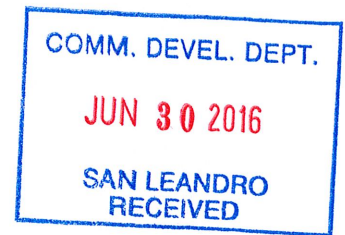


## ATTACHMENT TO PLANNING PERMIT APPLICATION

Applicant, Woodroe Inc., Rebecca Paasche, President

Address: 750 Fargo Ave., San Leandro, CA 94579



### Description of Project:

Woodroe Inc. is applying to use a portion of the former Lewelling Elementary School site, leased from the San Lorenzo Unified School District, as a pre-school and K-5 elementary school, including before and after care, and summer camp.

Following in the successful footsteps of the San Lorenzo Unified School District and the Chinese Christian School, Woodroe Inc. intends to serve up to 106 pre-school children and 120 K-5 children, year-round. Woodroe Inc. will employ a maximum of 20 teachers and 2 staff members, operating from 7am to 6pm Monday through Friday.

Woodroe Inc. was created in April 2016 in order to continue the legacy of a pre-existing school (Woodroe Woods School Inc., a California public benefit company and Federal tax-exempt 501(c)(3)), which closed due retirement in June 2016. As part of their retirement plan, Woodroe Woods School's directors have sold the property and decided to dissolve their nonprofit after 42 years of service to the community. Given the significant positive impact this school has to the community, with the support of local, state, and federal leadership such as U.S. Congressman Eric Swalwell, Supervisor Nate Miley, Assemblymember Bill Quirk, California State Senator Bob Wieckowski and others, existing teachers and parent volunteers banded together to keep the school open and continue serving the children. More information about this project can be found at [www.woodroesnewbeginning.org](http://www.woodroesnewbeginning.org).

Woodroe Inc. intends to seamlessly continue operations under new management at the 750 Fargo Ave., San Leandro location.

Due to the unwavering vision, dedication and hard work of so many staff, parents, and community members, Woodroe Woods School has successfully relocated to 750 Fargo Ave. in San Leandro. Monday, June 27th, 2016 marked our Opening Day with school hours of 7am to 6pm, Monday through Friday. Almost all of the same amazing, gifted and dedicated staff stayed with the school, thereby allowing Woodroe to continue providing premier preschool and child care services for ages 2.5 - 8 (and up to age 11 in the Red Apple summer program).

Woodroe Inc. does not and shall not discriminate on the basis of race, color, religion, creed, gender, gender expression, gender identity, age, national origin, ancestry, disability, marital status, sexual orientation, military or veteran status, in the administration of its educational policies, admission policies, financial aid, employment,

or any other school program or activity. We are committed to providing an inclusive and welcoming environment for all members of our clients, staff, volunteers, subcontractors, and vendors.

**Supporting Statement:**

Since 1974, Woodroe Woods School has provided preschool-through-2<sup>nd</sup>-grade and child care programs for more than 5,000 students in Hayward, San Leandro, and the surrounding areas. Woodroe Inc. intends to continue serving the community in this regard. Utilizing a true play-based philosophy, Woodroe Inc. provides a safe and loving environment for young minds to develop the cognitive, physical, social, and emotional skills to become responsible and confident society members who respect themselves and their community. Woodroe Inc. believes in the acceptance of all children, embracing each child's differences, encouraging them to learn and develop in their own way and at their own pace, all while challenging them to go beyond their successes.

**Community Awareness:**

The public is made aware of our program via the school website, parent networks, social media channels, Yelp, and word of mouth. Applicants are placed on the waiting list and enrolled on a first-come, first-served basis.

Because Woodroe Woods School has been an integral part of the community for over 40 years, and is highly regarded as an excellent school, there has been very little need for direct advertising. The new organization, Woodroe Inc., will continue with the same mission, philosophy, most of the same staff, and maintain the same reputation. As such, there is already a high level of interest and commitment from both the existing student body and new families to continue with Woodroe, Inc. at the new location at 750 Fargo Ave in San Leandro.

**Preschool:**

The Preschool program operates year round for children ages 2.5 through 4. Core hours are 9am to 12pm, but childcare is available between 7am and 6pm.

**Kindergarten:**

**School year (September through mid-June):**

Kindergarten's core hours are 9am through 12pm, with additional optional instruction and enrichment activities offered between 12pm and 3pm. Childcare is available 7-9am and 3-6pm.

**Summer Camp (mid-June through the end of August):**

Summer Camp is available as childcare between the hours of 7am and 6pm. Children can sign up daily, weekly or monthly.

**1st through 5<sup>th</sup> program:**

**School year (September through mid-June):**

Core hours are 9am through 3pm. Childcare is available 7-9am and 3-6pm.

Summer Camp (mid-June through the end of August):

Summer Camp is available as childcare between the hours of 7am and 6pm. Children can sign up daily, weekly or monthly.

**Holidays:**

School closure on observed holidays include:

Labor Day Holiday, Veterans Day, Thanksgiving Holiday, Winter Break (2 weeks), Martin Luther King, Jr., Presidents' Day, Memorial Day, and 4<sup>th</sup> of July.

**Other activities:**

Graduation: Once a year, in mid-June, there will be a graduation day, where families of “graduating” preschoolers, kindergartners and school age children participate in the festivities. Due to the very large amount of overflow parking available at 750 Fargo Ave., we do not anticipate any vehicle related to Woodroe Woods to be parked on the streets or be an obstacle to traffic.

Parents night out: On average of once per month, childcare would be offered between the hours of 6 and 9pm. It would be limited to a maximum of about 80 children. As always, we would offer staggered drop-off and pick-up times.

Back to school night: In September or October, there will be two (2) back-to-school nights, one for preschoolers and one for school age kids. This is an adult-only event that usually takes place from 7pm to 9pm, and is typically scheduled on a weeknight.

Annual Fundraiser: once a year there may be an annual fundraising event in the auditorium which would run during the evening.

No other events are planned for evenings or weekends.

**Occupancy:**

Woodroe Inc. has obtained a Community Care Licensing license for 76 preschool children (license #013422421) and is processing a request that will allow for a maximum of 106 preschoolers. It also currently holds a license for 43 school age children (license #013422424), which will be revised to apply for a maximum of 120 school age children. Therefore, the total maximum capacity of the facility at 750 Fargo Ave. will potentially be 226 children.

The Chinese Christian School was the previous tenant of 750 Fargo Ave, in operation until July 2015. It had a conditional use permit for up to 800 students. There are no traffic, noise, or other complaints on record against the previous school, and we are confident that our much smaller operation will be considerably less intrusive.

**Transportation:**

Transportation to and from the school is not provided, therefore families drop off and pick up their children daily.



Because of the largely staggered pick up and drop off times for each grade, there is no history of any traffic problems or any complaints related to the presence of the school in a residential neighborhood in its 42 years of operation. The Fargo location has at least triple the amount of parking spots that the school had in its original location. As such, we do not anticipate any traffic or parking problems.

**Noise:**

There is no history of any issues or complaints related to noise while Woodroe Woods School was operating in the Hayward residential neighborhood in 42 years of operation. As such, and given the expanse of the Fargo location, we do not anticipate any noise problems.

**Potential Joint use of property:**

Woodroe Inc. is renting a portion of the Lewelling Middle School from the San Lorenzo Unified School District. The rented area includes 6 classrooms, 1 office area, and shared use of the amphitheater and of the commercial kitchen for special events. It also includes a dedicated parking lot, additional dedicated parking spaces, and access to overflow parking for special occasions (e.g. graduation).

The 6 classrooms and office exclusively dedicated to Woodroe Woods School have been sectioned off by a 6 ft fence (see drawings).

At present, the rest of the property is vacant, although we understand that the San Lorenzo School District is intending to use a portion of the empty structure for D.I.C.E. (The District Independent Contract Education).

This program is designed to serve middle and high school students. Students are instructed by certificated teachers in individual and/or small groups. Direct instruction for each student is generally four hours per week. In addition to the direct instruction, students are expected to complete 18 - 30 hours per week of homework between teaching sessions. Students remain nominally enrolled at their home school and continue to work to fulfill their home school's graduation requirements. Juniors and Seniors have the opportunity to be simultaneously enrolled in ROP and/or Adult School, and additionally, have part-time jobs.

A definitive start date for this program has not been communicated to us yet.

Because of the nature of the program, we expect that there would be little or no impact to traffic.







