



**Renewal Petition Staff Report
River Springs Charter School
December 29, 2025**

Part I. Executive Summary: Staff Report for River Springs Charter School

School Overview

Charter Organization:	River Springs Charter School	Current Grades Served:	TK-12
District Boundary	Countywide	Current Authorized Grades:	TK-12
Year Opened:	2006	Current Enrollment:	8,627
Previous Renewal Year(s):	2018	Term Expiration:	June 30, 2026

I. Background

River Springs operates classroom-based, hybrid, virtual, and homeschool programs across 17 countywide sites, creating varied instructional contexts and student experiences.

On November 12, 2025, River Springs Charter School (“River Springs”) submitted a material revision (“Material Revision”) and renewal petition (“Renewal Petition”) to the Riverside County Board of Education (“Board”). On January 14, 2026, the Board will hold a public hearing at which time it will either grant or deny the Renewal Petition. Riverside County Office of Education (“RCOE”) staff and legal counsel have reviewed the Material Revision and Renewal Petition for compliance with the requirements of the Charter Schools Act (the “Act”), Ed. Code §§ 47600, et seq., including any new legal requirements applicable to charter schools since River Springs’ last material revision was granted in 2024. This report contains the analysis and proposed findings of fact related to the Renewal Petition for Board consideration. RCOE staff have prepared a separate report addressing its analysis and proposed findings of facts relating to the Material Revision. Staff’s analysis of whether River Springs appropriately addressed any changes in the law since its last renewal and material revision, is addressed collectively in this report.

Additionally, River Springs provided staff with supplemental information based on questions they had during their review, which can be found in Attachment A.

II. Renewal Options for Board Action

It is recommended that the Board take action to either grant or deny the proposed renewal petition. The Board has the following options:

1. Grant the Renewal Petition for a 5-year term, commencing July 1, 2026, and concluding June 30, 2031, provided that the Memorandum of Understanding between the Charter School and RCOE be amended and/or the Petition revised to address findings and recommendations identified in the Staff Report prior to the date of commencement of the new term.
2. Deny the Renewal Petition, adopting the findings identified in the Staff Report, as findings of fact supporting legal reasons for denial.

III. Chartering Authority Responsibility

Outline on Renewal Decision

In the course of its oversight responsibility, The Riverside County Board of Education ("the Board") holds the authority to assess whether the findings of fact outlined in the Renewal Staff Report by the Riverside County Office of Education ("RCOE") substantiate approval or denial, in accordance with the criteria set forth in Education Code Sections 47605, 47607, and 47607.2.

Legal Standards for Review

Renewal petitions are governed by the standards and criteria described in Education Code section 47605 applicable to new petitions, as well as the criteria set forth in Education Code section 47607 and 47607.2. (Ed. Code, § 47605, subd. (c); Ed. Code, §§ 47607, 47607.2.)

The following Executive Summary is presented to the Board to support its decision regarding the approval or denial of the charter renewal petition submitted by River Springs Charter School.

Review and Analysis

RCOE applied a standardized and evidence-based methodology to evaluate the school's eligibility for charter renewal, consistent with the requirements of EC 47607(c)(1), 47607(c)(3), and 47607.2(b)(1)–(3). State law directs authorizers to determine whether a school currently meets state performance standards and, if not, whether it has made

sufficient progress toward meeting those standards over time. Academic indicators, specifically English Language Arts and Mathematics, must be afforded primary weight in this analysis. RCOE, therefore, based all determinations on verified performance data from the California School Dashboard, other publicly available data files, and multi-year student group results. Context was reviewed to support interpretation, not substituting for performance evidence.

IV. Executive Summary of Findings

A. ¹Insufficient Progress Toward Standards

The Board has the authority to deny renewal of the charter petition if it determines that *all* the following are true:

- The school has failed to meet or make sufficient progress toward standards; AND
- Closure is in the best interest of students; AND
- This determination requires greater weight to be provided to performance on measurements of academic performance².

This evaluation incorporates two complementary but distinct standards: (1) snapshot measures of outcomes, including standards met, and (2) longitudinal models that track mostly the same students across grade spans.

Findings for Consideration

1. Mathematics

A. Meets Standard: No

Consistent with EC 47607(c)(1), current Dashboard Status results were reviewed to determine whether the school *meets state performance standards*. Mathematics does not meet the standard for schoolwide performance or for most student groups. Since the school does not meet standards in this core academic indicator, it does not satisfy the “meeting standards” condition. This determination is based on performance status, independent of trajectory/growth.

B. Making Sufficient Progress: No

Pursuant to EC 47607.2(b)(1)–(2), multi-year trajectories were examined to assess whether the school has *made progress toward* meeting academic standards. Mathematics scores reflect persistent low performance, across years and student groups. Mathematics, therefore, remains an area of

¹ Only applicable to middle performance category

² Education Code Section 47607.2(b)(6)

significant and ongoing need, as correlated with the status (meeting standard) methodology, indicating that the school demonstrates inadequate progress in this core academic domain.

2. English Language Progress

River Springs Charter School has not demonstrated sufficient progress towards language proficiency for Multilingual Learners in *most years* based on publicly available information on the California Dashboard.

The English Learner Progress Indicator (ELPI) measures the proportion of English learners making annual progress toward English proficiency. Consistent with EC 47607(c)(1), staff reviewed multi-year ELPI results to determine whether the school met or made progress toward meeting state expectations for English learner development. The school's ELPI performance reflects persistent challenges. Although the school met the standard in 2024 due to a substantial increase in the percentage of English learners demonstrating growth, this increase appears uncharacteristic when compared with prior performance. These results indicate that English learner progress is an area that is in need of comprehensive improvement, particularly given its role in evaluating equitable access to academic advancement under EC 47607(c)(3).

3. College and Career Readiness

River Springs Charter School has not demonstrated meeting standards for College/Career Readiness in *most years* for the All Students group and most other Student Groups based on publicly available data on the California Dashboard.

The College/Career Indicator (CCI) evaluates the extent to which high school students graduate prepared for postsecondary education or meaningful career pathways. In alignment with EC 47607(c)(1), staff reviewed the school's CCI results to assess whether students met state-defined preparedness benchmarks. The school's CCI outcomes demonstrate lower levels in most years. Although the school met standards in 2025 due to significant increases in students' college/career preparedness, this increase appears uncharacteristic when compared with prior performance years on the Dashboard. The pattern suggests performance appears highly sensitive to cohort characteristics. While CCI is not weighted as heavily as the core academic indicators, it provides important context about the school's ability to support long-term student success and postsecondary readiness. Current performance suggests that the school's college and career preparation efforts are in need of targeted strengthening, and that outcomes may be highly dependent on the characteristics of each graduating cohort.

B. Not Reasonably Comprehensive

The Board has the authority to deny renewal of the charter petition if it determines that the petition has not been updated to include new legal requirements since the petition's last adoption.³

Findings for Consideration

1. Element E: Governance Structure of Charter School

River Springs renewal petition does not explicitly acknowledge the school finance training for charter school officials imposed by AB 640. This legal requirement goes into effect April 1, 2027, during the proposed renewal term.

2. Element G: Health and Safety Procedures

River Springs renewal petition generally references the legal requirements for school safety plans required by Education Code section 32282. However, the petition fails to acknowledge the following health and safety related requirements:

- As of July 1, 2025, all new student identification cards for 7-12 grade students must include the 988 Suicide and Crisis Lifeline phone number. (Ed. Code, § 215.1.)
- As of March 1, 2026, local education agencies, including charter schools, must develop procedures for notifying parents/guardians and staff when immigration enforcement officers are present on school sites.

C. Fiscal or Governance Factors

The Board has the authority to deny renewal of the charter petition if it determines that the school is demonstrably unlikely to successfully implement the program set forth in the petition due to significant fiscal or governance factors, and all the following are true:⁴

- The charter school has been provided with at least 30 days' notice of governance violation(s);
- The charter school has been provided with a reasonable opportunity to cure the violation(s);
- The corrective action proposed by the charter school has been unsuccessful; OR
- The violation(s) are sufficiently severe and pervasive as to render a corrective action plan unviable

³ Education Code Section 47607(b)

⁴ Education Code Section 47607(e)

Comments

As part of RCOE's oversight responsibilities, RCOE observed River Springs' auditor was not consistently following standard GAAP principles for fiscal years 2021-22, 2022-23, and 2023-24.

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Refer to page 1 Renewal Options for Board Action

Part II. DETAILED ANALYSIS: Staff Report for River Springs Charter School

I. Legal Review Parameters

A. Renewal Considerations

California Assembly Bill 1505 modified the framework for charter school renewals. To renew a petition, the chartering authority must assess whether the charter school meets the criteria outlined in Education Code Sections 47605, 47607, and 47607.2. In making its determination, the following factors shall be considered:

- School performance
- New petition requirements
- Significant fiscal or governance factors
- Pupil enrollment patterns

Renewal petitions must include a reasonably comprehensive description of any new requirements for charter schools enacted into law after the charter was originally granted or last renewed. (Ed. Code, § 47607(b).)

B. Renewal Evaluation Categories

As an additional criterion, Education Code section 47607, subdivision (c), requires an authorizer to consider the charter school's placement under performance categories based on the charter school's performance on the California School Dashboard ("Dashboard").⁵ The California Department of Education ("CDE") designates charter schools as "low-performing," "middle-performing," or "high-performing."

School performance determinations are based on the two most recent, consecutive years of Dashboard data. Schools qualifying for Dashboard Alternative School Status (DASS) are held to a distinct renewal evaluation standard.⁶

⁵ See <https://www.caschooldashboard.org/about/accountability>.

⁶ Education Code Section 47607(c)(7)

Figure 1: Renewal Tier Performance Categories

Renewal Performance Tiers			Non-Tier
HIGH	MIDDLE	LOW	DASS
Presumptive Renewal Performance Evaluation <u>Not</u> Required for Approval	Performance Evaluation Required for Approval	Presumptive Denial Performance Evaluation Required for Approval	Performance Evaluation Required for Approval

For middle-performing schools, a chartering authority **must** consider the following in its renewal petition review process, while providing “greater weight to performance on measurements of academic performance in determining whether to grant a charter renewal”:

- The schoolwide performance and performance of all subgroups on the Dashboard; and,
- Clear and convincing evidence, demonstrated by verified data, showing either: (a) the school achieved measurable increases in academic achievement, as defined by at least one year’s progress for each year in school, or (b) strong postsecondary outcomes equal to similar peers, as defined by college enrollment, persistence, and completion rates. (Ed. Code, § 47607.2, subd. (b).)

The second consideration identified above must be supported by verified data. Verified data is defined as valid, peer-reviewed, and nationally recognized data from reliable third-party sources. (Ed. Code § 47607.2 subd. (c).)⁷

C. Performance Category Determination

River Springs Charter School qualifies for renewal based on a Middle-Tier Performance Review based on its performance on the 2024 and 2025 California School Dashboard. Schools in this category are evaluated using the following standards of review:

⁷ The requirement to review verified data sunsets on January 1, 2026. Due to the timing of the Renewal Petition’s submittal, staff reviewed the Renewal Petition under the version of Education Code section 47607.2 in effect at the time this staff report is published.

II. School Review

A. Performance Review

1. Performance Review: Middle Tier

Figure 2: Middle-Tier Performance Review Standards

Review Standards ⁸	
Dashboard Performance	<ul style="list-style-type: none">• Schoolwide performance on the state indicators• Student group performance on the state indicators• Dashboard reporting on local indicators• Greater weight shall be provided to measures of academic performance: ELA, Math, and English Learner Progress
Verified Data	<ul style="list-style-type: none">• Measurable increases in academic achievement demonstrated by a year's progress for each year in school; or• Strong postsecondary outcomes defined by college enrollment, persistence, and completion rates equal to similar peers

Denial Standards

Pursuant to Education Code section 47607.2(b)(6), a chartering authority **may deny** the renewal of a middle-performing charter school only upon making written findings, setting forth specific facts to support the finding, that:

- The charter school has failed to meet or make sufficient progress toward meeting standards that provide a benefit to the pupils of the school; and
- Closure of the charter school is in the best interest of pupils; and
- The decision not to renew gives “greater weight” to the charter school’s performance on measurements of academic performance.

In addition, pursuant to Education Code 47607(e), irrespective of the performance criteria, a chartering authority **may deny** renewal of a charter school if:

- The charter school is demonstrably unlikely to successfully implement the program set forth in the petition due to substantial fiscal or governance factors; or

⁸ Education Code Sections 47607(c), 47607.2(b)

- The charter school is not serving the pupils who wish to attend, as documented by aggregate data reflecting pupil enrollment patterns at the charter school.
2. Performance Review: Scope and Scale

The review team conducted their analysis using a phased protocol derived from Education Code to ensure findings were thorough and designed with statutory requirements.

Figure 3: Comprehensive Data Protocol

Protocol Step	Subsection	Description	Ed Code Grounding
Step 1 – Data Record	1.1 Data Collection	Collect Dashboard indicators (ELA/Math DFS, ELPI, Chronic Absenteeism, Suspension, Grad Rate, CCI) over 3–5 years.	47607(c)(1) – pupil outcomes
	1.2 Participation Verification	Document participation rates, LOSS penalties, continuous enrollment factors.	47607(c)(1)
	1.3 Subgroup Data Protocol	Extract multi-year subgroup performance and identify disparities.	47607(c)(3) – subgroup outcomes
Step 2 – Standard Met	2.1 Status Determination	Determine if each indicator meets state standard (Yes/No) based on most recent Status.	47607(c)(1); 47607.2(b)(1)
	2.2 Validation	Cross-check Status with Additional Reports and Five-by-Five tables.	47607.2(b)(1)
Step 3 – Longitudinal Trajectory	3.1 Trajectory Classification	Classify multi-year pattern as Sustained High, Rising, Static, Inconsistent, Persistent Low.	47607(c)(1) – analysis of multi-year trends
	3.2 Pattern Detection	Review 3–5 years for directional patterns including cohort changes, penalties, volatility.	47607.2(b)(1)–(2)
	3.3 Subgroup Trajectory	Apply same trajectory classification to subgroups and identify persistent gaps.	47607(c)(3)
Step 4 – Local Evidence	4.1 Local Measures	Analyze multi-year patterns in NWEA, i-Ready, common assessments, course completion.	47607.2(b)(2) – use of local indicators
	4.2 Consistency Check	Verify alignment between local and state measures; document discrepancies.	47607.2(b)(2)
	4.3 Validation	Ensure reliability of local data; require explanations where necessary.	47607(c)(1)
Step 5 – Renewal Determination	5.1 Standards Compliance	Identify how many indicators met state standard; document persistent failures.	47607(c)(1)
	5.2 Trajectory Synthesis	Evaluate overall multi-year trajectory across all indicators.	47607.2(b)(1)–(2)
	5.3 Contextual Analysis	Consider contextual factors (program shifts, leadership, SPED systems, enrollment).	47607(c)(1)
	5.4 Final Determination	Synthesize all evidence into a clear renewal determination.	47607(c)(1); 47607.2(b)(1)–(2)
	5.5 Documentation & Transparency	Publish the finalized one-pager; include in board docs; archive.	47607.2(b)(2)

3. Performance Review: River Springs Charter School

Does the School Meet Standards in ELA and Mathematics?

(All Students; Student Groups)

Consistent with EC 47607(c)(1), current Dashboard Status results were reviewed to determine whether the school meets state performance standards. For a school to be considered meeting state performance standards, it needs to achieve either of the following: (1) the school receives a blue or green indicator, or (2) the school has a DFS ≥ 0 . Neither the School's ELA nor mathematics meets the standard for schoolwide performance or for most student groups. Because the school does not meet standards in the core academic indicators, it does not satisfy the "meeting standards" condition. This determination is based on current Dashboard Status, independent of trajectory/growth.

Figure 4: ELA/Math Standards Met/Not Met

	Student Groups	Dashboard Color	DFS	Total	Percent	Meets Standards
English Language Arts	All	0/5	0/5	0/5	0%	Not Met
	English Learners	0/5	0/5	0/6	0%	Not Met
	Foster Youth			0/7		Not Met
	Homeless	0/5	0/5	0/8	0%	Not Met
	Long-Term English Learners	0/2	0/2	0/2	0%	Not Met
	Socioeconomically Disadvantaged	0/5	0/5	0/5	0%	Not Met
	Students with Disabilities	0/5	0/5	0/5	0%	Not Met
	African American	0/5	0/5	0/5	0%	Not Met
	American Indian			0/5		Not Met
	Asian	5/5	5/5	0/5	100%	Met
	Filipino	5/5	5/5	0/5	100%	Met
	Hispanic	0/5	0/5	0/5	0%	Not Met
	Two or More Races	1/5	1/5	1/5	20%	Not Met
	White	0/5	1/5	1/5	10%	Not Met
Mathematics	All	0/5	0/5	0/5	0%	Not Met
	English Learners	0/5	0/5	0/5	0%	Not Met
	Foster Youth					Not Met
	Homeless	0/5	0/5	0/5	0%	Not Met
	Long-Term English Learners	0/2	0/2	0/2	0%	Not Met
	Socioeconomically Disadvantaged	0/5	0/5	0/5	0%	Not Met
	Students with Disabilities	0/5	0/5	0/5	0%	Not Met
	African American	0/5	0/5	0/5	0%	Not Met
	American Indian					Not Met
	Asian	4/5	4/5	4/5	80%	Met
	Filipino	5/5	4/5	5/5	100%	Met
	Hispanic	0/5	0/5	0/5	0%	Not Met
	Two or More Races	1/5	0/5	1/5	20%	Not Met
	White	0/5	0/5	0/5	0%	Not Met

*Standard can be met by achieving either green/blue Dashboard color or a Distance from Standard (DFS) zero or above.

Determination: River Springs Charter School does not meet standards in English Language Arts or Mathematics for All Students or the majority of student groups.

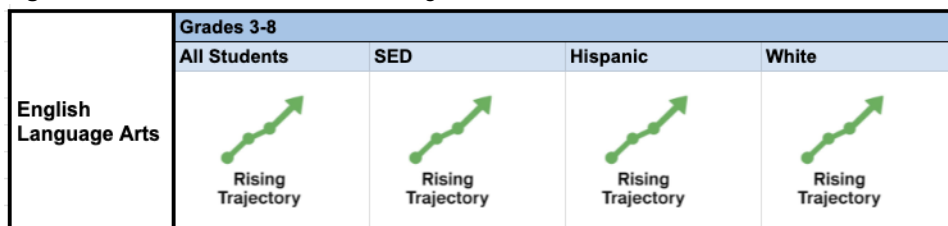
Has the School Made Sufficient Progress towards Meeting Standards?

Pursuant to EC 47607.2(b)(1)–(2), multi-year trajectories were examined to assess whether the school has made progress toward meeting academic standards in English Language Arts and Mathematics. The analyses considered multiple cohorts of students who have progressed through grade spans 3-8, otherwise known as a quasi-longitudinal view. This is in contrast to the cross-section view of meeting standards as presented in the previous section.

English Language Arts

In English Language Arts, the school demonstrates a persistent rising trajectory, with sustained improvement across years and student groups. Although the school has not yet met the state standard in ELA, the upward trend reflects meaningful and measurable progress toward closing the gap. This trajectory provides evidence that the school is on an established course of growth and improvement in this content area.

Figure 5: Three Consecutive Graduating Cohorts

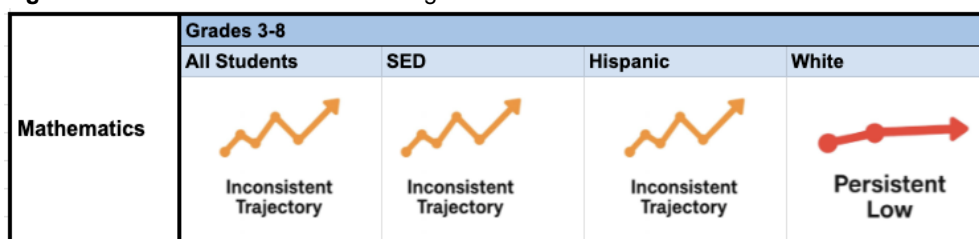


Determination: River Springs Charter School *has* made sufficient progress towards meeting standards in English Language Arts for All Students and student groups.

Mathematics

The multi-year trajectory for mathematics reflects persistent low performance, with no sustained upward trend across years or student groups. Despite variations across individual years, the underlying pattern does not show the type of consistent improvement required to demonstrate sufficient progress toward meeting the standard under EC 47607.2(b)(1)–(2). Mathematics, therefore, remains an area of significant and ongoing need, indicating that the school demonstrates inadequate progress in this core academic domain.

Figure 5: Three Consecutive Graduating Cohorts



Determination: River Springs Charter School has not made sufficient progress towards meeting standards in Mathematics for All Students or for student groups.

Does the School Meet Standards in Other State Indicators?

English Language Progress Indicator

The English Learner Progress Indicator (ELPI) measures the proportion of English learners making annual progress toward English proficiency. Consistent with EC 47607(c)(1), staff reviewed multi-year ELPI results to determine whether the school met or made progress toward meeting state expectations for English learner development. The school's ELPI performance reflects persistent challenges, with outcomes that fall below state expectations across years. Although the school met the standard in 2024 due to a substantial increase in the percentage of English learners demonstrating growth, this spike appears atypical when compared with prior performance. These results indicate that English learner progress is an area that requires comprehensive improvement, particularly given its role in evaluating equitable access to academic advancement under EC 47607(c)(3).

Figure 6: ELPI Performance on the CA Dashboard

English Learner Progress					
Student Group:	2019	2022	2023	2024	2025
All	LOW				
English Learners					
Long-Term English Learners					

Determination: River Springs Charter School has not made sufficient progress toward English proficiency for multilingual learners.

College and Career Indicator

The College/Career Indicator (CCI) evaluates the extent to which high school students graduate prepared for postsecondary education or meaningful career pathways. In alignment with EC 47607(c)(1), staff reviewed the school’s CCI results to assess whether students met state-defined preparedness benchmarks. The school’s CCI outcomes demonstrate lower levels in most years. Although the school met standards in 2025 due to significant increases in students’ college/career preparedness, this spike appears atypical when compared with prior performance. The pattern suggests performance appears highly sensitive to cohort characteristics. While CCI is not weighted as heavily as the core academic indicators, it provides important context about the school’s ability to support long-term student success and postsecondary readiness. Current performance suggests that the school’s college and career preparation efforts are in need of targeted strengthening, and that outcomes may be highly dependent on the characteristics of each graduating cohort.

Figure 7: CCI Performance on the CA Dashboard

College/Career					
Student Group:	2019	2022	2023	2024	2025
All	Orange	White	Yellow	Orange	Blue
Hispanic	Yellow	White	Yellow	Orange	Green
Socioeconomically Disadvantaged	Orange	White	Yellow	Orange	Blue
Students with Disabilities	Orange	White	Yellow	Orange	Green
White	Orange	White	Green	Yellow	Blue

Determination: River Springs Charter School does not meet standards in College and Career Readiness for All Students or student groups across most years.

Graduation Rate

The Graduation Rate indicator measures the proportion of students who successfully complete high school within four years. Staff reviewed multi-year graduation outcomes, pursuant to EC 47607(c)(1), to evaluate both current performance and progress over time. The school’s graduation rate has shown inconsistent performance with years of improvement followed by regressions. The pattern suggests the school has not sustained gains over time. Subgroup patterns indicate that outcomes are uneven, especially for Students with Disabilities, signaling an area where additional support may be needed to ensure equitable attainment. While the school’s graduation rate contributes to the overall performance profile, it is considered in conjunction with academic indicators and progress when determining renewal eligibility.

Figure 8: Graduation Rate Performance on the CA Dashboard

Graduation Rate					
Student Group:	2019	2022	2023	2024	2025
All	Orange	Yellow	Blue	Orange	Green
Hispanic	Orange	Yellow	Green	Orange	Green
Socioeconomically Disadvantaged	Orange	Yellow	Green	Orange	Green
Students with Disabilities	Orange	Red	Blue	Orange	Yellow
White	Orange	Yellow	Green	Green	Blue

Determination: River Springs Charter School shows mixed results in meeting standards for Graduation Rate.

Chronic Absenteeism

The Chronic Absenteeism indicator measures the percentage of students who are absent for 10 percent or more of instructional days. Consistent with EC 47607(c)(1), staff reviewed multi-year absenteeism trends to assess current performance and progress over time. The school’s Chronic Absenteeism results are historically low, although steadily increasing, with heightened rates among the following student groups: African American, English Learners, Hispanic, Homeless, Socioeconomically Disadvantaged, and Students with Disabilities. Although the school demonstrated an overall positive trend on the most recent Dashboard, these results indicate that attendance remains a moderate concern, particularly given its direct relationship to student access, instructional time, and overall academic progress. The indicator therefore informs both the standards determination and the school’s broader conditions for supporting student engagement.

Figure 9: Chronic Absenteeism Performance on the CA Dashboard

Chronic Absenteeism					
Student Group:	2019	2022	2023	2024	2025
All	Green	Yellow	Orange	Orange	Green
African American	Orange	Orange	Orange	Yellow	Yellow
American Indian	Green	Green	White	White	White
Asian	Blue	Blue	Orange	Green	Yellow
English Learners	Yellow	Orange	Orange	Red	Yellow
Filipino	Blue	Yellow	Green	Blue	Yellow
Foster Youth	White	Orange	White	White	Green
Hispanic	Green	Yellow	Orange	Orange	Yellow
Homeless	Yellow	Orange	Orange	Red	Yellow
Long-Term English Learners	White	White	White	Red	Yellow
Socioeconomically Disadvantaged	Green	Orange	Orange	Orange	Yellow
Students with Disabilities	Green	Orange	Yellow	Orange	Yellow
Two or More Races	Blue	Yellow	Red	Green	Yellow
White	Blue	Yellow	Orange	Green	Yellow

Determination: River Springs Charter School shows mixed results in meeting standards for Chronic Absenteeism.

Suspension Rate Indicator

The Suspension Rate indicator reflects the percentage of students receiving one or more suspensions during the academic year. In alignment with EC 47607(c)(1) and 47607(c)(3), staff examined schoolwide and subgroup suspension patterns to evaluate student safety, climate, and equitable disciplinary practices. Suspension rates fluctuate across years, showing no sustained or concerning trend. These results suggest that the school’s disciplinary environment is generally supportive. While suspension is a non-academic indicator, it contributes to the overall assessment of conditions for learning and the extent to which all students benefit equitably from a positive school climate.

Figure 10: Suspension Rate Performance on the CA Dashboard

Suspension Rate					
Student Group:	2019	2022	2023	2024	2025
All	Yellow	Yellow	Orange	Green	Green
African American	Orange	Orange	Orange	Green	Yellow
American Indian	Green	Yellow	Blue	Orange	White
Asian	Blue	Blue	Yellow	Blue	Green
English Learners	Yellow	Yellow	Orange	Green	Yellow
Filipino	Blue	Blue	Yellow	Blue	Blue
Foster Youth	White	Orange	Orange	Orange	Red
Hispanic	Green	Yellow	Orange	Green	Green
Homeless	Yellow	Yellow	Green	Green	Orange
Long-Term English Learners	White	White	White	Orange	Red
Socioeconomically Disadvantaged	Orange	Yellow	Orange	Green	Yellow
Students with Disabilities	Yellow	Yellow	Red	Green	Yellow
Two or More Races	Green	Green	Orange	Green	Green
White	Yellow	Green	Orange	Green	Green

Determination: River Springs Charter School shows mixed results in meeting standards for Suspension Rate

Recommendations

Due to the low performance and lack of sufficient progress in mathematics across all student groups, it is recommended that the school develop and implement a Comprehensive Mathematics Improvement Plan that includes the following:

- Clear, measurable goals for mathematics growth disaggregated by school site, program type, and grade level bands
- Specific, research-aligned instructional and intervention strategies the school will use to address areas of need
- Defined timelines and progress benchmarks
- Growth metrics
- Mid-year and Annual Updates to RCOE and/or the Board

B. Document Review

Figure 11: Petition Document Review Standards

Review Standards	
New Legal Requirements	Ensure petition has been updated to include reasonably comprehensive descriptions for any new legal requirements imposed since its last update.
Reasonably Comprehensive	Descriptions for new legal requirements must: <ul style="list-style-type: none">● Be substantive, not a list● Address all aspects of each element● Be specific to this charter

Denial Standard

The petition does not contain a reasonably comprehensive description of the new requirement(s) imposed since its last update.

Determinations for Consideration

RCOE has identified minor flaws and deficiencies within the Renewal Petition and

supporting documents, which should be addressed by River Springs. However, the flaws and deficiencies are not pervasive to support a finding that the Renewal Petition does not contain reasonably comprehensive description of specific elements described in Education Code section 47605.6.

1. Governance Structure of the Charter School. The Renewal Petition helpfully describes the professional development undertaken by the River Springs Board of Directors, including required Brown Act and ethics training. Although the section identifies “finance/budget” and “LCAP” as areas of professional development, it does not explicitly recognize the new requirement imposed by AB 640 that requires all local education agency officials, including charter schools officials, in office as of April 1, 2027 to complete school finance training developed the Fiscal Crisis and Management Assistance Team (FCMAT). While this requirement does not go into effect until April 1, 2027, it was enacted by statute in 2025 and will go into effect during the proposed renewal petition term, so it should have been acknowledged in the Renewal Petition.

2. Health and Safety Procedures. Page 151 to 160 of the Renewal Petition outlines Renewal Springs health and safety policies and procedures. This section includes many updates to the law since River Springs’ last renewal. However, Element G does not describe two recent changes in the law that will go into effect during the renewal term. First, to the extent River Springs issues student identification cards to its 7-12 grade students, the Renewal Petition does not identify that all new or reissued ID cards must include the number for the 988 Suicide and Crisis Lifeline. (Ed. Code § 215.1.) Since this law went into effect on July 1, 2025, the requirement should be addressed in the Renewal Petition.

Second, the Renewal Petition states it will adopt a school safety plan pursuant to Education Code section 32282(a)(2)(A)-(N), and provided a list further describing the required elements of the school safety plan. But the Renewal Petition fails to identify that pursuant to SB 98, on or before March 1, 2026, River Springs must develop procedures for notifying parents/guardians and school staff when the school has confirmation immigration enforcement officers are on school site. Since this requirement will be in effect before the renewal petition term begins, it should have been addressed in the Renewal Petition.

Notwithstanding the above, since the errors described are largely technical in nature, RCOE staff find them to be legally sufficient. Therefore, RCOE finds that the Renewal Petition contains reasonably comprehensive descriptions of the required elements specified in Education Code section 47605.6.

C. Fiscal Review

Monitoring the fiscal viability of a charter school is a fundamental component of the chartering authority’s ongoing oversight responsibilities. Fiscal concerns are typically identified and addressed throughout the charter term. While the renewal process does not impose a separate or heightened review of fiscal factors, the chartering authority may consider such concerns if they are persistent or indicate systemic financial instability.

Figure 12: Fiscal Oversight Review Standards

Review Standards	
Fiscal Management	<ul style="list-style-type: none"> ● Adheres to generally accepted accounting principles (GAAP) ● Maintains a balanced budget ● Submits all legally required reports accurately and on time ● Completes audits timely with clean findings ● Implements approved internal fiscal control policies and procedures ● Discloses related LLCs, 501(c)(3) organizations, and charter management organizations (CMOs) ● Transparently reports current debt and lease agreements
Fiscal Viability	<ul style="list-style-type: none"> ● Maintains MOU-required reserves ● Positive multi-year financial projection ● Positive cash flow ● Appropriate days of Cash on Hand ● Sustainable enrollment ● Efficient spending ● Effective debt management
Due Process	<p>Ensure the school has been provided due process to include the following:</p> <ul style="list-style-type: none"> ● At least 30 days’ notice of the alleged violation ● Reasonable opportunity to cure the violation, including a corrective action plan proposed by the charter school

Denial Standard

The school is unlikely to successfully implement the program set forth in the petition due to substantial fiscal factors, with either of the following findings:

- The charter school has been provided with at least 30 days’ notice of fiscal violation(s);
- The charter school has been provided with a reasonable opportunity to cure the violation(s);

- The corrective action proposed by the charter school has been unsuccessful; OR
- The violation(s) are sufficiently severe and pervasive as to render a corrective action plan unviable

Determinations for Consideration

RCOE has reviewed the Renewal Petition and observed the operations of River Springs during the past charter term. River Springs has demonstrated overall success in implementing its education program. However, RCOE has identified an opportunity for improvement in financial operations and governance oversight. Specifically, River Springs is encouraged to engage a new independent auditor for future audit cycles to ensure compliance with GAAP and state requirements. As part of RCOE's oversight responsibilities, RCOE observed that River Springs' auditor was not consistently following standard GAAP principles for fiscal years 2021-22, 2022-23, and 2023-24. Some errors persisted even after the auditor submitted revised audits to RCOE, which led to general confusion. Accordingly, RCOE encourages River Springs and its board to implement procedures to ensure proper oversight of its auditor and to select an auditor that is familiar with charter school finances.

Recommendations

- Engage a new independent auditor for future audit cycles to ensure compliance with GAAP and state requirements.
- Ensure timely and accurate submission of all future audits to RCOE, CDE, State Controller's office, and the Federal Audit Clearinghouse, with confirmation provided to RCOE once filings are complete.
- Provide advance disclosure to RCOE of the creation of any new subsidiary entities, bond financings, or lease arrangements, including an explanation of their financial impact.

D. Governance Review

Monitoring the viability of a charter school's governance is a fundamental component of the chartering authority's ongoing oversight responsibilities. Governance concerns are typically identified and addressed throughout the charter term. While the renewal process does not impose a separate or heightened review of fiscal factors, the chartering authority may consider such concerns if they are persistent or indicate systemic financial instability.

Figure 13: Governance Oversight Review Standards

Review Standards	
Compliance with Legal and Charter Requirements	<ul style="list-style-type: none"> Consistently complies with all state and federal laws, charter petition, and bylaws Adheres to the Brown Act, Political Reform Act, Public Records Act, LCAP, and Nonprofit Corporation Code requirements Ensures all staff are properly vetted, qualified, and credentialed Maintains safe, permitted, and insured facilities Keeps all health and safety policies and procedures up to date
Board Oversight and Effectiveness	<ul style="list-style-type: none"> The board has the capacity to fulfill its responsibilities effectively Maintains independence and avoids conflicts of interest Actively participates in meetings, coming prepared and engaged Oversees resources and budgets responsibly Addresses audit findings and implements corrective actions Ensures stable and effective school leadership Engages educational partners in decision-making processes Meets or actively works toward the student outcomes outlined in the charter
Due Process	<p>Ensure the school has been provided due process to include the following:</p> <ul style="list-style-type: none"> At least 30 days' notice of the alleged violation Reasonable opportunity to cure the violation, including a corrective action plan proposed by the charter school

Denial Standards

The school is unlikely to successfully implement the program set forth in the petition due to substantial governance factors, with either of the following findings:

- The charter school has been provided with at least 30 days' notice of fiscal violation(s);
- The charter school has been provided with a reasonable opportunity to cure the violation(s);
- The corrective action proposed by the charter school has been unsuccessful; OR
- The violation(s) are sufficiently severe and pervasive as to render a corrective action plan unviable

Determinations for Consideration

Due to the concerns previously stated above in “Fiscal Review,” RCOE encourages River Springs’ board to implement procedures to ensure proper oversight of its auditor.

Recommendations

- Document the governing board oversight by including in board minutes a clear record of Board of Directors review of audit.
- Ensure effective selection of future auditors.

E. Enrollment Review

As part of its ongoing oversight responsibilities, the chartering authority regularly monitors student enrollment trends and reviews complaints. When evaluating a charter renewal petition, the authorizer is required to consider whether the charter school is serving all students who wish to attend.

Figure 14: Student Enrollment Oversight Review Standards

Review Standards	
Substantiated Complaints	Consider any substantiated complaints of non-compliance pertaining to any of the following: <ul style="list-style-type: none">● Suspension● Expulsion● Involuntary Removal
Enrollment Pattern Data	Consider any enrollment data provided by the CDE in response to an authorizer request for information (Optional, authorizer discretion)
Due Process	Ensure the school has been provided due process to include the following: <ul style="list-style-type: none">● At least 30 days' notice of the alleged violation● Reasonable opportunity to cure the violation, including a corrective action plan proposed by the charter school

Denial Standards

- Finding(s) of fact for denial if the charter school is not serving all pupils who wish to attend
- Evidence to support any finding of fact under this part will be included in the report

Determinations for Consideration

The school is currently in good standing.

Recommendations

None

END OF DOCUMENT
Refer to page 1 Renewal Options for Board Action

Attachment A
River Springs Response to additional RCOE Questions



SPRINGS CHARTER SCHOOLS

27740 JEFFERSON AVENUE, TEMECULA, CA 92590
P: (951) 252-8800 | F: (951) 252-8801 | www.SpringsCS.org

Superintendent: Kathleen Hermsmeyer, Ed.D.

RIVER SPRINGS | CITRUS SPRINGS | EMPIRE SPRINGS | HARBOR SPRINGS | INLAND EMPIRE SPRINGS | ORANGE SPRINGS | PACIFIC SPRINGS | VISTA SPRINGS

Date: December 19, 2025

Riverside County Office of Education
Charter Schools Division
3939 13th Street
Riverside, CA 92501

Dear Corey and Team,

Thank you for your review of the River Springs Charter School Renewal Petition and Material Revision. We appreciate the opportunity to provide the additional information requested to support RCOE's fiscal and operational analysis.

Enclosed please find clarification and documentation addressing each item outlined in your correspondence. This includes updated multi-year net position projections for fiscal years 2026–27 through 2030–31, detailed enrollment growth projections by program and site, descriptions of planned program expansions and their operational impacts, and comprehensive facility and lease information associated with the school's LLCs.

We have also provided detailed specifications, budget information, and enrollment projections for the new Hemet Academy for the Arts Student Center on Florida Avenue and the Arbor (Riverside Van Buren) Student Center, along with justification for the Hemet relocation and confirmation that all related lease and operational costs are fully incorporated into the multi-year financial projections. Supporting schedules and tables are included in the appendix as referenced throughout our responses.

We appreciate RCOE's continued collaboration throughout the renewal process and remain available should additional information or clarification be needed as you complete your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Hermsmeyer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kathleen Hermsmeyer, Ed.D.
Superintendent
Springs Charter Schools

River Springs Charter School's responses are highlighted in blue below.

From RCOE: Following our review of the River Springs Charter School Renewal Petition and Material Revision, we are requesting additional information to complete our fiscal and operational analysis. Please provide clarification and documentation for the items outlined below:

Renewal Petition – Requested Information

● **Net Position Projections**

- Multi-year net position projections for 2026–27 through 2030–31 (including beginning and ending balances and all components).

The Table of Net Position is attached as an appendix as Table 1.

● **Enrollment Growth Details**

- Identification of where projected enrollment growth will occur.
- Clarification on expected growth in classroom-based vs. non-classroom-based programs.
- Identification of which sites will absorb additional students and whether current facilities can support projected increases.

The projected growth at River Springs is as follows (See Tables 2 and 3 attachments for detailed historical and projected enrollment information by program):

● **Non-Classroom Based:**

- The charter is projecting that five-day/week homeschool enrollment will slow down as online programs become more popular. We are projecting 5% Homeschool growth each year.
- Online programs are projected to grow at approximately 10% each year, which is conservative based on recent historical data and popularity.
- Hybrid academy programs are projected to grow between 3-4% each year as there are some seats open in two of the TK-8 centers and two of the high school centers. Also, with the opening of the Corona Mosaic program this year, there will also be additional cohorts added as interest has peaked with community awareness.

● **Classroom-Based:**

- Most of the seat-based academies are full. However, currently there are four classroom-based centers with room for growth due to facility expansion in each cohort (Corona Student Center on Compton, Cherry Valley, FAPA and Palm). River Springs expects these final seats to fill in the coming years. Further, with the opening of the new Riverside Van Buren "Arbor" Student Center and the replacement larger student

center, Hemet Florida Avenue, over the next two years, the classroom-based academy programs at River Springs are projected to have an average total of 5% growth each year. While it is expected that this will be exceeded, staff have budgeted revenues conservatively.

- **Combined:**

- Schoolwide, we anticipate annual growth of 4.5 to 5.7% annually.

- **Program Expansion**

- Description of any programs expected to expand and the anticipated operational impact.

The following programs are expanding:

- Corona: both of the Corona facilities, the original Corona Student Center-now “Little Springs” and the new Corona Student Center on Compton Ave. will be expanding over the next couple of years. The new Compton Ave facility will house the home-based learning labs and will expand cohorts in both the Mosaic and DaVinci programs. The “Little Springs Kinder Center” will become an all TK/K building and is expected to grow considerably over the next few years, as almost every River Springs hybrid and seat-based program has a waitlist for TK. (See floorplan attached, Exhibit A)
- Riverside/Van Buren: This new facility is an expansion, as described below. (See floorplan attached, Exhibit B)
- Hemet/Florida Avenue: This new facility is an expansion, as described below. (See floorplan attached, Exhibit C)
- Palm: The current cohorts are full and River Springs is expecting to add new cohorts in the coming years through more efficient utilization of the double classrooms.
- Cherry Valley: The six-classroom expansion at this site will allow for additional cohorts to decrease the waitlist for this program. (See floorplan attached, Exhibit D)
- FAPA: As enrollment increases, new cohorts will be added to the high school program, as needed.
- The operational impact for all expansions are reflected in the overall MYPs in both projected revenue and anticipated expenditures.

- **Facilities and Rent Expenditures (LLCs)**

- A schedule listing each facility associated with rent costs attributed to the school’s five LLCs.
- Lease terms, ownership status, and cost details for each facility.

Please see “Table 4 - LLC-Related Facility Schedule” in the appendix to this letter. Please note that there are only four LLCs total. LLC III serves as the owner and lessor on both the 2017A Bonds and 2023AB Bonds.

- **New Facilities Referenced in the Petition**

- Clarification on whether the two newly referenced sites are owned or leased.
- Confirmation on whether these facilities are included within the LLC-related rent expenditures.
- Any associated financial impact.

The two newly referenced sites are (a) the new Hemet Learning Center - Florida Ave. and (b) the new Corona location at Compton Ave.

The Hemet/Florida location was acquired by LLC IV through the 2024 Sunflower Bank Loan, and is being leased to River Springs. As LLC IV is wholly controlled by River Springs, it is effectively owned by the River Springs organization. All rent paid by River Springs to LLC IV is for full use of the improved LLC-owned facility, and is shown in Table 4.

The 2024AB Sunflower Loan proceeds are being used to substantially improve the Compton/Corona property, but it is not owned by River Springs or its LLC. Compton/Corona location is leased by LLC IV from Realty Incom Corp, an unrelated third-party real estate firm, and subleased as improved to River Springs. The rent expenditures shown in Table 4 are for the full use of the improved facility by River Springs, but LLC IV does not own that property.

All lease costs are fully included in the Financial Projections as well as operating costs and other associated financial impacts.

Material Revision – Requested Information

- **New Facility Specifications**

- Detailed descriptions of the Hemet Student Center (new site) and the Riverside Van Buren Student Center, including square footage, capacity, ownership/lease status, and any planned improvements.

Hemet Student Center (Florida Ave/Hwy 74) - We are developing 20 classrooms in 36,207 s.f., with a PUP (Public Use Permit) for 600 (553 students), We purchased and own the building via our LLC IV, and a tenant improvement set of plans has been developed to convert existing church space into classroom space using existing buildings only. We are also developing a play space including soccer, basketball, handball, and pickleball courts.

Riverside Student Center (Van Buren) - We purchased the building on Van Buren via LLC IV and have stamped approved plans to improve an existing school building with PUP (Public Use Permit) of 500 students. 16 classrooms in 24,467 s.f.

- **Facility Costs**

- Budget details for acquiring, renovating, or operating the proposed facilities.

Acquisition and Renovation Budgets are included in the appendix as Tables 5 (Riverside/Van Buren) and 6 (Hemet/Florida). Operations for each facility are included in the Financial Projections.

- **Projected Enrollment for New Sites**

- Enrollment projections for both the Hemet and Riverside Van Buren locations, including anticipated grade levels and program types.

- The Hemet location will be a seat-based TK-8 academy program which will focus on the arts and also house the TK-12 home-based learning labs classes. Springs has projected beginning with four academy cohorts in 2027-28, and growing by two cohorts each year thereafter. These estimates are very conservative considering the waitlists and interest at the other Hemet/San Jacinto locations. As for the anticipated grade levels and program types, page 46 of the petition shows:

<p>Hemet Student Center ("Hemet Academy for the Arts") 45252 Florida Ave, Hemet</p>	<p>Academy for the Arts TK-8 [5 days on campus; SB] Learning Lab TK-12 [up to 2 days on campus, per choices; NCB] Projected opening fall 2026 or 2027</p>
--	---

- The Riverside Van Buren location will house a new academy program and a TK-12 learning lab, which will add new, rich, unique opportunities for the city of Riverside. Opening in 2026-27, Springs projects that this site will begin with four cohorts of academy students, which is extremely conservative based on the already lengthy interest list. This site is also projected to have a two-cohort growth for each year thereafter. As for the grade levels and program types, page 47 of the petition shows:

<p>Riverside Van Buren Student Center ("Arbor Student Center") 17241 Van Buren Blvd, Riverside</p>	<p>Orchard Academy TK-8 [5 days on campus; SB] Learning Lab TK-12 [up to 2 days on campus, per choices; NCB] Projected opening fall 2026 or 2027</p>
---	--

- **Hemet Relocation and Riverside Van Buren Site Details**

- Rationale and justification for the expansion of services and programs at the Hemet Student Center location.

The Hemet Student Center on Florida Avenue will house the TK-12 Home-based Learning Labs and a new 5-day-per-week classroom-based academy program, Academy of the Arts, which will be a

tremendous asset to that community (see chart copy above). As it stands now, the TK-5 Hemet Student Center on Acacia has been full for a number of years with a waitlist, and the facility itself is impacted and does not provide the necessary space for our programmatic needs. Further, the Renaissance Valley Academy in nearby San Jacinto is full and has a waitlist for grades 6-8. With the popularity of the two current programs, and this new facility focusing on the arts, Springs is confident that this center will thrive. The current Learning Lab facility at Girard has been a part of the Springs network for two decades and it is time to move those home-based students into a new, robust facility where there can be a richer focus on visual and performing arts and other expanded elective choices, as well as create the opportunity for a new arts-based academy program in this area.

- Financial impact of relocating the Hemet Student Center to a larger facility.

The financial impacts of relocating the Hemet Student Center to the new Hemet/Florida facility are anticipated to be wholly offset from the benefits of the proposed new arts academy program, which will generate ADA-based revenue and also allow for partial reimbursement of that program's pro-rata facility usage through the Charter School Facility Grant Program, which reimburses up to 75% of lease expenses. Even after taking additional moving expenses and new operating costs into account, this move is anticipated to be a net financial benefit, and this is incorporated into our Multi-Year Financial Projections included in our petition.

- Confirmation that costs related to the new facility are included in the multi-year budget.

Confirmed. All lease and operational costs for all facilities, including each facility discussed herein, are included in the Multi-Year Financial Projections.

- Facility specifications and financial information for the proposed Riverside location, which were not provided in the submission.

The facility and financial information for the Riverside Van Buren location are included above and in Table 4 - there is no other proposed new Riverside location.

TABLE 1
MULTI-YEAR NET POSITION PROJECTIONS

	Projected 2026-27	Projected 2027-28	Projected 2028-29	Projected 2029-30	Projected 2030-31
Total Revenue	\$147,397,274	\$159,872,398	\$171,287,042	\$184,168,007	\$198,467,302
Total Expenditures	\$144,815,488	\$156,221,556	\$167,894,315	\$179,781,702	\$192,914,135
Revenues less Expenditures	\$ 2,581,786	\$ 3,650,842	\$ 3,392,727	\$ 4,386,305	\$ 5,553,167
Beginning Net Position July 1	46,496,801	49,078,587	52,729,430	56,122,156	60,508,461
Revenues less Expenditures	2,581,786	3,650,842	3,392,727	4,386,305	5,553,167
Ending Net Position June 30	49,078,587	52,729,430	56,122,156	60,508,461	66,061,628
<u>Components of Ending Net Position</u>					
Net Investment In Capital Assets	11,728,292	11,728,292	11,728,292	11,728,292	11,728,292
Restricted Net Position	378,492	378,492	378,492	378,492	378,492
Unrestricted Net Position (REU)	36,971,803	40,622,646	44,015,372	48,401,677	53,954,844
TTL Ending Net Position	49,078,587	52,729,430	56,122,156	60,508,461	66,061,628
Reserve For Econ. Uncertainty (REU) as % of Expenditures	25.5%	26.0%	26.2%	26.9%	28.0%

TABLE 2
HISTORICAL AND PROJECTED ENROLLMENT BY PROGRAM

Program Name	HISTORICAL							ACTUAL 12-18-25	PROJECTED				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Homeschool	1,488	1,491	1,631	1,581	1,745	1,973	2,202	2,412	2,455	2,580	2,705	2,830	2,955
Virtual Academy	350	306	284	316	273	291	187	277	261	275	288	303	318
Venture Online								325	353	388	427	470	517
Connections Academy								265	243	267	294	324	356
Temecula Student Center	722	702	759	589	587	609	552	537	558	568	578	588	598
Hemet Quest Student Center	778	507	600	492	551	557	583	548	558	558	558	558	558
Hemet Student Center (Florida)										100	150	200	250
Palm Student Center	58	65	91	56	80	145	153	151	162	172	182	192	202
Murrieta Student Center	507	533	627	503	535	572	615	595	609	609	609	609	609
iShine Student Center	483	491	531	413	419	478	445	432	462	477	492	507	522
Magnolia Student Center	718	743	761	697	744	785	768	767	777	777	777	777	777
Corona Student Center	208	228	219	166	182	190	200	101	32	32	32	32	32
Corona Student Center II (Compton)								135	281	356	431	506	581
Bear River Student Center	595	607	638	589	651	674	711	661	668	668	668	668	668
Riverside Student Center	308	291	295	235	282	337	241	242	249	259	269	279	289
Riverside Student Center II (Van Buren)									100	150	200	250	300
Flabob Airport Center	109	127	165	129	109	110	119	100	117	127	137	147	157
Renaissance Valley Academy		476	589	542	554	482	562	655	690	700	710	720	730
Del Rio Student Center		103	173	136	174	175	178	203	215	215	215	215	215
Cherry Valley Student Center						170	187	221	225	250	275	300	325
Total	6,324	6,670	7,363	6,444	6,886	7,548	7,703	8,627	9,016	9,528	9,998	10,474	10,959

**TABLE 3
HISTORICAL AND PROJECTED ENROLLMENT - % CHANGE FROM PRIOR YEAR**

Program Name	HISTORICAL						ACTUAL 12-18-25	PROJECTED				
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Homeschool	0%	9%	-3%	10%	13%	12%	10%	2%	5%	5%	5%	4%
Virtual Academy	-13%	-7%	11%	-14%	7%	-36%	48%	-6%	5%	5%	5%	5%
Venture Online								9%	10%	10%	10%	10%
Connections Academy								-8%	10%	10%	10%	10%
Temecula Student Center	-3%	8%	-22%	0%	4%	-9%	-3%	4%	2%	2%	2%	2%
Hemet Quest Student Center	-35%	18%	-18%	12%	1%	5%	-6%	2%	0%	0%	0%	0%
Hemet Student Center (Florida)										50%	33%	25%
Palm Student Center	12%	40%	-38%	43%	81%	6%	-1%	7%	6%	6%	5%	5%
Murrieta Student Center	5%	18%	-20%	6%	7%	8%	-3%	2%	0%	0%	0%	0%
iShine Student Center	2%	8%	-22%	1%	14%	-7%	-3%	7%	3%	3%	3%	3%
Magnolia Student Center	3%	2%	-8%	7%	6%	-2%	0%	1%	0%	0%	0%	0%
Corona Student Center	10%	-4%	-24%	10%	4%	5%	-50%	-68%	0%	0%	0%	0%
Corona Student Center II (Compton)									27%	21%	17%	15%
Bear River Student Center	2%	5%	-8%	11%	4%	5%	-7%	1%	0%	0%	0%	0%
Riverside Student Center	-6%	1%	-20%	20%	20%	-28%	0%	3%	4%	4%	4%	4%
Riverside Student Center II (Van Buren)									50%	33%	25%	20%
Flabob Airport Center	17%	30%	-22%	-16%	1%	8%	-16%	17%	9%	8%	7%	7%
Renaissance Valley Academy		24%	-8%	2%	-13%	17%	17%	5%	1%	1%	1%	1%
Del Rio Student Center		68%	-21%	28%	1%	2%	14%	6%	0%	0%	0%	0%
Cherry Valley Student Center						10%	18%	2%	11%	10%	9%	8%
Total	5.5%	10.4%	-12.5%	6.9%	9.6%	2.1%	12.0%	4.5%	5.7%	4.9%	4.8%	4.6%

TABLE 4
LLC-RELATED FACILITY SCHEDULE

<i>Owner/Lessor</i>	<i>Related Financing Obligations</i>	<i>Facility Name</i>	<i>Address</i>	<i>Lease Term</i>	<i>Monthly Lease</i>
River Springs Facilities LLC	2022AB Bonds	Palm Academy Student Center	81840 Avenue 46, Indio	2061	16,398
River Springs Facilities LLC	2022AB Bonds	Murrieta Student Center	41863/6 Kalmia St., Murrieta	2061	36,227
River Springs Facilities II LLC	2022CD Bonds	Magnolia Student Center	4020 Jefferson Street, Riverside	2046	59,308
River Springs Facilities II LLC	2022CD Bonds	iShine Student Center	42145 Lyndie Lane, Temecula	2046	37,795
River Springs Facilities II LLC	2022CD Bonds	Pathfinder Student Center	4260 Tequesquite Avenue, Riverside	2046	18,606
River Springs Facilities II LLC	2022CD Bonds	Temecula Administrative Facility	27740 Jefferson Avenue, Temecula	2046	39,539
River Springs Facilities III LLC	2017A Bonds ¹	Bear River Student Center	26800 Newport Road, Menifee	2052	40,858
River Springs Facilities III LLC	2017A Bonds ¹	Temecula Student Center	43040 Margarita Road, Temecula	2052	56,030
River Springs Facilities III LLC	2017A Bonds ¹	Flabob Airport Facility	5580 42 nd Street, Riverside	2052	25,060
River Springs Facilities III LLC	2023AB Bonds	(Schoolwide Solar Project)	(Schoolwide)	2061	41,428
River Springs Facilities IV LLC	2024AB Sunflower Loan ²	Riverside Student Center (Van Buren)	17241 Van Buren Blvd., Riverside	2031	37,318
River Springs Facilities IV LLC	2024AB Sunflower Loan ²	Hemet Student Center (Florida)	45252 E Florida Ave., Hemet	2031	50,861
River Springs Facilities IV LLC	2024AB Sunflower Loan ²	Corona Student Center (Compton) ³	2115 Compton Ave., Corona	2031	31,350
River Springs Facilities IV LLC	2024AB Sunflower Loan ²	Cherry Valley Student Center ³	10257 Beaumont Ave., Cherry Valley	2031	21,092
River Springs Facilities IV LLC	2024AB Sunflower Loan ²	Central Kitchen ³	41662 N Enterprise Cir. B&C, Temecula	2031	8,441

¹ 2017A Bonds restructured from direct debt into LLC lease obligation in 2023.

² Sunflower Loan is anticipated to be refinanced in 2027-28 to reduce annual lease payments.

³ 2024AB leases for Corona/Compton, Cherry Valley, and Central Kitchen are for usage and tenant improvements only - the facilities themselves are owned by independent third parties, not LLC IV.

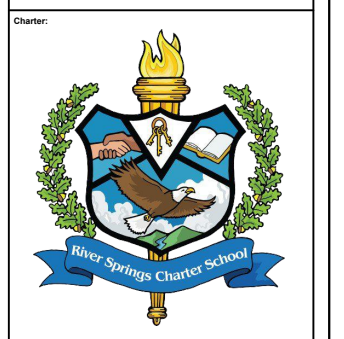
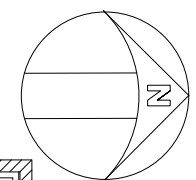
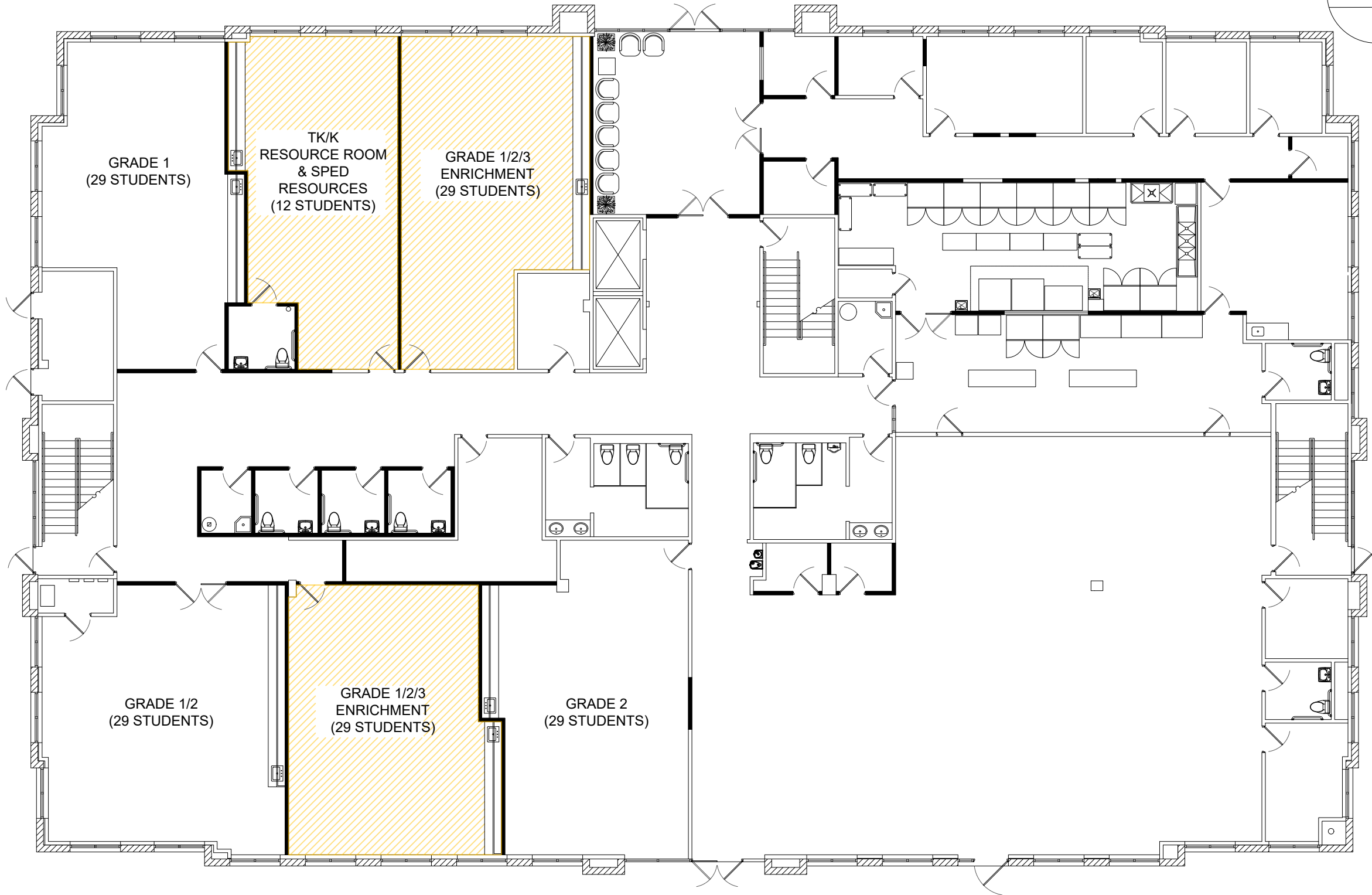
TABLE 5 - RIVERSIDE / VAN BUREN BUDGET (preliminary, subject to change)

Category		Contractor/Vendor	Budget
Purchase			3,550,000
Pre-lim Expenses	Architect	Kolibrien	50,000
	Traffic Engineer	LOS Engineering	20,000
	County of Riverside	PUP Fees	20,000
	County of Riverside	Building Permit	10,000
	Due Dilligence	Soils, Phase I, Property Inspections	25,000
Construction Costs:			
	Tenant Improvements		1,750,000
	Deferred Maintenance	HVAC & Roof	450,000
FFE			
	Kitchen Equipment/Service Area	warming kitchen for 14 classrooms	150,000
	Signage		12,000
	Locksmith		5,000
	Bike Racks		3,000
	Window Tint/Covering	\$125/window	5,000
	Shade Structure		60,000
	Playground Equipment		75,000
	Picnic Tables	\$1,500/each Uline picnic table	30,000
Furniture	Classrooms	14 classrooms at \$15,000/ea	210,000
	MPR	1,800 sq est.	50,000
	Collaborative Space		10,000
	Conference Room		5,000
	Office/Nurse/Reception		15,000
	Teacher Lounge/Break Room		1,500
Technology	Classroom Technology - Interactive Digital Board	\$2,700/each classroom	37,800
	Site Technology (WAP, drops, rack, phones, switches)		10,000
	WAP & License	\$575/each need 1/room	25,000
	Firewall	\$1,500/each	1,500
	Drops/Cabling/CAT6	\$125/each, every WAP & Door	5,000
	Switch/Module/License	Qty 3 @ \$6,115/each	20,000
Security	Security - Surveillance, cameras, alarm	Verkada System	100,000
	Security - Access Controls & door intercom (\$1,200)	Verkada System	2,400
	Intercom (speaker, cover, drop, license) \$1,200/ea	Zoom Intercom System	18,000
	Intercom (outside horn) \$500/ea	Zoom Intercom System	500
	Security - Fencing	Fence & automated gate	50,000
	Security System - Burglar Alarm		-
	Security - security window film on front doors		20,000
Moving	Cleaning Service		3,000
	exterior trash cans		2,000
	Startup Supplies (Uline, Maintex)		5,000
	Traffic/Site Start up supplies		5,000
	Labor		1,500
16 classrooms	24,267 sf		
MPR	PUP 500		
10 offices			
4 collaborative space			
2 conference rooms			
1 kitchens			
		Total T.I.	\$ 3,263,200
		Purchase Price	\$ 3,550,000
		Total	\$ 6,813,200

TABLE 6 - HEMET/FLORIDA BUDGET (Preliminary, Subject to Change)

Category		Contractor/Vendor	Budget
Purchase			4,171,900
Pre-lim Expenses	Architect	Herron + Rumansoff	100,000
	Traffic Engineer	LOS Engineering	30,000
	County of Riverside	PUP Fees	30,000
	County of Riverside	Building Permit	10,000
	Due Dilligence	Soils, Phase I, Property Inspections	35,000
Construction Costs:			
	Tenant Improvements	*dave estimate 6/4/24	2,500,000
	Gym T.I.		1,000,000
	Deferred Matenance		516,450
FFE			
Kitchen FFE	Kitchen Budget		150,000
	Signage		12,000
	Locksmith		15,000
	Bike Racks		3,000
	Window Tint/Covering	\$125/window	25,000
	Shade Structure		60,000
	Playground Equipment		50,000
	Picnic Tables	\$1,500/each Uline picnic table	22,500
Furniture	Classrooms (7 classrooms moving from Girard)	12 classrooms at \$15,000/ea	180,000
	Collaborative Space	1 x 2,500	2,500
	Conference Room	2 x 2,500	5,000
	Office/Nurse/Reception	10 x 1,500	15,000
	Teacher Lounge/Break Room	2 x 1,500	3,000
Technology	Classroom Technology - Promethean Board	\$2,700/each classroom	32,400
	Site Technology (WAP, drops, rack, phones, switches)		10,000
	WAP & License \$575/each need 2/room		45,000
	Firewall \$1,500/each		1,500
	Drops/Cabling/CAT5 \$125/each, every WAP & Door		10,000
	Switch/Module/License Qty 3 @ \$6,115/each		18,000
Security	Security - Surveillance, cameras, alarm	Verkada	100,000
	Security - Fencing	Fence & automated gate	150,000
	Intercom (speaker, cover, drop, license) \$1,200/ea	Zoom Intercom System	35,000
	Intercom (outside horn) \$500/ea	Zoom Intercom System	1,000
	Security - security window film on front doors		20,000
Moving	Cleaning Service		3,000
	exterior trash cans		2,000
	Startup Supplies (Uline, Maintex)		5,000
	Traffic/Site Start up supplies		5,000
	Labor		1,500
20 classrooms	36,207 sf		
6 offices	600 PUP, 553 students		
2 reception areas		Total T.I.	5,203,850
1 collaborative space		Purchase Price	4,171,900
2 conference rooms		Total	9,375,750
2 kitchens			

Exhibit A



REVISION HISTORY

REV.	DATE	DESCRIPTION

Facility Name:

CORONA COMPTON

Facility Address:

2115 COMPTON AVE.,
CORONA, CA 92881

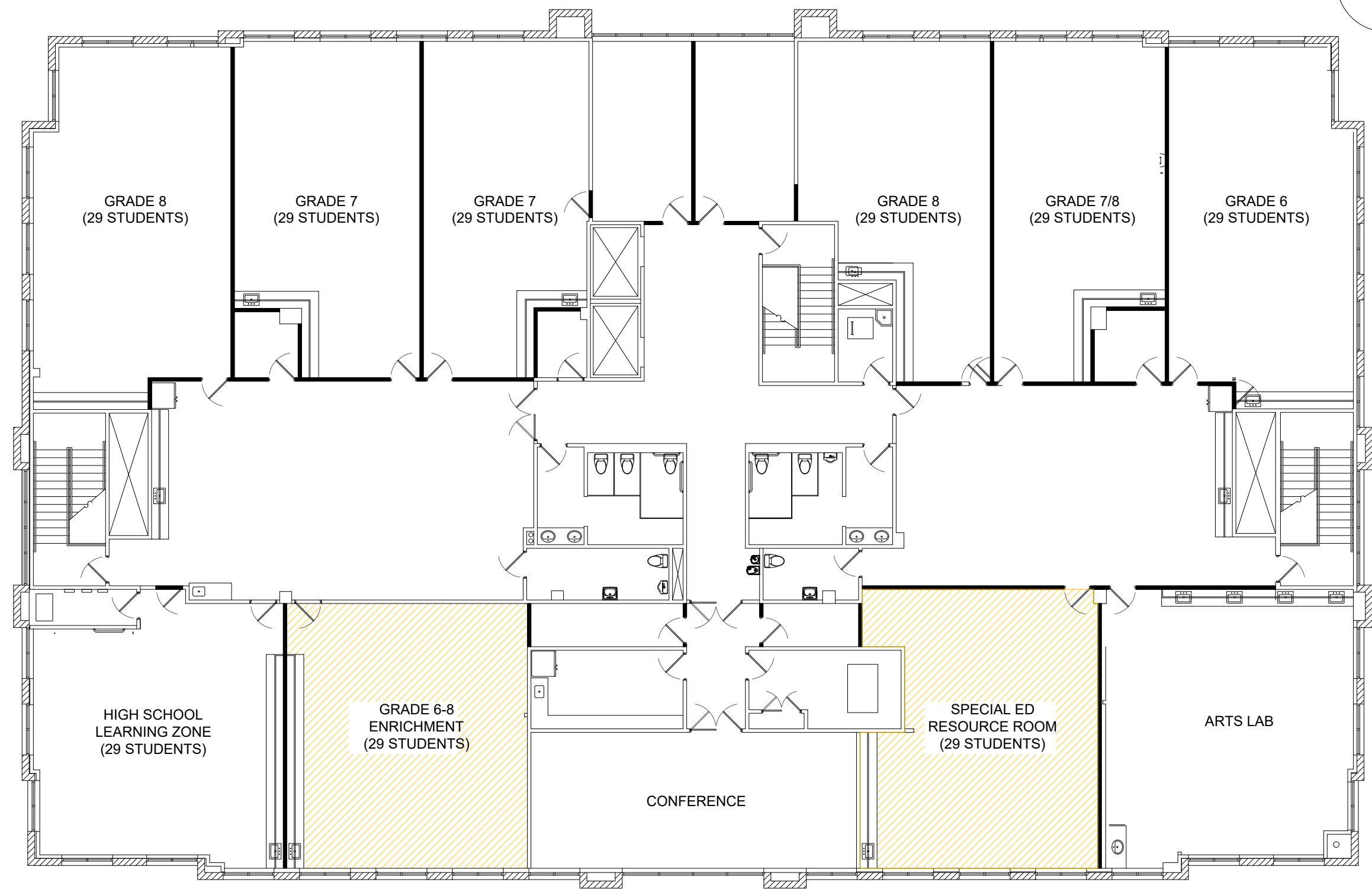
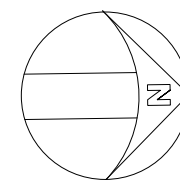
Site APN:

278-060-035

Drawing Title:

CORONA COMPTON
CLASSROOM & OCCUPANCY
1ST FLOOR LAYOUT

Scale	NTS	Sheet	1/3
Drawn by:	A. SEBASTIAN	Date:	3/15/2024
Document No.	002-DEV-DWG-PLN-400-1		
Sheet No.	PLN-1	Revision	0



**CLASSROOM ATTENDANCE IS
DROP-IN OR 2-DAYS / WEEK**

Charter:



REVISION HISTORY

REV.	DATE	DESCRIPTION

Facility Name:

**CORONA
COMPTON**

Facility Address:

2115 COMPTON AVE.,
CORONA, CA 92881

Site APN:

278-060-035

Drawing Title:

**CORONA COMPTON
CLASSROOM & OCCUPANCY
3RD FLOOR LAYOUT**

Scale

NTS

Sheet

3/3

Drawn by:

A. SEBASTIAN

Date:

3/15/2024

Document No.

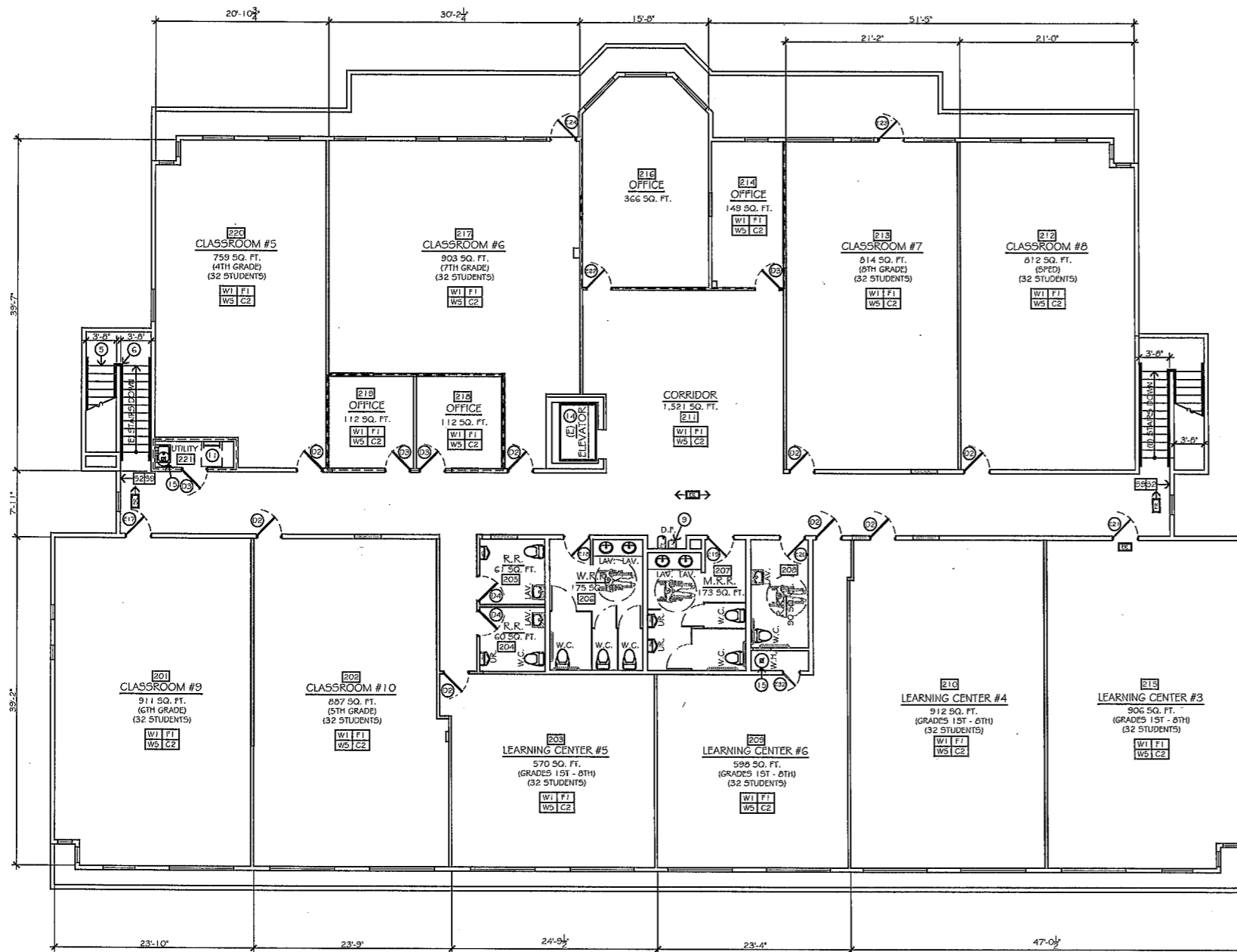
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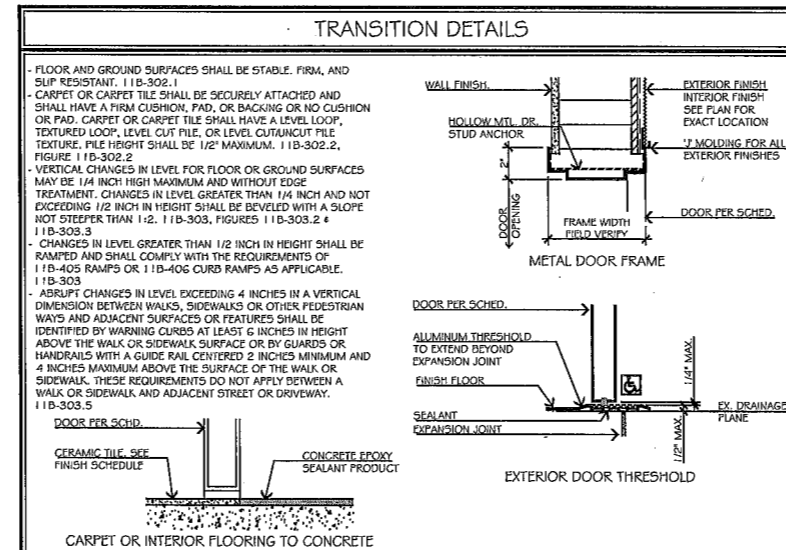
PLN-3

Revision

0



PROPOSED 2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



DOOR HARDWARE NOTES

ALL DOORS SHALL HAVE LEVER HARDWARE (HANDLE). THE LEVER HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS EGRESS PER SECTION 11B-404.2.9 AND PART 2, PER SECTION 12-10.202P. REQUIREMENTS FOR LEVER HARDWARE AS ADOPTED BY THE STATE FIRE MARSHAL.

DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IN 5 SECONDS MINIMUM PER SECTION 11B-404.2.6.

DOOR OPENING FORCE OF 5 POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS. A DOOR OPENING FORCE OF 15 POUNDS MAXIMUM FOR ALL FIRE RATED DOORS SHALL BE PROVIDED PER SECTION 11B-404.2.9 OF CALIFORNIA BUILDING CODE 2022.

ALL DOORS SHALL COMPLY WITH C.B.C. 2022 SECTION 1010

ALL DOOR GLAZING SHALL BE TEMPERED GLASS.

DOORS USED AS MEANS OF EGRESS SHALL BE EQUIPPED WITH FULL PANIC HARDWARE PER C.B.C. 2019 SECTION 1008.1.10 - SEE EGRESS PLAN.

HARDWARE:

- (3) 4A BALL BEARING HINGES
- (1) CLOSER - ITS96 SERIES WHEN REQUIRED.
- (3) SILENCERS - SR64
- BY: HAGER OR EQUAL
- BY: IVES OR EQUAL
- FLOOR STOP - FS17
- BY: IVES OR EQUAL

STOREFRONT: ALL STOREFRONT HARDWARE BY PASCO OR EQUAL

DOOR SCHEDULE		REMARKS			
#	SIZE	THK.	TYPE		
EXISTING DOORS					
E1	3'-6" x 7'-0"	1-3/4"	ALUM. EXISTING 42" STOREFRONT DOOR - SELF CLOSING - NO LATCHING DEVICE PRESENT - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E2	7'-0" x 7'-0"	1-3/4"	ALUM. EXISTING DOUBLE 42" STOREFRONT DOOR - SELF CLOSING - NO LATCHING DEVICE PRESENT - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E3	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E4	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E5	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 1HR RATED		
E6	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 1HR RATED		
E7	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E8	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E9	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E10	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E11	6'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING DOUBLE 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 20 MIN RATED		
E12	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E13	2'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 24" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E14	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E15	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E16	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E17	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E18	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E19	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E20	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E21	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E22	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - W/ SIGNAGE AND KICKPLATES		
E23	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" FRENCH DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
E24	3'-0" x 7'-0"	1-3/4"	H.C.M. EXISTING 36" FRENCH DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE		
PROPOSED DOORS					
#	SIZE	QTY.	THK.	TYPE	REMARKS
1	6'-0" x 7'-0"	-	5-P.	S.P.	DOUBLE 36" STOREFRONT DOOR - SELF CLOSING - NO LATCHING DEVICE - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
2	3'-0" x 7'-0"	-	1-3/4"	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
3	3'-0" x 7'-0"	-	1-3/4"	H.C.M.	36" DOOR - SELF CLOSING - 20 MIN. RATED - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
4	3'-0" x 7'-0"	-	1-3/4"	H.C.M.	

ALL HARDWARE TO BE NICKEL PLATED W/ SATIN FINISH U.N.O.
ALL SINGLE USER RESTROOMS TO HAVE PRIVACY LATCHES & LOCKS.
LOCKS ON ALL EGRESS DOORS WITHIN A GROUP E OCCUPANCY SHALL BE OF THE PANIC HARDWARE TYPE.

KOLIBRIEN
LAND SURVEYING - MEP, CIVIL & STRUCTURAL ENGINEERING - DESIGN
41197 GOLDEN GATE CIR., STE. 103
MUNDIRITA, CA
PHONE: (909) 887-7140
FAX: (909) 887-7140
EMAIL: INFO@KOLIBRIEN.COM
WEB: WWW.KOLIBRIEN.COM

PERFORMANCE
309311510

SEAL-ENGINEER
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL
NO. 033934
EX. 3-30-25

PREPARED BY:
JOHN H. JOHNSON
R.C.E. NO. 88984
DATE 12/9/2024

COMMERCIAL DEVELOPMENT IMPROVEMENT PLANS
SPRINGS CHARTER SCHOOL
17241 VAN BUREN BLVD.
RIVERSIDE, CA 92504

PROJECT TITLE
SHEET DESCRIPTION
PROPOSED 2ND LEVEL FLOOR PLAN & DOOR SCHEDULE

REV	BY	DATE	DESCRIPTION

PROJECT NUMBER
XXXXXX

DRAWN BY
AWC

CHECKED BY
JHJ

DATE
12/9/2024

REVISION

SHEET IDENTIFIER
A-3.1
SHEET 10 OF

NOTE:
 1. NO GRADING TO BE PERFORMED. TOPOGRAPHY TO REMAIN AS IS.
 2. NO ABOVE OR BELOW FLAMMABLE OR COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON THIS PROPERLY.
 3. NO LAND DIVISION PROPOSED.

NOTE:
 IF REQUIRED ACCESS EASEMENT WILL BE PROVIDED.

PUBLIC USE PERMIT RIVER SPRINGS CHARTER SCHOOL

45252 STATE HIGHWAY 74 HEMET, CALIFORNIA 92544

SHEET INDEX

NO. SHEET	DESCRIPTION
1	T-1.0 TITLE SHEET / SITE PLAN
2	A-1-1 EXIST. & DEMO FLOOR PLANS BLDG # 1, 3 & 4 FOR REFERENCE ONLY
3	A-1-2 EXIST. & DEMO FLOOR PLAN BLDG. #2 FOR REFERENCE ONLY
4	A-1-3 ALTERED BUILDING # 1, 3 & 4 FLOOR PLAN
5	A-1-4 ALTERED BUILDING # 2 FLOOR PLAN
6	A-1-5 EXIST. ELEVATIONS BLDG # 1, 3 & 4 FOR REFERENCE ONLY
7	A-1-6 EXIST. ELEVATIONS BLDG # 2 FOR REFERENCE ONLY

PROJECT DIRECTORY

PROPOSED PROPERTY OWNER:
 RIVER SPRINGS CHARTER SCHOOLS
 43174 BUSINESS PARK DR. SUITE 101
 TEMECULA, CA 92590
 CONTACT: 760-330-0176

APPLICANT:
 HERRON + RUMANSOFF ARCHITECTS
 530 SAINT JOHN PLACE
 HEMET, CA 92543
 CONTACT: RUSSELL RUMANSOFF
 951-652-4451
 EMAIL: INFO@HERRONRUMANSOFF.COM

SITE DATA

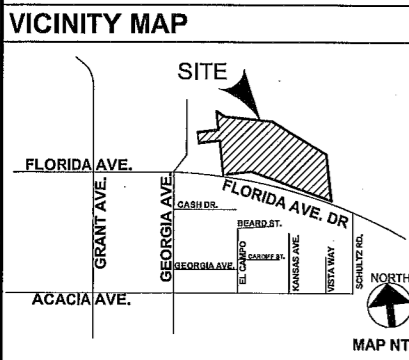
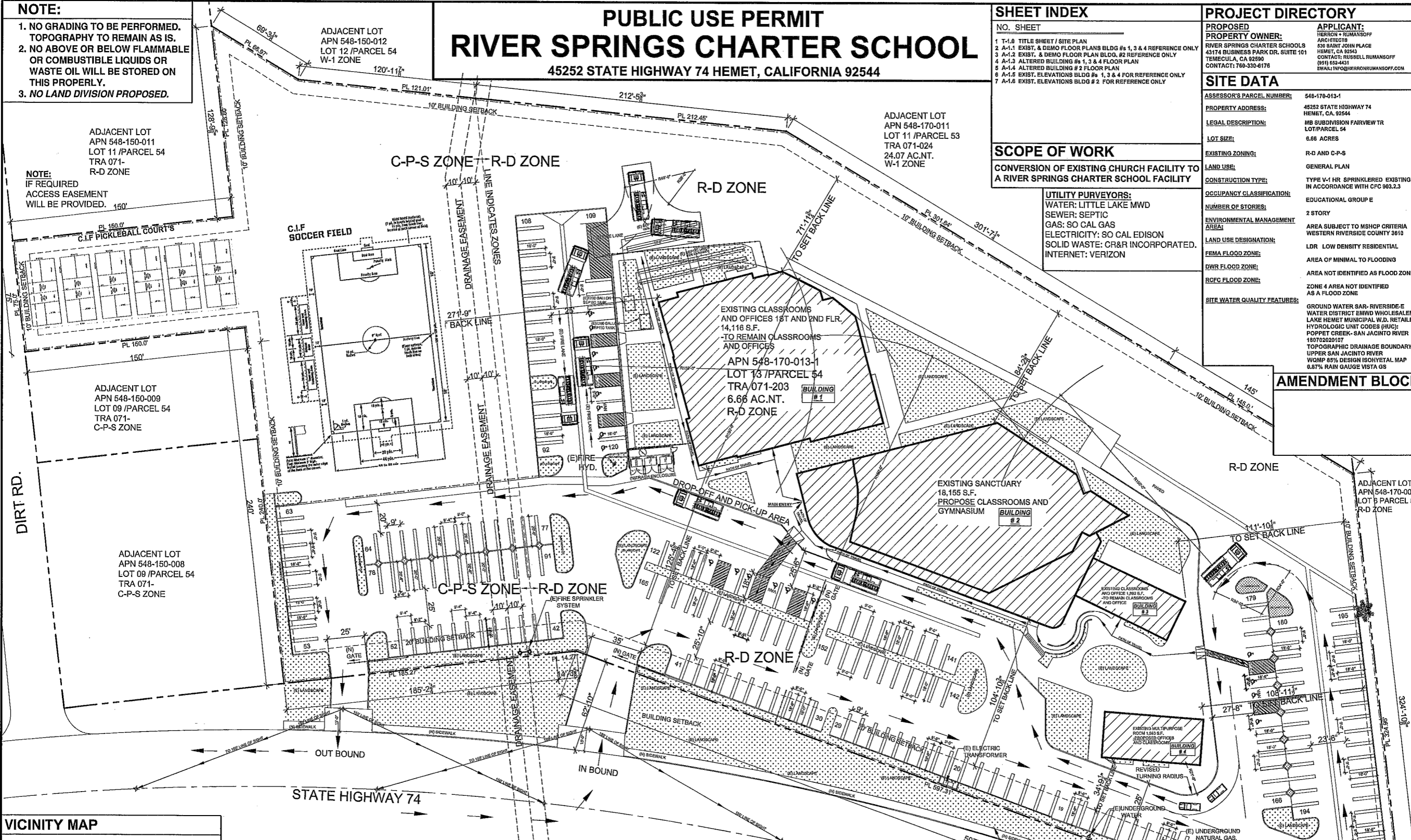
ASSESSOR'S PARCEL NUMBER: 548-170-013-1
PROPERTY ADDRESS: 45252 STATE HIGHWAY 74 HEMET, CA, 92544
LEGAL DESCRIPTION: MB SUBDIVISION FAIRVIEW TR LOT/PARCEL 54
LOT SIZE: 6.66 ACRES
EXISTING ZONING: R-D AND C-P-S
LAND USE: GENERAL PLAN
CONSTRUCTION TYPE: TYPE V-1 HR SPRINKLERED EXISTING IN ACCORDANCE WITH CFC 983.2.3
OCCUPANCY CLASSIFICATION: EDUCATIONAL GROUP E
NUMBER OF STORIES: 2 STORY
ENVIRONMENTAL MANAGEMENT AREA: AREA SUBJECT TO MSHCP CRITERIA WESTERN RIVERSIDE COUNTY 3610
LAND USE DESIGNATION: LDR LOW DENSITY RESIDENTIAL
FEMA FLOOD ZONE: AREA OF MINIMAL TO FLOODING
DWR FLOOD ZONE: AREA NOT IDENTIFIED AS FLOOD ZONE
RCFC FLOOD ZONE: ZONE 4 AREA NOT IDENTIFIED AS A FLOOD ZONE
SITE WATER QUALITY FEATURES: GROUND WATER SAR- RIVERSIDE-E WATER DISTRICT EMWD WHOLESALER LAKE HEMET MUNICIPAL W.D. RETAILER HYDROLOGIC UNIT CODES (HUC): POPPET CREEK-SAN JACINTO RIVER 180702020107 TOPOGRAPHIC DRAINAGE BOUNDARY: UPPER SAN JACINTO RIVER WQAMP 855 DESIGN ISOTHERMAL MAP 6.87% RAIN GAUGE VISTA GS

SCOPE OF WORK

CONVERSION OF EXISTING CHURCH FACILITY TO A RIVER SPRINGS CHARTER SCHOOL FACILITY

UTILITY PURVEYORS:
 WATER: LITTLE LAKE MWD
 SEWER: SEPTIC
 GAS: SO CAL GAS
 ELECTRICITY: SO CAL EDISON
 SOLID WASTE: CR&R INCORPORATED.
 INTERNET: VERIZON

AMENDMENT BLOCK



PARKING CALCULATIONS
 PARKING SPACES REQUIRED PER RIVERSIDE COUNTY ORDINANCE NO. 348.4978 SECTION 18.12

REQUIREMENTS	REQUIRED SPACES	PARKING SPACES PROVIDED
-PRIVATE SCHOOLS: 1 SPACE / EMPLOYEE, PLUS 1 SPACE / 2 STUDENTS 19 CLASS ROOM X 4 = 76	1,346 SQ. FT. / 200 S. FT. = 8	137
-PROFESSIONAL OFFICE SPACE: 1 SPACE PER 200 SQ. FT.	10,000 / 200 = 50	137
-GYMNASIUM 1 SPACE FOR EACH 200 SQ. FT.	18,155 / 200 = 91	212
TOTAL REQUIRED SPACES	101 TO 150 5 CAR	
	1 VAN IN EVERY 9 ACCESSIBLE	
ACCESSIBLE PARKING SPACES REQUIRED PER RIVERSIDE COUNTY ORDINANCE NO. 348.4978.C TABLE	15 CAR - 3 VAN	

ADJACENT LOT
 APN 548-160-007
 R-6 ZONE

ADJACENT LOT
 APN 548-200-047
 R-R ZONE

FENCE LEGEND

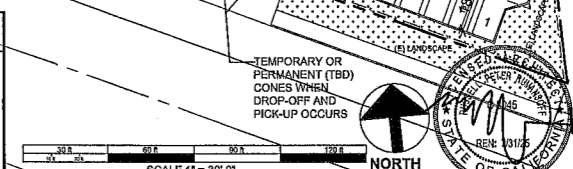
EXISTING FENCE	BUILDING MECHANICAL PLUMBING ELECTRICAL ENERGY
NEW GATE / FENCE	FIRE RESIDENTIAL ENERGY GREEN BUILDING WITH STATE AND LOCAL AMENDMENTS

CODE SUMMARY

2022 CBC	2022 CMC
2022 CPC	2022 CEG
2022 CFC	CALIFORNIA TITLE 24
2022 CFC	2022 CFC
2022 CRC	2022 CFC
2022 CEG	2022 CEG
2022 CEG	2022 CEG

NOTE:
 ALL BUILDINGS, DRIVEWAYS, PARKING ACCESSIBILITY AREAS, PATH OF TRAVEL, LANDSCAPE AND TRASH ENCLOSURE ARE EXISTING AND WILL REMAIN. NO GRADING WILL BE PERFORMED.

NOTE:
 PROJECT LOCATED IN VERY HIGH FIRE HAZARD SEVERITY ZONE AREA. VEGETATION MANAGEMENT AND CBC CHAPTER 7A CONSTRUCTION WILL BE REQUIRED



PROJECT DIRECTORY

PROPOSED PROPERTY OWNER:
 RIVER SPRINGS CHARTER SCHOOLS
 43174 BUSINESS PARK DR. SUITE 101
 TEMECULA, CA 92590
 CONTACT: 760-330-0176

APPLICANT:
 HERRON + RUMANSOFF ARCHITECTS
 530 SAINT JOHN PLACE
 HEMET, CA 92543
 CONTACT: RUSSELL RUMANSOFF
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OCCUPANCY CLASSIFICATION: EDUCATIONAL GROUP E
NUMBER OF STORIES: 2 STORY
ENVIRONMENTAL MANAGEMENT AREA: AREA SUBJECT TO MSHCP CRITERIA WESTERN RIVERSIDE COUNTY 3610
LAND USE DESIGNATION: LDR LOW DENSITY RESIDENTIAL
FEMA FLOOD ZONE: AREA OF MINIMAL TO FLOODING
DWR FLOOD ZONE: AREA NOT IDENTIFIED AS FLOOD ZONE
RCFC FLOOD ZONE: ZONE 4 AREA NOT IDENTIFIED AS A FLOOD ZONE
SITE WATER QUALITY FEATURES: GROUND WATER SAR- RIVERSIDE-E WATER DISTRICT EMWD WHOLESALER LAKE HEMET MUNICIPAL W.D. RETAILER HYDROLOGIC UNIT CODES (HUC): POPPET CREEK-SAN JACINTO RIVER 180702020107 TOPOGRAPHIC DRAINAGE BOUNDARY: UPPER SAN JACINTO RIVER WQAMP 855 DESIGN ISOTHERMAL MAP 6.87% RAIN GAUGE VISTA GS

AMENDMENT BLOCK

PUBLIC USE PERMIT
 RIVER SPRINGS CHARTER SCHOOL
 45252 E. STATE HIGHWAY 74
 HEMET, CA, 92544

PROJECT
 530 St. John Place Hemet, California 92543
 951-652-4451

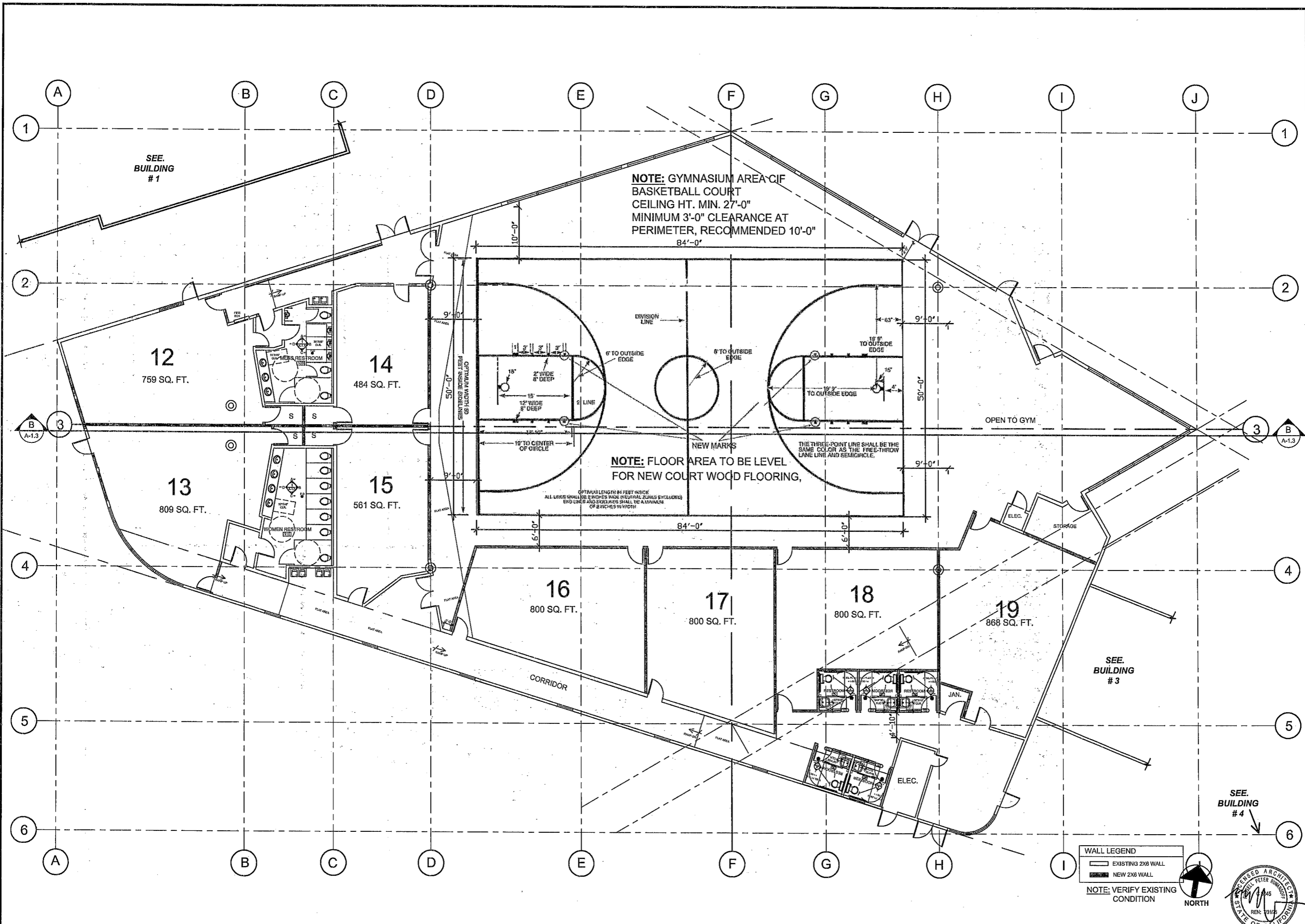
herron + rumansoff architects, inc.

TITLE SHEET AND SITE PLAN

820-11-24

T-1.0

job no. sht description
 sheet no.



ALTERED BLDG FLOOR PLAN

WALL LEGEND
 [Symbol] EXISTING 2X6 WALL
 [Symbol] NEW 2X6 WALL
 NOTE: VERIFY EXISTING CONDITION



SCALE 1/8" = 1'-0" A

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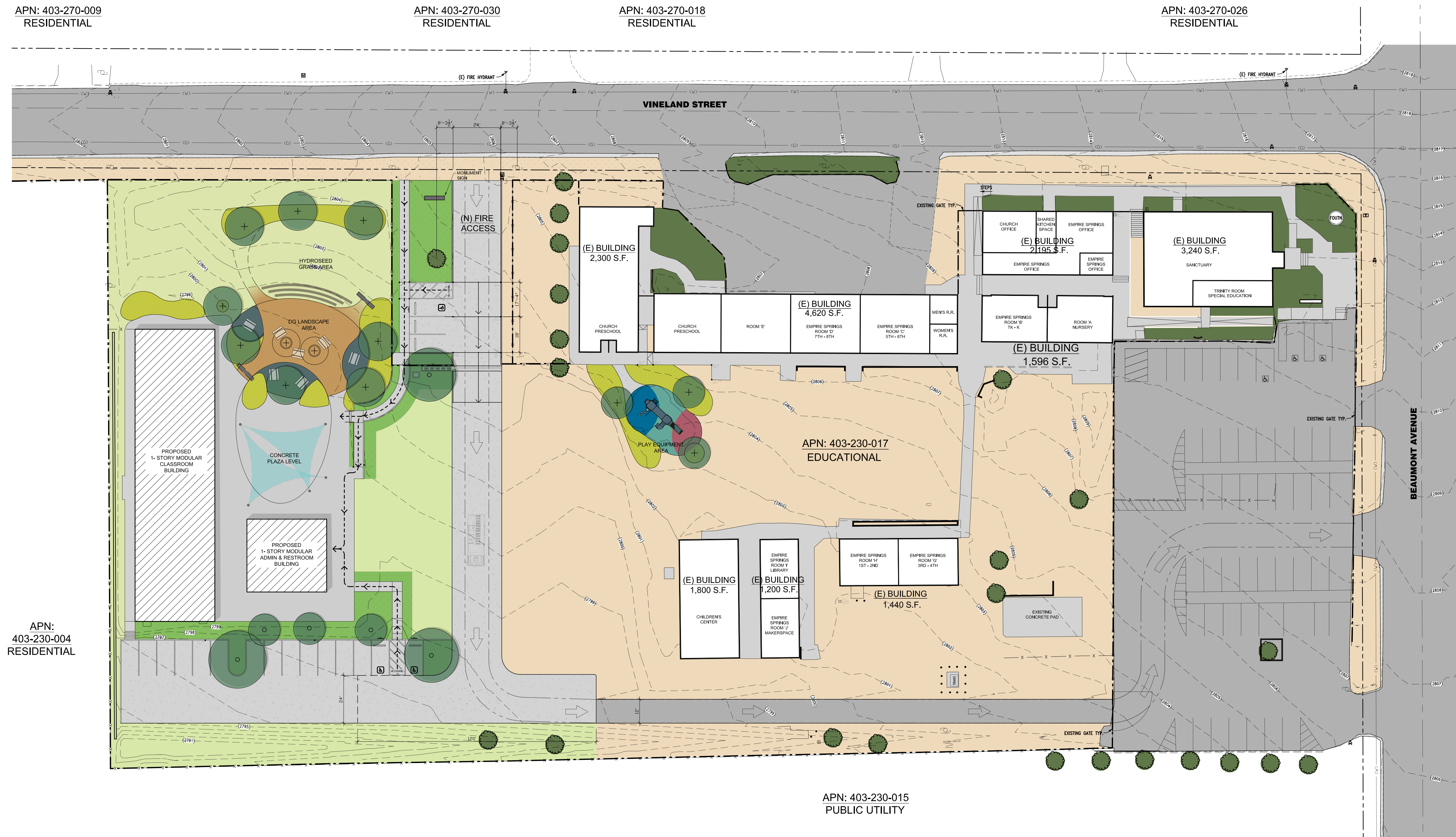
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05-29-24	REVIEW SKETCH	05-29-24	CONSULTANT
06-26-24	REVIEW SKETCH	06-26-24	CONSULTANT
11-05-24	REVIEW BASKETBALL CIF	11-05-24	CONSULTANT
11-21-24	REVIEW EAST & PROPOSED RMs 11-21-24	11-21-24	CONSULTANT
12-13-24	CLIENT REVIEW	12-13-24	CONSULTANT

PUBLIC USE PERMIT
RIVER SPRINGS CHARTER SCHOOL
 45252 E. STATE HIGHWAY 74
 HEMET, CA 92544

project: 530 St. John Place Hemet, California 92543
 phone: 951 652-4451
 website: heronrumanosoff.com

ALTERED BUILDING #2
 job no. sht.description: 820-11-24
 sheet no.: B-B A-1.4

heron + rumanosoff architects, inc.



APN: 403-270-009
RESIDENTIAL

APN: 403-270-030
RESIDENTIAL

APN: 403-270-018
RESIDENTIAL

APN: 403-270-026
RESIDENTIAL

APN:
403-230-004
RESIDENTIAL

APN: 403-230-017
EDUCATIONAL

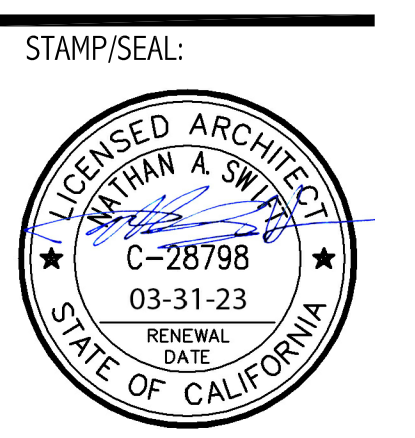
APN: 403-230-015
PUBLIC UTILITY

ARCHITECT:
Swift Lee Office
543A S. Raymond Ave.
Pasadena, CA 91105
T: 323.257.8200 F: 323.257.8276
www.swiftleeoffice.com

CONSULTANT:
**CHERRY VALLEY
HOMESCHOOL
COOPERATIVE**
10257 BEAUMONT AVE.
CHERRY VALLEY, CA 92223

REVISIONS:
SUBSTANTIAL CONFORMANCE
SUBMITTAL 04.14.22
CLARIFICATIONS 06.29.22
PRELIMINARY BID SET 02.24.23
PERMIT SET 06.23.23

APPROVAL:



COLORED SITE PLAN

SCALE: 1" = 30' 3

LEGEND:

(E) TREE	(E) FIRE HYDRANT	(E) RETAINING WALL	(E) MINOR CONTOUR	PROPOSED PLANTING AREA #1
(E) POWER POLE	(E) WATER METER	(E) WALL	(E) MAJOR CONTOUR	PROPOSED PLANTING AREA #2
(E) BOLLARD	(E) GAS METER	(E) EDGE OF PAVEMENT	(E) SITE FINISH TO REMAIN	DECOMPOSED GRANITE #1
(E) GV	(E) GUY WIRE	(E) FENCE	PROPOSED ASPHALT	DECOMPOSED GRANITE #2
(E) SIGN	(E) MAILBOX	(E) CENTERLINE	PROPOSED BUILDING	RECYCLED RUBBER MAT
(E) TBP PLL	(E) ELECTRIC METER	(E) R/W	PROPOSED CONCRETE	
(E) WATER VALVE	(E) TELECOMMUNICATIONS	(E) WATER MAIN		
		(E) GAS MAIN		

LEGEND

SCALE: N.T.S. 4

SHEET TITLE:

**OVERALL
COLORED
SITE PLAN**

PROJ. NO: 2021-19

SHEET NO:

A-1.0C
© 2021 SWIFTLEROFFICE

APN: 403-270-009
RESIDENTIAL

APN: 403-270-030
RESIDENTIAL

APN: 403-270-018
RESIDENTIAL

APN: 403-270-026
RESIDENTIAL



LEGEND:

- CONCRETE
- ASPHALT CONCRETE
- DECOMPOSED GRANITE
- PROPOSED MODULAR BUILDINGS
- SHADE SAILS
- PLANTINGS
- HYDROSEED GRASS AREA
- EXISTING GRASS AREA TO REMAIN
- PLAYGROUND

APN:
403-230-004
RESIDENTIAL

APN: 403-230-015
PUBLIC UTILITY

Swift Lee Office

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PASADENA, CA 91105
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www.swiftleeoffice.com © 2023

COLOR SITE PLAN

SCALE: 1" = 60'-0"

SEPTEMBER 5, 2023



10257 BEAUMONT AVE.
CHERRY VALLEY, CA 92223