

**Westlake Community  
Elementary School Children Forecast**  
(based on 60 homes surveyed)

**Projected Number of Households with and without preschool and/or elementary school children**

	<u>927 households</u>
Households with older or grown children and do not expect to have children by 2008	417
Households expecting first or more children	93
Households with preschool & elem children planning to send children to <u>public</u> school	386
Households with preschool & elem children planning to send children to private school	31

**Projected Number of Pre-School and/or Elementary School Children**  
(excludes families currently sending or intending to send their children to private school)

	<u>927 households</u>
Total public elem Spring 2005	124
Kinders entering Fall 2005	124
Children ages 0-4 Fall 2005	309
New births expected by 2008	170
Total public elem Fall 2005	201
Total public elem Fall 2008	324
Total public elem Fall 2010	417

Tuesday, February 15, 2005

Sacramento City Council Meeting  
Sacramento City Hall  
730 "I" street  
Sacramento, CA 95814

Re: **Westlake Parcel 31; File No. P04-151 for Hearing on February 15, 2005**

Mayor Fargo and Members of the City Council,

Good evening. My name is Jesús Arredondo, I am a resident of Westlake and a delegate member of the Homeowner's Association and also chair of our external communications committee. Before I begin, I want to thank you in advance for strongly considering the matter before you.

I will endeavor to not be duplicitous with my comments, since some of my neighbors have more eloquently enumerated our concerns. But I would like to highlight a few things and ask you to weigh them carefully as you prepare to make your decision.

The 400 signatures that we have brought to you represent not only the voices of my fellow neighbors as homeowners – they represent much more than that. They represent the voices of 400 of my neighbors as parents – and easily twice that number of little voices that can't be here because it will soon be past their bedtime.

To be sure, these are the little voices that will need little desks and little tables and teachers and books. These are the little voices that thought they would be going to school around the corner from their homes, but instead the district is failing them by creating uncertainty – either deliberately or because they are being muscled by the power of financial and political influence. These little voices deserve better than that. They deserve the certainty that a school will be there soon – as had been previously and smartly conceived in the City's General and Community Plan.

The Community Plan articulates that the City:

“...provide quality public schools within convenient access to all students in the community.”

It further states that “...[e]lementary schools shall serve as the focal point of a residential neighborhood...”

I applaud the framers of the Community Plan for their foresight to include very specific language to help secure that years later kids would not be cheated out of their schools. Let me read you what the plan says:

“[p]rior to... any rezoning or land use entitlements for any residential land use within the Plan area, the applicant shall enter into an agreement with the appropriate school district(s) which will ensure the provision of adequate school facilities...”

My neighbors and I are not convinced that any of this has been secured. In fact, we reached out to our District. In a spirit of mutual cooperation and respect, we approached the Natomas Unified School District and met with the Superintendent, Dr. Steve Farrar and members of his staff, including District legal counsel and members of the School Board. We sought their help and they promised to render it. Regrettably, it seems that the promise made was a promise broken. No help has come. So much for their campaign of putting children first...

Interestingly, there is a “tag line” on the bottom of the Natomas Unified School District letter head that deserves mention in this discussion, it reads: “Linking Students to Their Future.”

In closing, I want to respectfully ask the Council to deny the requested Community Plan amendment – not only because it is inconsistent with the goals and objectives of the City’s General Plan, but because if you do not deny this amendment, you will greatly jeopardize that a school might ever be built for the children of Westlake. Permitting the rezoning at this time will only further deprive the children of our growing neighborhood of the only usable school site in the area.

While there may be promises made for an alternative site, unless and until that site is secured in iron clad writing that will not again be brought before this body for another round of possible rezoning when the developer or the district decides that they can make a larger buck on the backs of our children – you must deny this request for rezoning and honor the existing City’s General and Community Plan.

On behalf of my fellow neighbors and the little voices in need of a school – we urge you to deny this request for amendment to the Community Plan. Failure to do so will not only disenfranchise our children, but also result in “Linking our little Students to an Uncertain Future.”

Thank you your time and consideration,

Cordially,



Jesús Arredondo  
3741 Gresham Lane  
Sacramento, CA 95835

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# **NATOMAS UNIFIED SCHOOL DISTRICT**

1901 Arena Boulevard ~ Sacramento, CA 95834 ~ (916) 567-5400

**DR. STEVE M. FARRAR, DISTRICT SUPERINTENDENT**

January 20, 2005

Mr. & Mrs. Mike Thompson  
5006 Stroman Lane  
Sacramento, CA 95835

Re: Westlake Parcel 31; File No. P04-151 –  
Response to Sacramento City Council Letter dated January 11, 2005

Dear Mr. & Mrs. Thompson:

The District has received a copy of your letter dated January 11, 2005 to the Sacramento City Council. I have addressed the issues you have concerning any relevance to the District's choice of an elementary school site in the Westlake area. I have formatted the answers to the pertinent questions you raised on the Westlake school site, as highlighted in bold for your reference.

***I. Why is Westlake being denied its safe and convenient neighborhood school?***

This is not the case. On the contrary, the new site is much safer and convenient to the students that will be attending. Title 5, California Code of Regulations, Article 2. School Sites, Section §14010 Standards for School Site Selection; Subsection (h) states:

“The site shall not be located near an above-ground water or fuel storage tank or within 1500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission.”

The original site was immediately adjacent to the high pressure gas line and 1500 demarcation line would have been at the rear of the site which would not have left enough room for a developable site. Additionally, mitigation of these conditions would require substantial land movement and resurfacing including but not limited to blast berms, additional emergency access roads and other requirements which would render this site totally unacceptable as a school under CDE guidelines. Also, the cost for these mitigation factors would add substantially to the project costs.

Regarding the cost of the land, there is significant savings for several reasons:

*“Linking students to their future”*

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A. The old site is currently zoned and developable and therefore worth much more than the new site which is located in the county and has not been rezoned at this time.

B. Holding the property for ten years is inappropriate and counter productive. Asking for the site to remain designated as a school site for the next ten years unreasonably limits the District's ability to serve its constituents. Any delay in purchasing the land will only disadvantage the District. Land costs within NUSD have gone up 20-30% in the last 18 months. Financial constraints cannot be overcome with time in the instance of land costs: land is continuing to go up in price and failure by the District to purchase the new site as agreed could be viewed as malfeasance.

C. As regards conservation easements, the District is unaware of any of these potential circumstances which can not be mitigated. The developer has discussed these issues with the appropriate agencies in its seeking preliminary approval of the site. This includes discussions of placement of potential roads and other public facilities.

**2. *If this project is approved, where will Westlake's elementary school be located?***

As mentioned in the letter "each neighborhood shall have an elementary school located near the center of the area that shall serve as the "focal point" of the neighborhood." That is precisely what the District is doing by siting the school in the new location. It will be centrally located in the neighborhood being served by the school and fits more readily into the "walk-to-school" parameters for both the residents of Westlake and the new development. As stated in the letter, the new location will provide a "safe and convenient neighborhood elementary school to serve the community."

The new site is in no way "tied" to the proposed development or conditioned to any unrelated circumstances. As with all schools built by the District, the school will be built when there are sufficient students and funds available to make staffing the new school practical.

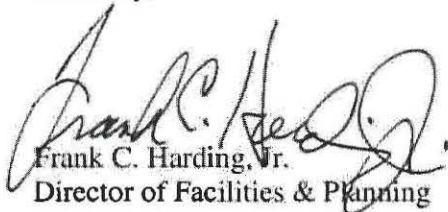
**3. *Has the developer entered into an agreement with the school district to ensure the provision of adequate school facilities to serve the residential dwellings?***

Yes, the developer has worked closely with the District to ensure the District has a developable 10 acre site, as required by state guidelines for the elementary school.

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If you have any further comments or questions, please feel free to call me at 916.567.5468.

Sincerely,



Frank C. Harding, Jr.  
Director of Facilities & Planning

FCH:cag

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