



Quad Knopf

MEMO

Date: January 4, 2013
To: Michael Crass, Superintendent
From: Travis Crawford
Subject: Mendota USD CEQA Responses to Comments
cc: Jerry Suich; Paul Bunton

Project No.: 120139

The Mendota Unified School District (MUSD) received a comment letter from the City of Mendota (dated December 26, 2012 and attached hereto) pertaining to the Mitigated Negative Declaration (MND) for the proposed New Elementary School #3 (SCH#2012111085). The following is a response to those comments as well as errata to the circulated version of the MND. Text being removed from the MND is shown in ~~strike through~~ and text being added is shown in underline. The revisions included in the responses to comments are minor clarifications and do not change any of the conclusions in the MND. The information herein shall supersede the information contained in the circulated version of the MND.

Response to comments:

1. Comment noted. Pages 3-25 and 4-9, Mitigation Measure #3.4-3 are hereby revised as follows: "...Standard measures for the protection of burrowing owls provided in ~~Burrowing Owl Consortium's April 1995 Burrowing Owl Survey Protocol and Mitigation Guidelines and the CDFG's October 17, 1995 Staff Report on Burrowing Owl Mitigation~~ CDFG's Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 shall be implemented..."
2. The description of water use from the previously approved residential subdivision was for comparison purposes only. The new elementary school, as a conservative estimate, will use approximately 34 acre feet per year of City of Mendota water supplies. The site currently does not have a need for water, thus the project will increase the water use on the site by approximately 34 acre feet per year. As indicated in the City's comment letter, the City concurs that there will be no significant impact on water supply.
3. Comment noted. Page 3-51, Section 3.9 (e) and Pages 3-76/77, Section 3.17 (c) are hereby revised as follows: "...The City engineer has indicated that the ponding basin is at capacity, therefore, the MUSD is proposing to increase the capacity of the ponding basin by approximately 9.8 acre/feet. The increase in capacity will be achieved by digging out the bottom of the basin an additional 3 feet to provide sufficient storage capacity. This increase in capacity will meet the needs of the Project..."

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4. Comment noted. Page 3.53, Section 3.10 (b) is hereby revised as follows: "...The City of Mendota General Plan designates the existing site as Low Density Residential. ~~The site was previously (pre 2006) designated as Public Facility in anticipation of locating a school at the site. However, at the landowner's request, the site was changed from Public Facility to Low Density Residential in 2006 in anticipation of construction of a 63-unit residential subdivision. Prior to 2009, the Project site was designated as Planned Development. Individual standardized zone districts were allowed under the PD designation, provided that they were consistent with the overall scheme of a unified development of the area (note: the PD Land Use Designation was abandoned during the 2009 General Plan Update). The Project site was redesignated as Low Density Residential with the adoption of the 2009 General Plan Update. Prior to approval of VTTM No. 5491, the site was zoned Public Facilities (consistent with the PD Land Use designation). With the approval of VTTM No. 5491, the site was rezoned from Public Facilities to R-1...~~"
5. Comment noted. Page 3-67, Section 3.16 is hereby revised as follows: "The project site is currently zoned R-1, and is designated as Low Density Residential in the City of Mendota General Plan."
6. See Response 3.
7. See Response 2.

Attached to the City's comment letter, a Memorandum from the City Engineer dated December 7, 2012 was provided. Responses are as follows:

Traffic Circulation – Comment noted. See modifications below.

Page 2-1 is hereby revised as follows: "Access to the site will be primarily from Bass Avenue where vehicles will enter a one-way parking area which ultimately exits onto Perez Street. A secondary access point to the parking lot will be off of Perez Street to gain access to the site for teachers and parents who live in the immediate neighborhood. At the Perez Street entrance/exit, there will be 3 lanes (2 exit and 1 entrance). An additional secondary access point will be from Bass Avenue further east which will serve the Kindergarten portion of the school. Buses will drop students off at a designated drop off area within the Project site. Buses will enter the site from Bass Avenue and exit south onto Perez Street and south onto Barboza Street, along Perez Street. It is anticipated that buses will travel from Bass Avenue, north on Barboza Street, northeast on Perez Street (where the bus stop is located) and then exit west on Lozano Street before ultimately reaching SR 33."

Page 3-67 is hereby revised as follows: "~~Access to the school will be provided by two entrances along Bass Avenue as shown on the site plan in Figure 2 of the TIS. The main access, located on~~



~~the west side of the campus, is an entrance only driveway exiting onto Perez Street. A second full access is provided on the east side of the campus and is intended for kindergarten drop off only. The loading and unloading area for school buses is located on Perez Street just north of the main access exit.~~ Access to the site will be primarily from Bass Avenue where vehicles will enter a one-way parking area which ultimately exits onto Perez Street. A secondary access point to the parking lot will be off of Perez Street to gain access to the site for teachers and parents who live in the immediate neighborhood. At the Perez Street entrance/exit, there will be 3 lanes (2 exit and 1 entrance). An additional access point will be from Bass Avenue further east which will serve the Kindergarten portion of the school. Buses will drop students off at a designated drop off area within the Project site. Buses will enter the site from Bass Avenue and exit south onto Perez Street and south onto Barboza Street.

See the attached revised site layout.

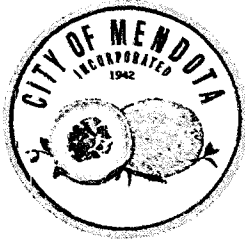
Street Pavement – Comment noted. The MUSD will work with the City Engineer to improve or reconstruct Perez Street and Barboza Street from the north edge of the proposed site entrance/exit to Bass Avenue. Pending additional geotechnical and civil engineering work by the MUSD, the street shall be designed with an appropriate Traffic Index to support the Project traffic.

Sidewalks – Comment noted. In addition to constructing sidewalks along the property frontages on Perez Street, Barboza Street and Bass Avenue, the MUSD shall install additional sidewalk along the north side of Bass Avenue to a point west of “I” street where a Bass Avenue crossing can be installed.

Pedestrian Crossings – Comment noted. In addition to painted crosswalks on Perez Street near the northwest entrance/exit and at “I” Street across Bass Avenue, the MUSD shall install a flashing crossing as part of the cross walk across Bass Avenue.

Storm Drainage – Comment noted. Final design of the drainage system shall be presented to the City Engineer for approval prior to construction.

Typist's Initials



CITY OF MENDOTA

"Cantaloupe Center Of The World"

December 26, 2012

Mr. Michael Crass, Superintendent
Mendota Unified School District
115 McCabe Avenue
Mendota, CA 93640

Subject: City of Mendota comments regarding *Initial Study/Mitigated Negative Declaration for the New Elementary School #3* (SCH #2012111085)

The City of Mendota (City) welcomes the opportunity to review and comment on Mendota Unified School District's (District) IS/MND prepared in conjunction with the proposed New Elementary School #3. We appreciate that the District has involved the City in its decision-making process since its early stages, and we support the District in its efforts to provide a quality educational experience to all segments of our community.

The comments provided herein are based upon the IS/MND as initially released on November 28, 2012. It is our understanding that certain project characteristics have changed since then that may have alleviated some of our concerns. In the event that any minor project changes have invalidated a particular comment below, the final IS/MND considered by the District's Board of Trustees should likewise be modified to reflect those project changes. Please consider the comments below, as well as the comments from the City Engineer in the attached memorandum.

1. **Page 3-35, Mitigation Measure #3.4-3:** Reference is made to CDFG's 1995 *Staff Report on Burrowing Owl Mitigation*. It should be noted that CDFG has issued an updated staff report dated March 7, 2012. It has been CDFG's preference that the 2012 *Staff Report on Burrowing Owl Mitigation* be referenced in lieu of previous versions.
2. **Page 3-49, Section 3.9(b):** Although useful for illustrative purposes, comparison of the Project's potential impacts to the potential impacts of a previously-approved (but not built) project at the same location cannot be used to meet CEQA's standards for analysis. In the manner presented in this document, the analysis assumes the previously-approved subdivision as the baseline for determining the significance of Project impacts, when in fact the actual baseline (i.e. vacant land) should be used. While the City does not dispute the

conclusion made in this Section of a less-than-significant impact, the underlying information used to make that conclusion should be properly addressed.

3. **Page 3-51, Section 3.9(e):** The discussion of the City's existing storm drainage basin appears to be technically accurate; however, additional information about the existing basin size and the proposed modifications should be included. While one can review the information contained within Appendix D to get a better idea of the improvements necessitated by the Project, a simple explanation should be included within the text of the initial study to indicate the approximate area/volume of the existing basin and the depth of excavation required to meet the Project's needs.
4. **Page 3-53, Section 3.10(b):** Solely for the purposes of maintaining an accurate record, this section should be revised to describe the land use/zoning history of the Project site to reflect the following:
 - Prior to 2009, the Project site was designated as Planned Development. Individual standardized zone districts were allowed under the PD designation, provided that they were consistent with the overall scheme of a unified development of the area (note: the PD Land Use Designation was abandoned during the 2009 General Plan Update).
 - The Project site was redesignated as Low Density Residential with the adoption of the 2009 General Plan Update.
 - Prior to approval of VTTM No. 5491, the site was zoned Public Facilities (consistent with the PD Land Use designation).
 - With the approval of VTTM No. 5491, the site was rezoned from Public Facilities to R-1.

The above changes are requested specifically to maintain accuracy. The City does not contend that making these changes would materially affect the District's determinations regarding Project impacts to land use.

5. **Page 3-67, Section 3.16:** The following sentence should be revised to read as indicated with bold additions:

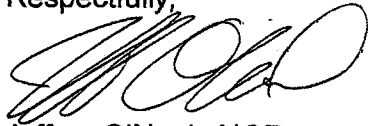
*"The project site is currently zoned R-1, **and is designated as Low Density Residential in the City of Mendota General Plan.**"*

6. **Pages 3-76, 77, Section 3.17(c):** See Comment No. 3 above.
7. **Page 3-77, Section 3.17(d):** See Comment No. 2 above.

Again, the City appreciates the opportunity to work with the District on this important project. Please consider the above comments, as well as those contained in the attached memorandum, and ensure that they are addressed prior to consideration of

the IS/MND by the Board of Trustees. Should you have any questions or comments, please contact me at 559.449.2700 or at joneal@ppeng.com. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. O'Neal', written in a cursive style.

Jeffrey O'Neal, AICP
City Planner

Copy (via email): Bryce Atkins, City Manager
Jerry Suich
Travis Crawford, AICP



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MEMORANDUM

To: Jeff O'Neal, City Planner

From: David McGlasson, City Engineer

Subject: MUSD Initial Study And Mitigated Negative Declaration
Proposed Elementary School No. 3
Public Works Comments

Date: December 7, 2012

I have reviewed the Initial Study And Mitigated Negative Declaration -- Mendota Unified School District New Elementary School No. 3 dated November, 2012 and with the exceptions noted below am satisfied that the school district's proposals will mitigate the likely and potential environmental impacts imposed by the new school.

Traffic Circulation

As originally published, the circulation plan is of concern as it shows school and bus traffic running through the existing neighborhood northwest of the proposed school site. While the TIAR published along with the MND indicates that volumes will not be substantial enough to warrant any new traffic signals, they are large enough that I am confident we would experience neighborhood complaints. Also, calculations of the resulting Traffic Index (very close to a collector street value at nearly 7.0) indicate that the increased traffic would quickly damage these older residential streets.

I was pleased to receive a revised site plan from the District's design team on December 4, 2012. This plan came in the context of a conference call intended to work out the concerns above, which had been informally communicated to the District. The new site plan, along with some minor changes incorporated during the conference call and in subsequent discussions, makes two changes to the original. First it re-routes the school traffic so that it exits the school site onto southbound Perez Street to Barboza Street and then onto Bass Avenue, avoiding most of the neighborhood streets entirely. Second, an additional lane is added so that cars from the neighborhood will be able to enter the school site and proceed to the student drop-off area without using Bass Avenue. These revisions to the circulation plan will help minimize the noise and traffic complaints likely to come from the neighborhood

Street Pavement

The site plan changes also focus the pavement issues to a single block of Prez Street and Barboza Street. In order to mitigate that potential damage, the District will need to improve or reconstruct Perez Street and Barboza Street from the north edge of their site

exit to Bass Avenue. The resulting street section should be designed for a Traffic Index of 7.0. The final design of that section is yet to come and is pending additional geotechnical and civil engineering work by the District's design team. The final design should be subject to approval by the City Engineer.

Sidewalks

The District is proposing to construct sidewalks along its street frontages on Perez Street, Barboza Street and Bass Avenue. There is no sidewalk running north on the east side of Perez Street. There is existing sidewalk on the west side of Perez Street north to Lozano Street that will allow pedestrian access to the new school site, so long as there is a crossing somewhere near the site's northwest entrance on Perez Street. Since there are no residences on the east side of Perez Street, we believe the existing sidewalk will provide adequate service to the residents of the neighborhood.

While the sidewalk on the west side of Perez Street continues to the south, there is not continuous sidewalk on Barboza Street connecting to Bass Avenue. Since most pedestrian traffic from the south can be expected to be from across Bass Avenue at "I" Street, analysis of the walkability of that route is needed. The United Health Care center has constructed sidewalk all along the north side of Bass Avenue along its property frontage. The east end of that sidewalk falls about 25 feet short of aligning with the west end of the sidewalk that runs west from "I" Street along the south side of Bass Avenue. The District should construct additional sidewalk along the north side of Bass Avenue to a point west of "I" Street where a Bass Avenue crossing can be installed.

Pedestrian Crossings

We anticipate the school will propose a painted crosswalk on Perez Street near the northwest entrance to the school site, and subject to approval of the precise location we agree that a crosswalk should be installed there. We also agree with the idea of a crosswalk on Bass Avenue at "I" Street. Due to the traffic on Bass Avenue (a designated collector street) a flashing crossing should be installed as part of any crosswalk on Bass Avenue. This may be pedestrian-operated with buttons, or it may be timed to operate during known crossing hours in the morning and afternoon.

Storm Drainage

We have been in discussions with the District's site civil engineer and have reached conceptual agreement as to how storm drainage will be controlled on and around the site. The site will be designed to drain to the City storm drain easement which surrounds the proposed school site, but will retain the increment of water between the pre-development and post-development flows on site. In other words, we have agreed that the City storm drain system will not receive any more water than it has historically received from this property.

An unfinished piece of this is submittal of actual calculations by the engineer demonstrating how this will work, for our review, comment and ultimate approval. Design of the drainage system along these principles subject to approval of the City Engineer should be a condition of approval.