



Date

Dear Corona Planning Commission,

Thank you for the opportunity to provide more detailed information for our CUP application to convert the Compton Avenue property into a Student Center for Springs Charter School students. We have been serving the Corona area for 18 years and have been looking for a property to expand our classroom offerings for more than ten years. We were delighted when the Compton Avenue building became available because it offers the space for many things we could not provide in our existing facility, such as a hot breakfast and lunch program, music, LegoLeague, and activities that require elbow room, including occupational therapy services.

Springs Charter School expects to serve approximately 600 students at this center, providing classroom education and auxiliary student support services for grades TK through 12. The Compton Avenue Center will serve hybrid students, combining interest-driven classroom learning with personalized home study. Springs Charter Schools have been providing this program to Corona students since 2006.

Springs' hybrid-model program allows students to attend classes in the building between 1 and 5 days per week, according to the program they select. Due to this model, there will likely be less than 600 students on each school day. For example, in our current 2nd Street property, we have 313 students enrolled to attend classroom learning on this campus, however, the maximum student count on any day is 190 students.

Across Springs Charter Schools' 21 campuses, the average classroom size for grades 1-12 is 29, which was the number used in these calculations. TK is a maximum of 12 students with one teacher. In addition to classrooms, we will use several spaces to provide an enriched school program to our classroom students. These spaces will include a school library, an art class, a maker space, a special education resource room, and a TK/K resource room. These extra rooms will be used for classroom students' electives and drop-in (students that come and go at no assigned time) special education, English Language Development (ELD) tutoring, and interest-driven enrichment groups, such as robotics LegoLeague or string instrument ensemble.

Grade Levels and Description	Current Enrollment	Expected Enrollment	Compton Avenue Building	2nd Street Building
TK/K	24	132	0	120 (5 classes of 24 students classroom program)
TK/K Enrichment program and special ed services 2 days per week	6	12 (1 resource room for 12 students)	12 (drop-in services)	0
1-3 Classroom Program	54	145 (5 classrooms of 29 students)	145	0
1-3 Enrichment program and sped 2 days per week	23	58 (2 classrooms of 29 students)	58	0
4-8	161	319 (11 classrooms with 29 students)	319	0
4-8 Enrichment program and special ed services 2 days per week	30	58 (2 classrooms of 29 students)	58	0
9-12 Independent Study drop-in 3 days per week	15	29 (1 classroom with 29 students)	29	0
TOTAL Compton Ave Enrollment			621	

- The full-day schedule will be
 - 1-4th grade 8:10 to 3:10
 - 5th-12th grade 8:40 to 3:40
 - Tk/K will be 8:10-12:00 and drop-in services
- The average class size for grades 1-8 is 29 students.
- The number of classrooms will be 22
- Additional rooms will include a special education resource room, a TK/K resource room, a library, a maker space inventor lab with robotics storage, and an art room.
- There will be a total of 58 staff members.
 - Each grade 1-8 classroom will have a teacher and an ace (21 classrooms will be staffed with 42 staff). The high school class will have 1 teacher.

- There will also be 15 additional staff members, including two school administrators, a school counselor, a clerk, a health tech, 2 food-service workers, a custodian, a special education teacher, a part-time speech teacher, a part-time TK/K specialist, and 4 part-time specialty teachers for enrichment such as music, art, lego-league, and Spanish.
- High school students have the opportunity to attend the Learning Zone study hall classroom Tuesday through Thursday between the hours of 8:00 and 4:00. There will be select core classes offered in this high school classroom during those hours in addition to tutoring and counseling support. Since attendance at the Learning Zone and in the classes is not required (students can complete their work totally online), only approximately 50% of the students attend on any available high school day. Our program is a real-world-focused program, providing career technical internships and pre-apprenticeships. Typically, our older students are less likely to attend the center because many of them are working at their apprenticeships/internships and/or attending community college classes, so the number of high school drivers is minimal.
- Springs will keep our 2nd Street Center as a TK/K early childhood center to provide classroom experiences for the youngest students in our existing one-story campus. Some special education and speech services will be provided at the Compton Avenue building for grades TK/K.

Springs Charter School has been diligent in finding a Corona facility where we can increase our free public school options for families and enhance the educational experience for our students. The Compton Avenue building presents an ideal space to accommodate our growing student population and provide various programs and services previously limited by space constraints.

We assure you that our proposed operations, including scheduling, staffing, and programs, have been meticulously planned to optimize student learning and accommodate the needs of the surrounding community.

Thank you once again for your consideration. We look forward to the opportunity to contribute positively to Corona's educational landscape.

Sincerely,



Kathleen Hermsmeyer
Superintendent



April 3, 2024

City of Corona City Hall
Planning & Development Department
400 S. Vicentia Avenue, Suite 120
Corona, California 92882

Dear Eva,

This letter is to provide clarification regarding the use of two student play areas planned for installation in a portion of the parking lot behind Springs' proposed building at 2115 Compton Avenue.

The play area behind the school building is designated for recreational use by our students only under the supervision of school staff. This space will serve as a dedicated area for outdoor activities and games, providing students with opportunities for physical exercise, social interaction, outdoor art projects, and creative play. We will have both a primary and an intermediate playspace

- The primary playspace will have a play structure, a peaceful playground section with hopscotch and sensory pathways, and a shaded seating area. The sensory pathway will focus on the eight basic locomotor movements primary students must master which include: walking, running, hopping, jumping, galloping, skipping, leaping, and sliding.
- The intermediate playspace will include a grass area with a Peaceful Playground fitness fun trail, a pickleball court, a gaga ball area, and two table areas for gathering and art projects, one of which will be covered.
- Additionally, the multipurpose room within the building will also be utilized for PE games and activities, such as projection screen PE activities, parachute, hula hoops, jump ropes, and obstacle course activities. This will provide students with options for recreation. These indoor activities will complement the outdoor play areas and contribute to a well-rounded recreational experience for our students.
- DROP-IN - Some students will visit the center on a drop-in basis for testing, services or counseling appointments. These services will be provided in the resource rooms and in the enrichment spaces on days the enrichment classes are not offered.
- There will be a Drop-in room for TK/K students to receive special education services, English language development lessons and other specialized instruction. They may have occasional use of the play facilities outside.

Students will use the playspaces for one recess and lunch recess each day of attendance. These schedules will be staggered, and the play period attached to lunch will either be directly before or directly after.

Our goal is to create a vibrant and engaging recreational environment that enhances the overall educational experience for our students. By providing both outdoor and indoor play spaces, we aim to promote physical health, social development, and positive engagement among our student body.

Sample playground schedule:

Grade	Start	Recess	Lunch in Multi-Purpose Room	Recess	End
TK/K	Drop-in	Drop-in	Drop-in	Drop-in	Drop-in
1 and 2	8:10	9:30-9:45	11:15-11:35	11:35-11:55	3:10
Enrichment 1/2/3	8:10	10:10-10:25	11:40-12:00	12:00-12:20	3:10
Grade 3	8:10	9:50-10:05	12:05-12:25	12:25-12:45	3:10
Grades 4 & 5	8:10	9:50-10:05	12:05-12:25	12:25-12:45	3:10
Enrichment Grades 4-8	8:40	10:10-10:25	12:30-12:50	12:50-1:10	3:40
Grades 7/8	8:40	10:30-10:45	12:55-1:15	1:15-1:35	3:40
High School	8:40	10:50-11:05	12:55-1:15	1:15-1:35	3:40

Pink = Primary Playspace Usage. Green = Intermediate Playspace Usage.

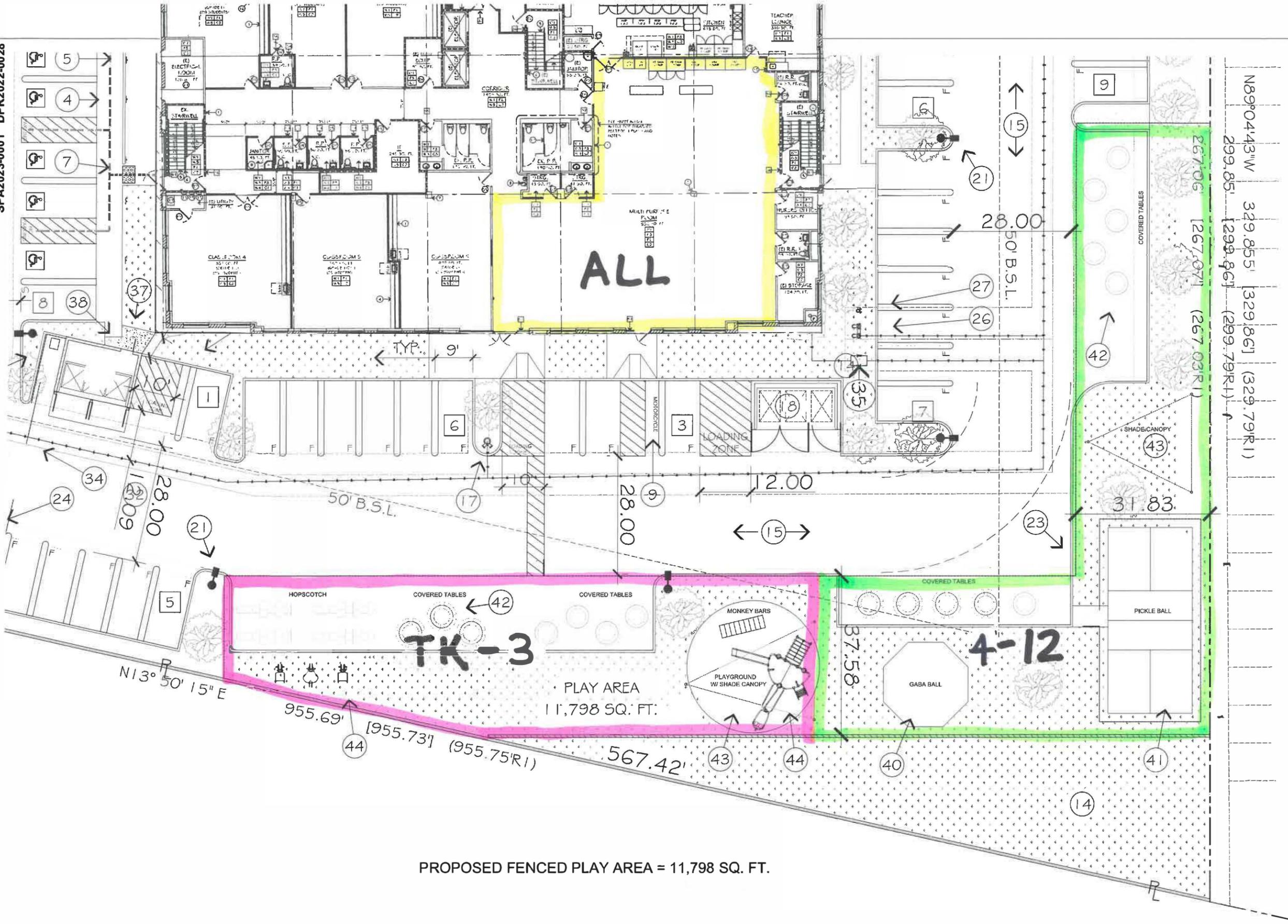
It is important to note that student safety and supervision are paramount considerations in our planning. For every 30 students utilizing the play areas, there will be at least one staff playground supervisor present, with a minimum of two at all times to oversee activities, ensure adherence to safety guidelines, and intervene if necessary. Students will be walked to the playspace and supervised the entire time for each recreation period offered.

If you require any further information or clarification regarding our plans for the play area behind the school building, please do not hesitate to contact me at 760-330-6176. We appreciate your consideration of our CUP application and look forward to your support. This project will provide a safe, enriching public school option for our students.

Thank you for your consideration.

Sincerely,

Dave Black
Senior Director of Facilities



PROPOSED FENCED PLAY AREA = 11,798 SQ. FT.

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PREPARED BY: JOHN H. JOHNSON
 S.C.E. NO. 83934
 DATE: 04/01/2024

COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
 2115 COMPTON AVE.
 CORONA, CA 92881

ENLARGED SITE PLAN

PROJECT TITLE
 SHEET DESCRIPTION

REV	BY	DATE	DESCRIPTION
1	AWC	12-6-2022	DPR2022-0028

PROJECT NUMBER	RO2007
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	04/01/2024
REVISION	
SHEET IDENTIFIER	C-2
SHEET	8 OF