below, the state has implemented an Expanded Learning Opportunities Program (ELOP) that increases JAA enrichment offerings before and after school. This program mandates enrichment and expanded learning before, after, and during school throughout the school year. ELOP must run for a minimum of 9 hours a day (including the school day), which also provides parents with an on-site care option (referred to as "JAA's Foundations Program"), in lieu of their offsite day care options.

Also, the state is allocating restricted funding directly for the arts programs which in turn increases the need for additional space during the school day and before and after school (e.g., strings programming, jazz band, marching band, etc.). The ELOP programming and the additional arts programming compete with the needs in the elementary multipurpose space and expand the need for additional on-site space during the school day, before the school day, and after the school day, without changing JAA's current enrollment profile.

ELOP and other after school programming, provided both have sufficient space to operate at capacity, actually decrease afternoon peak traffic as students have additional options after school as detailed below. Occupying 13 Sierra Gate Plaza would provide for just such additional, much needed space, without affecting current pick-up and drop-off times and locations and without affecting JAA's current enrollment capacity.

Detailed Uses:

Current Facilities and Limitations:

In three of its current buildings, JAA operates its elementary school which is at capacity, serving approximately 880 students with two sections of TK and 4 sections per grade kindergarten through 6th grade. The remainder of the classrooms at JAA serve our secondary program 7th grade through 12th grade. The combined attendance is currently approximately 1400 students. When the secondary program reaches capacity, JAA will reach its permitted capacity of 1650. As the academy has grown, we have found that our current facilities are insufficient to serve all the needs of this population, especially considering the additional mandates from the state of California.

First, many of our teachers do not have their own classroom but share classrooms with no place to prepare during their preparation period.

Second, the academy currently has no specialized math, science or art rooms. The current spaces used for these courses are undersized without any of the special accoutrements of a math/science program (e.g., lab tables, sinks, specialized storage, etc.)

The academy has an increasing demand for a diversification of its performing arts programming. A recent state ballot initiative allocated specific funding for increased arts and music programming to support our increased demand in this space. For example, our Roseville program needs space during and after school for a new band program, a jazz band, and strings program for both elementary and secondary. Additionally, our spaces for our current music and drama programming are currently insufficient, as there is no room to adequately store instruments, props, and stage equipment, not to mention the additional space requirements needed to provide for the addition of new performing arts offerings.

Each of our arts programs, our athletic programs, and our ELOP programs all compete for the same spaces, limiting, in many instances, the services we can provide to our existing population. Each of these programs offers programming outside of the regular school day effectively, decreasing the peak traffic as those scholars come before and after those peak times.

Additionally, the state of California has expanded the requirements for providing school lunch by charter schools. Additional indoor space is needed to prepare, serve, and eat lunch. We also have increased requirements from the state of California during the school day to provide full-day care (ELOP programming) for some of our half-day transitional kindergarten and kindergarten students, which requires additional space without any increase in enrollment. Also, special education demands have increased encroaching on space previously used for the general program.

Currently, our secondary program only has 31 classrooms. To serve the program needs for the current enrollment capacities as discussed above with a full array of secondary classes, including performing arts, math, sciences, and other electives, the Academy is projected to need a total of 42-45 classrooms with two additional specialized performing arts rooms, and an

additional cafeteria and a lecture hall for our classical model (programmatic features that are currently in operation at JAA's other campuses).

Although 13 Sierra Gate does not free up additional space for all the secondary program needs, it does allow for the existing performing arts programming to continue during and after school. These additional classrooms would allow teachers to have dedicated classroom space rather floating between classrooms, and would provide space for specialized classrooms for math, science, art, drama, and music. The additional classrooms would also allow for dedicated space for our more recently state-mandated enrichment programming, which currently takes up lunchroom space and other valuable elementary and secondary space not previously used for enrichment programming.

Pick-up and Drop-off

Pick-up and drop-off occur for both elementary and secondary from Harding Blvd. to designated zones on campus. Typical drop-off begins at 7:45am and finishes by 8:30am. Pick-up begins at 2:30pm and finishes by 3:55pm TK-12 grades. We phase elementary pick-up first and then secondary. The following includes further details of pick-up and drop-off timing by grade.

Elementary TK/K Monday through Friday:

Morning starts at 8:00am and ends at 11:50am. Elementary Afternoon TK/K starts at 11:15am and ends at 3:05pm.

1st-6th Grade: Monday through Thursday: 8:10am-2:45pm.

Friday: 8:10am to 12:00pm.

Middle School (7-8th Grade): Monday through Thursday: 8:30am to 3:40pm.

Friday: 8:30am to 1:05pm.

High School (9-12th Grade): Monday through Thursday: 8:30am to 3:40pm.

Friday: 8:30am to 1:05pm.

TK and K scholars will be dropped off in the current drop off zones. They will gather on campus at 1 Sierra Gate Plaza and will then be escorted by teachers and aides to and from 13 Sierra Gate Plaza with a crossing guard outside of the peak morning and afternoon traffic times.

Before and After-School Programming

The new space in the 13 Sierra Gate building would be used for classrooms for our TK-K programming which would open additional classroom space on campus to provide for electives that we currently do not have space for during the school day. After school, it would provide dedicated space for our ELOP before- and after-school programming, which it turn provides additional space on campus for other before- and after-school enrichment programming. It would also alleviate some of the shared space issues that exist between various programs.

JAA's before and after school program continues to have athletics, performing arts, and enrichment programming. Previously, the academy contracted services for before and after school care. Now, those services have been brought in-house without significant change to hours of service, offerings, and capacity. Enrichment programming includes chess, music programming, academic intervention, and some other miscellaneous programs.

ELOP programming (including Foundations care programming) begins at 7:00am in the morning; after school the ELOP programming continues from the release from school until when parents pick up their student but no later than 5:30pm. Our sports programs run from right after school, and depending on the sport, usually continue until 5:00-5:30pm with some athletic programming continuing until 8pm. Our performing arts after school programming starts at the end of school and continues until 4:30 for some programming, 5-5:30 for other programming, and later for rehearsals and performances.

Having dedicated larger spaces for before-and-after school programming will decrease the competing interest and difficulties between ELOP, Performing Arts, Athletics, school lunch program when scheduling the elementary cafeteria and the large MPR gym. This in turn will allow for each of these programs to increase their before and after school offerings which will further flatten the pick-up and drop-off traffic peaks.

Proposed Use:

The additional approximately 6,795 square feet of building area at 13 Sierra Gate would help address the space issues that JAA is facing, allowing the academy to shift some of the classroom burden off of the current classrooms and cafeterias on the campus. It would also allow the Academy to expand and diversify its program offerings to meet the needs of our student population.

The proposed use of 13 Sierra Gate Plaza would be John Adams Academies educational needs with the following expected uses:

- (1) Classrooms for TK-K programming.
- (2) Space for before- and after-school ELOP programming (daycare-type enrichment programming)
- (3) Teacher breakroom and teacher offices.
- (4) Additional storage.
- (5) Other offices and reception.

13 Sierra Gate currently has four classroom areas and two indoor learning and play areas. John Adams Academy would use those classrooms for its three TK-K classrooms with one room dedicated to ELOP programming. The three TK-K classrooms collectively hold 84 students for its morning (AM) programming and 84 students (PM) for its afternoon programming. The ELOP programming would run from before the start of school until after school.

This would also free up space on the campus at 1 Sierra Gate Plaza. In total, this would likely expand our before and after school opportunities (primarily after school) by about 100 students, decreasing peak hour traffic by about that many students.

In sum, the additional space to be provided by 5 Sierra Gate Plaza alleviates the space constraints on existing programming without affecting enrollment profile; this includes: (1) allowing for additional school-day academic programming; and (2) allowing the academy to expand before and after-school offerings to existing students (which are currently limited due to space constraints) which in-turn will flatten peak pick-up and drop-off traffic.

Traffic:

Current traffic for family pick-up and drop-off proceeds onto campus at 1 Sierra Gate Plaza from the Harding Blvd. entrance and continues to several different existing pick-up and drop-off zones throughout the campus. Since the current campus facilities and 13 Sierra Gate Plaza are adjacent to the existing campus and scholars can access 13 Sierra Gate Plaza from 1 Sierra Gate Plaza by foot, there is no proposed change in our pick-up and drop-off patterns. There will be no vehicular access allowed for pick-up and drop-off from Lead Hill Boulevard to 13 Sierra Gate Plaza, which prohibition will be included in the Family-Scholar handbook.