



Restoring America's Heritage by Developing Servant Leaders

March 27, 2018

El Dorado County Board of Education
Dr. Ed Manansala, County Superintendent of Schools
6767 Green Valley Road
Placerville, CA 95667

RE: Request for Material Revision to Charter for John Adams Academy – El Dorado Hills

Dear Honorable Members of the Board of Education and Superintendent Manansala,

We submit this request to the El Dorado County Board of Education ("Board") to consider and approve a material revision to the Charter ("Charter") for John Adams Academy – El Dorado Hills (the "Academy"), to allow our school to move from its temporary campus to a permanent site at 1102 Investment Boulevard, El Dorado Hills, CA 95762. If approved, the Academy's intent is to purchase the property and complete necessary improvements to the facilities in time for the beginning of the 2018-2019 school year.

As background, the Board approved the Charter on February 28, 2017, for a term of three years commencing July 1, 2017. In fall 2017, the Academy began its operations at a temporary campus consisting of portable classrooms located at 4250 Town Center Drive. Our initial enrollment was 230 students. This year has been a successful year as we prepare our scholars to be future leaders and statesmen through principle-based education centered in classics and great mentors.

We had originally hoped to purchase the property where our temporary campus is located. In fact, the Academy entered into a purchase sale agreement with the property owner, as well as a lease agreement to locate temporary portables on the site for the 2017-2018 school year. The Academy engaged third-party consultants to complete the due diligence including a traffic impact study. During the due diligence period, it became apparent that the site was unfeasible due to the costs for all the necessary traffic flow and parking, and for additional impact studies and potential mitigations required to accommodate the needs of the local property association. Consequently, the Academy did not proceed with the purchase.

The Academy's lease of the temporary site expires in June 2018, without an option to renew. Therefore, we must find a new school site for the 2018-2019



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school year. The temporary campus was actually the second site within the Buckeye Union School District ("Buckeye") that had potential to house the Academy. There was a prior site that could have had sufficient space for the Academy; however, we were unable to negotiate an agreement that would have allowed us to locate there. This site had two office buildings that initially seemed conducive to refitting as a school. The Academy engaged the owner of the primary building in a negotiation of the site and entered into a Letter of Intent with the owner and had negotiations with the second land owner for acquisition of the second building as well. However, the Academy was unable to come to terms with the owner of the neighboring building. Without both buildings, the site and use of the outdoor areas for our scholars became unfeasible.

With the help of our real estate broker, we completed a comprehensive search within the Buckeye boundaries for a site or facility that could house our entire TK-12 program, accommodate our expected student body, that the Academy could finance, that had the option for play space and could handle the traffic for the proposed student body. We also considered safety factors including the proximity of neighboring businesses. We were unable to locate any other potentially suitable sites within Buckeye. While there were parcels of vacant land, we could not obtain financing for the substantial cost of construction of a brand new facility. Additionally, tenant improvements to an existing building are less costly and can be completed on a much shorter timeline. (See Attachment A, Broker's Letter.)

We were, however, able to locate a possible site in the El Dorado Hills Business Park just across the Buckeye boundary, in Latrobe School District ("Latrobe"). It includes approximately 75,000 square feet of building space. We anticipate initially approximately 38 classrooms, including music and drama classrooms, and elective classrooms. The campus will also include a library, multi-purpose room, stage, teachers' lounge, various specialty labs, administrative offices and playground space. This site is able to accommodate the Academy's TK-12th grade program, has more than sufficient space for parking, on-site pick-up and drop-off, multiple points of entry and exit for traffic, space for outdoor play areas, the ability to refit the building to include a multi-purpose room with a stage, and the ability to refit and open in the fall of 2018.

When we originally submitted our charter petition in 2016, we provided written notice to Latrobe of the possibility that the Academy may establish a site within that neighboring district in the event a site could not be located within Buckeye. (See Attachment B, Letter to Latrobe School District dated November 10, 2016.)



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Now that we have identified a specific site, and it is located within Latrobe's boundaries, we have met with Latrobe representatives to notify them of the proposed site and to explain our situation. (See Attachment C, Letter to Latrobe School District dated March 27, 2018.)

For your convenience, we are also enclosing "redline" and "clean" versions of the Charter with the proposed revisions. (See Attachments D & E.) The redline version of the Charter shows revisions at page 147 to reflect the proposed new school site at 1102 Investment Blvd, El Dorado Hills, CA, 95762.

In addition, as required by Education Code section 47607(a)(2), the revised Charter includes "a reasonably comprehensive description of any new requirement of charter schools enacted into law after the charter was originally granted or last renewed." As shown on page 118 of the redline version of the Charter, we have added language to clarify that no scholar shall be involuntarily removed from the Academy for any reason unless the parent or guardian of the scholar has been provided with written notice and the opportunity to initiate hearing procedures, consistent with Education Code section 47605(b)(5)(J)(iii), as amended by Assembly Bill No. 1360 (2017), Chapter 760.

Please let us know if there is any additional information that would be helpful as the Board considers this material revision. Thank you very much for your time and consideration.

Sincerely,

Joseph Benson
Executive Director