

Recording Requested By:

MANTECA UNIFIED SCHOOL DISTRICT

Return to:

FACILITIES DEPARTMENT
MANTECA UNIFIED SCHOOL DISTRICT
P.O. BOX 32
MANTECA, CA 95336
Attention: Stephani McNair

Exempt from recording fee
Per Government Code §6103

Filed Doc #: 39-09162025-273

Tue Sep 16 12:01:57 PDT 2025

Page: 1 of 1 Fee: \$50.00

Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: vjensen



RESOLUTION 25/26-21

NOTICE OF EXEMPTION

NILE GARDEN ELEMENTARY SCHOOL DRIVEWAY PROJECT



**Manteca Unified School District
Board of Education Meeting
Agenda Item**

Type: New Business
Item Number: 6

DATE: September 11, 2025

DEPARTMENT: Facilities / Operations

TITLE: Consider Adoption of Resolution 25/26-21, Finding the Construction of the Nile Garden Elementary School Driveway Project Exempt From the California Environmental Quality Act and Approving the Filing and Recordation of a Notice of Exemption

Background/Rationale:

This action item adopts a resolution to approve the upcoming Nile Garden Elementary School Driveway Project (Project), finds the Project is categorically exempt from CEQA, and file the Notice of Exemption for the Project.

Prior to commencement of the project, the District must comply with the California Environmental Quality Act ("CEQA"), and categorical exemptions to CEQA set forth in Article 19 of Title 14 of the California Code of Regulations.



**BOARD APPROVED
September 11, 2025**

Funding Source:

Developer Fees

Presentation:

- ☒ No
☐ Yes (attached)
☐ Yes. Presented at the Board meeting.

Prepared By:

Facilities / Operations Department

Approved By:

Victoria Brunn, Assistant Superintendent

**BEFORE THE BOARD OF EDUCATION
OF THE MANTECA UNIFIED SCHOOL DISTRICT
OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA**

RESOLUTION NO. 25/26-21

**Finding the Construction of the Nile Garden Elementary School Driveway Project
Exempt from the California Environmental Quality Act and
Approving the Filing and Recordation of a Notice of Exemption**

WHEREAS, the Manteca Unified School District ("District") owns the Nile Garden Elementary School Property located at 5700 East Nile Avenue in Manteca, in the County of San Joaquin, California (the "Site"); and

WHEREAS, prior to commencement of the Project, the District must comply with the California Environmental Quality Act ("CEQA"); and

WHEREAS, categorical exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines"); and

WHEREAS, CEQA Guidelines § 15303, Class 3, New Construction or Conversion of Small Structures; § 15311, Class 11, Accessory Structures; set forth exemptions from CEQA for the Project; and

WHEREAS, the District has considered whether the Project is subject to any of the exceptions to exemption set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, the District has determined that the Project is not subject to any of the exceptions to exemption set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, the District has considered whether the Project may have a significant effect on the environment; and

WHEREAS, the District has concluded, through its own independent review and analysis of the Project, that the Project will not have a significant effect on the environment; and

NOW, THEREFORE, the Board of Education of the Manteca Unified School District hereby finds, determines, declares, orders, and resolves as follows:

Section 1. That all of the recitals set forth above are true and correct, and the Board so finds and determines.

Section 2. That the District has considered whether the Project may have a significant effect on the environment.

Section 3. That the District has concluded, after reviewing the Project through its own independent review and analysis, that the Project will not have a significant effect on the environment.

Section 4. That the Project is subject to CEQA Guidelines Sections 15303 and 15311 and not subject to any exception to exemption found in CEQA Guidelines Section 15300.2 and is therefore exempt from CEQA.

Section 5. That the District's Superintendent, or the Superintendent's designee, is instructed to file and/or record a Notice of Exemption from the California Environmental Quality Act, consistent with this Resolution, attached hereto as Exhibit "A", with any and all appropriate public agencies or entities, subject only to minor, non-substantive revisions, if necessary.

Section 6. This Resolution shall take effect immediately upon adoption.

BE IT FURTHER RESOLVED that Superintendent Dr. Clark Burke, or designee be authorized to execute this resolution on behalf of the Manteca Unified School District.


PASSED AND ADOPTED this 11th day of September 2025 by the following vote of the Board of Education of the Manteca Unified School District, of the County of San Joaquin, to wit:

AYES: Duncan, Freitas, Howe, Mathews, Pope-Gotschall, Schluer, Wallace

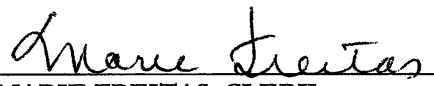
NOES: None

ABSENT: None

ATTEST:



STEPHEN J. SCHLUER PRESIDENT
Board of Education



MARIE FREITAS, CLERK
Board of Education

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Manteca Unified School District
(Applicant and Lead Agency)

2271 W Louise Avenue

Manteca, CA, 95337

☒ County Clerk
County of San Joaquin
44 N. San Joaquin Street, Second Floor,
Suite 260
Stockton, CA 95202

Nile Garden Elementary School Driveway Project
Project Title

5700 E Nile Avenue
Project Location - Specific

Unincorporated San Joaquin County
Project Location - City

San Joaquin
Project Location - County

The District proposes to construct a new driveway connecting the existing parking lot on the eastern portion of the campus to S Union Road. The new driveway will develop/disturb approximately, 1 acre of the annex site. No new parking spaces or buildings are proposed. The purpose of the driveway is to improve pick-up and drop-off circulation and reduce traffic congestion along E Nile Avenue during peak times by rerouting school-related traffic through the site.

Primary access to the project site will be from S Union Road. A new paved driveway will be constructed to provide a direct connection between the parking lot and S Union Road. This driveway will be designed to optimize traffic flow by allowing vehicles to exit the campus parking lot to turn right (southbound) or left (northbound) onto S Union Road.

The proposed project will not change the student enrollment capacity and will continue to serve students within Nile Garden ES's existing enrollment boundary.

Construction of the proposed improvements is scheduled to be implemented in summer fall 2025 and is anticipated to be completed by December 2025. All construction equipment and workers will be located within the boundaries of the project site and contractors will adhere to construction noise regulations to avoid disruption to campus operations.

The proposed project will benefit the District, students, staff, and the general public by improving on-site circulation, alleviating traffic congestion on Nile Avenue, and helping students arrive on time.

Description of Nature, Purpose, and Beneficiaries of Project

Manteca Unified School District
Name of Public Agency Approving Project

Manteca Unified School District
Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures); CEQA Section 15311 (Accessory Structures).
- ☐ Statutory Exemptions. State code number: _____

Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines § 15303). The proposed construction of a new driveway connecting the existing campus parking lot to S Union Road is exempt from CEQA under Class 3, New Construction or Conversion of Small Structures (Section 15303). The proposed driveway is a small new facility that will improve traffic circulation during peak pick-up and drop-off times and alleviate traffic congestion along Nile Avenue without expanding the school's capacity or altering existing structures. The improvements will be located on the project site to serve students, staff, and parents and will not increase student enrollment. This improvement is exempt from CEQA under Section 15303.

Class 11, Accessory Structures (CEQA Guidelines § 15311). The proposed construction of a new driveway connecting the existing campus parking lot to S Union Road is exempt from CEQA under Class 11, Accessory Structures (CEQA Guidelines § 15311). The driveway is a minor, appurtenant structure that will improve on-site circulation for student drop-off and pick-up and alleviate traffic congestion along Nile Avenue without expanding the school's capacity. The proposed project does not introduce new commercial, industrial, or institutional uses. Since the project involves no new buildings or parking spaces and solely facilitates access to an existing school facility, it qualifies as an accessory improvement under § 15311(b). The driveway will enhance traffic flow and would support the existing Nile Garden ES campus. The improvements will be located on the project site to serve students, staff, and parents, and will not increase student capacity; the project is exempt from CEQA under Section 15311.

See Attachment to the Notice of Exemption for a review of the possible exceptions under Section 15300.2. The Attachment is available for review at the District's office, 2271 W Louise Avenue, Manteca, CA 95337.

Reasons why project is exempt

Aaron Bowers - Director II of Facilities and
Operations

(209) 825-3200

Contact Person:

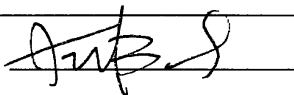
Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date Received
for Filing:

Signature:



Title:

Director II of Facilities and Operations