

**Date:** January 4, 2013

**Project No.:** 120139

**To:** Jerry Suich

**From:** Travis Crawford, AICP

**Subject:** MUSD CEQA staff report

**cc:**

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**Staff Report  
Mendota Unified School District Board Meeting  
January 9, 2013**

**Summary/Recommendation:**

The Mendota Unified School District (MUSD) Board is being requested to conduct a public hearing and take action on a Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the New Elementary School #3. The CEQA document analyzes the construction and operation of the new school.

It is recommended that the MUSD Board adopt the Mitigated Negative Declaration by adopting Resolution 167-1213.

**Project Description:**

MUSD is proposing to construct and operate a Kindergarten through Sixth Grade elementary school (Project) in the City of Mendota. The proposed elementary school will be located on approximately 15.2 acres of land and will consist of 30 classrooms, administrative and multi-purpose rooms, outdoor field areas, paved parking, and landscaping throughout the campus. The proposed campus will house up to 1,000 students and approximately 75 employees. The school will be a single story facility with approximately 80 parking spaces for staff and visitors. Construction is anticipated to begin in June 2013 with an opening date in August 2014. The full project description is located in the Initial Study/Mitigated Negative Declaration.

**Project Location:**

The Project site analyzed by this CEQA document is located on the north side of Bass Avenue, east of Barboza Street in the City of Mendota, Fresno County, California.

**City General Plan and Zoning:**

The site currently sits as a partially graded residential subdivision and is designated as Low Density Residential by the City of Mendota General Plan. Government Code Section 53901 does

not require a school district to comply with City land use designations and therefore the MUSD is not seeking a General Plan or Zoning Amendment for the subject site.

**California Environmental Quality Act:**

MUSD prepared and published a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) pursuant to the CEQA Guidelines, to address environmental issues associated with the construction and operation of the new elementary school. The document analyzed the proposed Project's potential impact to 17 environmental impact areas and included the following technical studies: Biological Assessment; Geologic Hazards Report; Phase I Environmental Site Assessment; Project Drainage/Hydraulic Design Report; and a Traffic Study.

The CEQA document was sent to the State Clearinghouse (#2012111085), and notices were sent to public agencies and adjacent property owners for a thirty (30)-day public review period which began on November 28, 2012 and ended December 29, 2012. Notice was also published in the Mendota Journal on November 28, 2012.

Based on the information contained in the MND, it has been determined that all environmental impacts are either less than significant, or could be mitigated to a less than significant level. The full environmental analysis and mitigation measures are included in the MND.

**Public Hearing:**

Notice was published in the Mendota Journal that the MUSD Board would be conducting a public hearing on January 9, 2013, to hear any verbal comments on the information and contents contained in the MND. At the conclusion of the public hearing, the MUSD may take action on the Project.

**Comments:**

The MUSD received one comment letter on the CEQA document from the City of Mendota. The comment letter and MUSD responses are attached hereto.

**Recommended  
Action:**

It is recommended that the MUSD Board adopt the Resolution approving a Mitigated Negative Declaration for the Project.