



SYLVAN UNION SCHOOL DISTRICT

605 SYLVAN AVENUE ✦ MODESTO, CA 95350 ✦ (209) 574-5000 ✦ FAX: (209) 524-2672

www.sylvan.k12.ca.us

April 11, 2017

DEBRA M. HENDRICKS
Superintendent
dhendricks@sylvan.k12.ca.us

City of Riverbank
Attn: John B. Anderson, Planner
6707 3rd Street South Hall
Riverbank, CA 95367

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Re: Notice of Preparation of an Environmental Impact Report for the
Crossroads West Specific Plan

Dear Mr. Anderson:

Sylvan Union School District staff has reviewed the information provided for the above referenced project. The following concerns are submitted:

1. Placement of the school. The placement of an elementary and a middle school should be centrally located to support the concept of a neighborhood school within walking distance from home to school.
2. The district provided a map of 3 different preferred areas within the specific plan for schools per your request on April 21, 2016, but the school designation in this document does not reflect the requested change.
3. 30 acres of land are needed to build one elementary school (10 acres) and one middle school (20 acres). (See attached map)
4. Schools must not be planned in areas that require environmental remediation.
5. The project may yield housing units beyond the district's busing policy of 1 mile for elementary students and 2 miles for middle school students. Therefore, please insure that provisions are provided to establish suitable (safe) school bus stops for the area.
6. Based on the Land Use Designation and units per acre provided on page 3 and 4 of the report, and based on student yield factor from our Developer Fee Justification Study, the projected number of students projected is:
 - Elementary 668 students (TK-5th Grade)
 - Middle School 369 additional Riverbank Students (Grades 6, 7, 8)
 - Currently there are 483 middle school students residing in Riverbank, projecting a total middle school enrollment of 852 students.

Thank you for the opportunity to provide input. If you have any questions or comments, please contact Yvonne Perez, Assistant Superintendent of Business Services at (209) 574-5000 ext 233.

Sincerely,

Debra Hendricks, Superintendent

Copies to: Sylvan Union School District Board of Trustees

Our Mission:

To provide a dynamic, broad-based education that prepares each child to be a contributing member of society.