



# East Nicolaus Joint Union High School District

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ENJUHSD Board Members  
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Superintendent- Neil Stinson

August 22, 2024

Dear ENJUHSD Community,

This is an update on the status of the Sutter Pointe development that has been the subject of discussion in the District and Sutter County over the last few years. As a reminder, the portion of the Sutter Pointe development known as Lakeside has been moving through the County approvals process without a mitigation agreement in place as all parties agreed would need to happen when Measure M was passed, and the Specific Plan was approved back in 2008.

Earlier this week, on August 21 at 6 pm the County Planning Commission held a public hearing regarding approval of various portions of the Lakeside project. While both EN and Pleasant Grove school Districts attended and spoke in opposition of the approvals, the Planning Commission dismissed all of the arguments made and unanimously decided to issue a recommendation to the Board of Supervisors who will vote on whether or not to approve further development of Phases 2 and 3 of Lakeside. These phases include residential units that will generate students attending East Nicolaus high school. If interested, the meeting is available online at: <https://suttercountyca.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2597&Format=Aagenda>. Our item begins at minute 41:00.

It is important to note that the reason the original Specific Plan and Master Mitigation Agreements required Supplemental Mitigation Agreements prior to any map approvals is because it takes many years, typically a minimum of 5 years, for a school district to plan, permit, and begin construction on new facilities. These improvements require approvals through the Division of the State Architect (DSA), environmental review, and a host of other regulatory approvals. Further, any development on an existing campus will likely result in DSA requiring some or all of the rest of the campus to be brought up to current standards, further exacerbating impacts and costs. Current projections are that Lakeside will generate a significant number of students that will require major additions and upgrades to the current high school campus in order to provide them with adequate school facilities.

Despite the fact that the District and Lakeside are currently in litigation, over the last several months, the District team has had several productive conversations with the developer regarding the fulfillment of their obligation to mitigate the impact of their development on the District and its facilities. The Master Mitigation Agreement between parties sets the ground rules and minimum requirements for these obligations. To date, despite recent productive meetings, the developer and the District have not been able to reach an agreement. Therefore, if these homes are built, the District will have to find some other way to generate the funding to house these new students at the existing high school campus.

We encourage all community members that are interested in this development and the future of the school districts in our community to make their voices heard to the County and the Planning Commission. Our Superintendent and Board President will continue to attend County meetings to ensure the County is fully aware of the impact of their decisions and we invite the public to attend and provide comments. The County Board of Supervisors meets every other Tuesday. Information on how to contact the Supervisors and view their meeting schedules is available on their website: <https://www.suttercounty.org/government/board-of-supervisors>.

