JEFFERSON ELEMENTARY SCHOOL DISTRICT

RESOLUTION NO. 2019-01-01
RESOLUTION TO ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKE CERTAIN WRITTEN DETERMINATIONS AND FINDINGS; AND AUTHORIZING THE FILING OF A NOTICE OF DETERMINATION.

Whereas, the Jefferson School District (District) has determined a need for the construction of a new elementary school to serve the current and future students of the District, and the District plans to construct, operate, and maintain the Proposed Corral Hollow Elementary School for the benefit of the District and the public which it serves; and prior to constructing the new school, the District must comply with the California Environmental Quality Act (CEQA,) *Public Resources Code*, Division 13, Sections 21000-21177; and

Whereas, the District, acting as the Lead Agency, as defined in *Public Resources Code*, Section 21067, has provided for the preparation of an Initial Study in accordance with CEQA for the Project, construction of a new elementary school for grades K to 8 with a master plan capacity of 850 students and approximately 34 classrooms on a 14 acre site, including APN 253-030-014 located near Corral Hollow Road and south of Linne Road in the city of Tracy, San Joaquin County, California 95377; and, the Initial Study determined that a Mitigated Negative Declaration (MND) should be prepared; and

Whereas, the District prepared and circulated a Notice of Completion on November 30; and the Governor's Office of Planning and Research, State Clearinghouse assigned the number 2018112076 to the Project; and the District completed and circulated a Draft Mitigated Negative Declaration for the Project, which was circulated for public review between December 3, 2018 through January 2, 2018 and

Whereas, comments were received concerning the Draft MND and the comments have been considered, and the District has prepared a Final MND for the Project; and

Whereas, per *Education Code* Section 17211, the District has conducted a public hearing to evaluate the Project on January 15, 2019, and has considered all public comments received in regard to the Project; and

JEFFERSON ELEMENTARY SCHOOL DISTRICT

Whereas, the District has completely evaluated the Project Site pursuant to all applicable statutory requirements, including school site selection standards found in *California Code of Regulations* (CCR), Title 5, Section 14010, et seq.; and

Whereas, the MND has identified mitigation measures to reduce potentially significant impacts to less than significant levels; and Attachment A contains the Final Mitigated Negative Declaration, including Mitigation Measures, and Mitigation Monitoring Reporting Program prepared for the Project in conjunction with the Final MND; and

Whereas, the MND was present to the Board of Trustees of the Jefferson School District on January 15, and the Board reviewed and considered the information in the MND prior to approving the project; and the MND reflects the District's independent judgement and analysis; and the MND has been completed in compliance with CEQA and CEQA Guidelines; and

Whereas, the District is required to make certain written findings per *Education Code* Section 17213(a) and/or *Public Resources Code* Section 21151.8(a)(1).

Therefore, per *Education Code* Section 17213(a) and/or *Public Resources Code* Section 21151.8(a)(1), and based upon information included in the Final MND for the Project, the Board of Trustees of the Jefferson School District hereby determines that the school site:

a. Is not the site of a current or former hazardous waste disposal or solid waste disposal site, and
b. Is not a hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the *Health and Safety Code*, and
c. Is not a site that contains that contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line which is used only to supply natural gas to that school or neighborhood or other nearby schools, and
d. Is not within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor as defined in *Education Code* Section 17213(d)(9) and *Public Resources Code* 21151.8(c)(9).

JEFFERSON ELEMENTARY SCHOOL DISTRICT

In addition, per *Education Code* Section 17213(b), (c), and (d) and/or *Public Resources Code* Section 21151.8(a)(2) and (3), the San Joaquin Valley Air Pollution Control District was consulted by School Site Solutions, Inc. (SSS), consultants to the District, with regard to identifying both permitted and non-permitted facilities within one quarter mile of the proposed site which might be reasonably anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; the San Joaquin Valley Air Quality Management District consultation identified agricultural facilities with the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials; SSS concluded that the agricultural facilities will be replaced with residential developments, commercial buildings, and parks; therefore, the agricultural facilities would be replaced and no hazardous emissions or hazardous materials would be handled, and

Furthermore, the Board of Trustees of the Jefferson School District hereby finds that, the above-mentioned consultation did identify agricultural facilities, as specified in *Education Code* Section 17213 and *Public Resources Code* Section 21151.8, that does exist within one quarter mile of the proposed school site, but based upon analysis contained in or referenced in the Initial Study and Negative Declaration (or other such CEQA document referenced investigation), the Governing Board further finds that the following condition applies: The health risks from the facility would not exist at time of school construction; therefore, the facilities do not and will not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school site.

Now, be it therefore resolved that the Board of Trustees of the Jefferson School District (Board) makes the following findings and determinations:

1. The Board approves the Project.
2. The Board adopts the Final Mitigated Negative Declaration, including Mitigations and Mitigation Monitoring Plan.
3. The Board has made the required determinations regarding certain written findings, per Education Code Section 17213(a) and/or Public Resources Code Section 21151.8(a)(1);
4. The Board directs the District to comply with all adopted Mitigation Measures contained in the Final MND; and Mitigation Monitoring Plan.
5. The Board authorizes the Superintendent or the Superintendent's designee to prepare a Notice of Determination to be filed with the San Joaquin County Clerk and Governor's Office of Planning and Research, and to take other action necessary to effect the purpose of this Resolution.

JEFFERSON ELEMENTARY SCHOOL DISTRICT

Motion to approve the Project, and adopt the Final Mitigated Negative Declaration and Mitigations, and Mitigation Monitoring Program, and Written Findings made by

_____, and seconded by _____.

Exhibit A: Final Mitigated Negative Declaration

THE FOREGOING RESOLUTION was duly passed and adopted by the Board of Education of the Jefferson School District at a regular meeting held on the 15th of January, 2019, by the following **Roll Call** vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

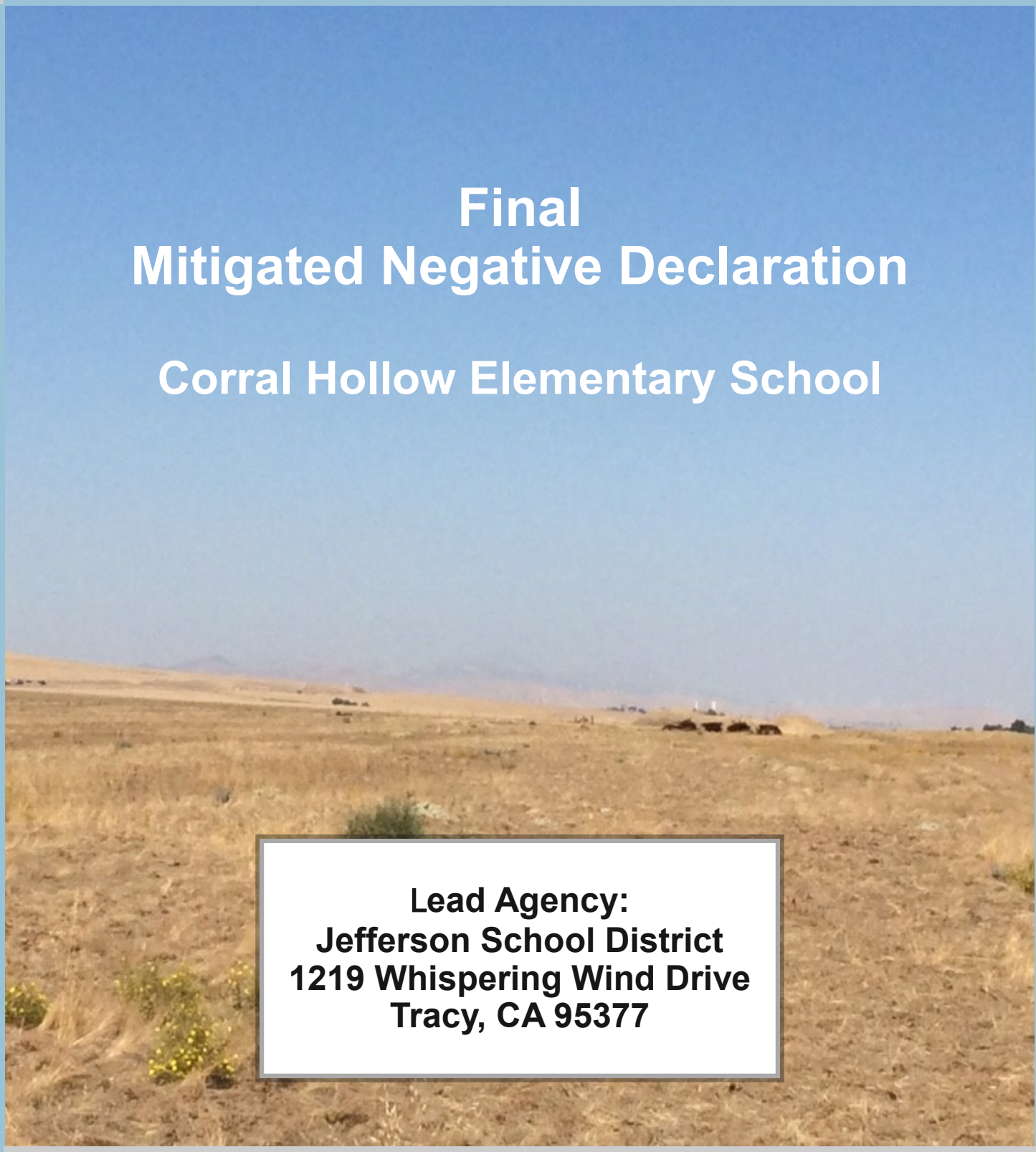
_____
President, Governing Board

ATTEST:

_____
Clerk, Governing Board

Final
Mitigated Negative Declaration

Corral Hollow Elementary School



Lead Agency:
Jefferson School District
1219 Whispering Wind Drive
Tracy, CA 95377

School Site Solutions, Inc.
January 2019

2015 H Street, Sacramento, CA 95811
916.930.0736 P
916.930.0788 F

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1 Introduction

Pursuant to the California Environmental Quality Act (CEQA; *Public Resources Code* Section 21000, et seq. and CEQA Guidelines), the Jefferson School District (JSD) prepared an Initial Study (IS) to evaluate potential environmental impacts associated with the Corral Hollow Elementary School construction project of approximately 14 acres of land ("the Site"). The Site is located near Corral Hollow Road and south of Linne Road in the city of Tracy, San Joaquin County, California. It is further identified by Assessor's Parcel Numbers (APN) 253-030-014.

The November 2018 IS determined that the project could have a significant impact on the environment unless mitigated; therefore, JSD prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND). A total of eight mitigation measures were identified in the Draft IS/MND. A copy of the Mitigation Monitoring and Reporting Plan for the project is provided in **Appendix A**.

On November 30th, 2018, to initiate public review of the Draft IS/MND, JSD filed a Notice of Completion (NOC) for the project with the Governor's Office of Planning and Research (State Clearinghouse). The State Clearinghouse identified the project with SCH #2018112076. The State and local agency public review period was established between December 3, 2018 and January 2, 2018, with copies of the Draft IS/MND available for review at the JSD Office, 1219 Whispering Wind Drive, Tracy, CA 95377 and the Tracy Branch Library, 20 E Eaton Ave, Tracy, CA 95376. The *Tracy Press* published the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration tentatively on January 15, 2019. Comments and responses to comments received during the public review period may be found in **Section 2** of this Final MND.

This Final MND was prepared according to CEQA Guidelines and incorporates all comments received by the State Clearinghouse and during the public review period. The purpose of this document is to clarify facts set forth in the Draft IS/MND, as necessary, to ensure accuracy.

This Final MND contains the following sections:

Section 2 Comments and Responses to Comments

Section 3 Revisions to the Draft IS/MND

2 Comments and Responses to Comments

COMMENT LETTER 1: Department of Toxic Substances Control

Response to Comment 1: The Corral Hollow Elementary School Project is an Option B project and approval of the PEA will occur after the Final CEQA document is adopted.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

clear 1/2/19 E

Governor's Office of Planning & Research
DEC 31 2018
STATE CLEARINGHOUSE

December 28, 2018

Mr. James Bridges, Ed.D.
Superintendent
Jefferson School District
1219 Whispering Wind Drive
Tracy, California 95377

NOTICE OF COMPLETION OF DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE CORRAL HOLLOW ELEMENTARY SCHOOL PROJECT, CORRAL HOLLOW SOUTH OF LINNE ROAD, TRACY, SAN JOAQUIN COUNTY (SCH #2018112076)

Dear Dr. Bridges:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has reviewed the Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the Corral Hollow Elementary School project (Project) proposed by the Jefferson School District (District). The due date to submit comments is January 2, 2019.

As reported in the IS/MND, the District proposes to acquire fourteen acres of land to develop a new elementary school for grades K to 8. The school will have a master plan capacity of 850 students with approximately 34 classrooms. The school construction schedule is based on the rate of residential development surrounding the site. The school site is included in Phase 1a of the Tracy Hills Specific Plan.

The District entered into an Environmental Oversight Agreement with DTSC on August 29, 2016 (HSA-FY16/17-019), and is in the process of completing a Preliminary Environmental Assessment (PEA) to investigate environmental impacts at the proposed school site (Tracy Hills Site – Proposed Elementary School [104757]). The October 2018 draft PEA Report concludes that concentrations of chemicals detected at the site do not pose a significant risk to human health or the environment and recommends no further action. DTSC is in the process of reviewing the PEA Report and is expected to approve the report and issue a No Further Action determination in January 2019.

Dr. James Bridges
December 28, 2018
Page 2

Based on a review of the draft IS/MND, DTSC would like to provide the following comment:

1. Reference is made in the draft IS/MND to DTSC's issuance of a letter approving the draft PEA Report for public comment on November 7, 2018. It is DTSC's recommendation that the IS/MND be revised to include a reference to DTSC's letter approving the PEA Report once it is issued in January 2019.

DTSC is also administering the Revolving Loan Fund (RLF) Program, which provides revolving loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.

For additional information on DTSC's Schools process or RLF Program, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to discuss this matter further, please contact me at (916) 255-3695, or via email at Bud.Duke@dtsc.ca.gov.

Sincerely,

Harold (Bud) Duke, PG
Northern California Schools Unit
Site Mitigation and Restoration Program

cc: (via email)

State Clearinghouse (State.clearinghouse@opr.ca.gov)
Office of Planning and Research

Mr. Fred Yeager (FYeager@cde.ca.gov)
Department of Education – Sacramento, CA

Mr. Bryan D. Boyd, Ed.D (BBoyd@cde.ca.gov)
Department of Education – Sacramento, CA

Mr. José Salcedo, PE, Chief (Jose.Salcedo@dtsc.ca.gov)
DTSC Schools Unit – Sacramento, CA

Ms. Mellan Songco, MPA, (Mellan.Songco@dtsc.ca.gov)
DTSC Schools Unit – Sacramento, CA

January 9, 2018

Harold Duke
Northern California Schools Unit
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA
95826-3200

RE: Comments on the Corral Hollow Elementary School Project

Dear Harold,

Thank you for your assistance in reviewing the Mitigated Negative Declaration (MND) for the Jefferson School District (JSD), Corral Hollow Elementary School Project. In response to your comment made December 28, 2018, the Project is an Option B project and approval of the PEA will occur after the Final CEQA document is adopted. Adoption of the Final MND will be held at the JSD Board Meeting on January 15, 2019 at the JSD Office, 1219 Whispering Wind Drive, Tracy, CA 95377at 6:30pm.

If you have any questions, please contact me at (209) 836-3388.

Sincerely,

James W. Bridges

James W. Bridges Ed.D.
Superintendent
Jefferson School District

cc: Project File
Kayla Knott, School Site Solutions, Inc.

Jefferson School District 1219 Whispering Wind Drive Tracy, CA 95377 209 836 3388 office 209 836 2930 fax

COMMENT LETTER 2: Central Valley Regional Water Quality Control Board

Response to Comment 2: The Corral Hollow Elementary School Project will follow all permitting requirements outlined in the Tracy Hills Specific Plan, Phase 1a.

Water Boards

Central Valley Regional Water Quality Control Board

clear 1/2/19

26 December 2018

Governor's Office of Planning & Research
DEC 31 2018
STATE CLEARINGHOUSE

James Bridges
Jefferson School District
1219 Whispering Wind Drive
Tracy, CA 95377

CERTIFIED MAIL
7018 1830 0001 0062 6351

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, CORRAL HOLLOW ELEMENTARY SCHOOL PROJECT, SCH#2018112076, SAN JOAQUIN COUNTY

Pursuant to the State Clearinghouse's 3 December 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Corral Hollow Elementary School Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan
The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

> *Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*
>
> *This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State
If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit
If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture
If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently $1,277 + $8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

January 9, 2018

Jordan Hensley
Environmental Scientist
Central Valley Regional Water Quality Control Board
11020 Sun Center Drive #200
Rancho Cordova, CA 95670

RE: Comments on the Corral Hollow Elementary School Project

Dear Jordan,

Thank you for your assistance in reviewing the draft Mitigated Negative Declaration (MND) for the Jefferson School District (JSD), Corral Hollow Elementary School Project. In response to your comments made on December 26, 2018, the District has reviewed the draft MND to ensure all applicable plans and permitting requirements will be implemented. As specific comments were not directed towards the project, the MND will not incorporate any specific comments into the CEQA document. The Draft MND will follow all permitting requirements outlined in the Tracy Hills Specific Plan, Phase 1a. Adoption of the Final MND will be held at the JSD Board Meeting on January 15, 2019 at the JSD Office, 1219 Whispering Wind Drive, Tracy, CA 95377at 6:30pm.

If you have any questions, please contact me at (209) 836-3388.

Sincerely,

James W. Bridges

James W. Bridges Ed.D.
Superintendent
Jefferson School District

cc: Project File
Kayla Knott, School Site Solutions, Inc.

Jefferson School District 1219 Whispering Wind Drive Tracy, CA 95377 209 836 3388 office 209 836 2930 fax

3 Revisions to the Draft IS/MND

The Following are revisions to the November 2018 Draft IS/MND. Text deletions are shown as strikethrough text, while text additions are shown as italicized text.

IX. HYDROLOGY AND WATER QUALITY

IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-Project Site?			X	
d) Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-Project Site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

DISCUSSION: HYDROLOGY AND WATER QUALITY

Environmental Setting:
Results from the Phase 1 Environmental Site Assessment stated that the Site is located on the Great Valley geomorphic province of California, a large, elongate, northwest-trending structural trough, generally constrained to the west by the Coastal Ranges and by foothills of the Sierra Nevada Range to the east. Sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in portions of the south central Great Valley province. The Project Site is located within the California Department of Water Resources (DWR) defined Sacramento Valley Groundwater Basin of the Sacramento River Hydrologic Region. According to the Phase 1, there are no DWR monitored groundwater wells within 1/2 mile of the Site. *All permitting, and/or certifications shall be followed in concurrence with the Tracy Hills Specific Plan.*

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Water supply and waste disposal will be provided by the City of Tracy. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) was included in Phase 1 of the Tracy Hills Specific Plan and ensures water quality standards and waste discharge requirements will not be violated.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. Water will be conveyed to the Site by City water main; therefore, the Project is not expected to have a significant effect on the underlying aquifer.

c) Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-Project Site?

Less Than Significant Impact. On-site drainage will be designed by a qualified engineer to ensure that any erosion will be less than significant. Additionally, the are no nearby streams or rivers, and the Site is relatively flat; therefore, erosion is not considered a significant concern.

d) Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-Project Site?

Less Than Significant Impact. Drainage design and the implementation of a SWPPP will reduce the potential for flooding on-Site or off-Site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Storm water will be connected to the City infrastructure; the project ~~will not create any more runoff than the site currently produces~~ *is included in the Tracy Hills Specific Plan, Phase 1a, and will follow all applicable mitigation measures identified in the Tracy Hills Specific Plan.*

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. The Project is not expected to substantially degrade water quality. The Project will follow mitigation measures identified in the Tracy Hills Specific Plan.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Tracy Hills Elementary School #1 Project does not include any housing; therefore, there will be no impact to housing placed within a 100-year flood hazard.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Site is not located within the 100-year flood hazard area, it is in flood Zone X which is in the 1% and 0.2% annual chance floodplains.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. According to the Geologic Hazards Investigation Report, the Site is located outside of areas subject to dam failure inundation or overspill; no significant impact is predicted.

j) Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. Due to the location of the Site, inundations by seiche, tsunami, or mudflow is considered unlikely. The Project area is not within a coastal region or near a large body of water.

Appendix A
Mitigation Monitoring Reporting Plan

SSS
2015 H Street, Sacramento, CA 95811
916.930.0736 P
916.930.0788 F

Jefferson School District (JSD)
Mitigation Monitoring Reporting Program (MMRP)

Environmental Factors Potentially Affected	Mitigation Measure	Responsible Party	Timeline for Implementation
Cultural Resources	**MM 1)** *Archaeological Signage* In accordance with guidelines section §15064.5, the District will ensure that the following language is included in all construction contracts and permits: "If archaeological resources or human remains are accidentally discovered during construction, work will be halted within 50 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures will be formulated and implemented."	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 2)** *Communication of Archaeological Site Deposit Indicators* All construction personnel involved in site clearing, subsequent grading, and trenching will be informed of the potential for subsurface cultural resource unearthing. Indicators of archaeological site deposits include, but are not limited to the following: Soil that is darker than the surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks, concentrations of stone, bone and shellfish, artifacts of these materials and animal or human burials.	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 3)** *In the Event of Cultural Resources Discovered* If cultural resources are encountered during Site grading, or construction activities, all work shall be halted within 50 feet of the discovery and (JSD) shall engage a qualified archaeologist to assess and protect the discovery as appropriate. No further soil disturbance shall occur within the 50-foot buffer until the preceding assessment has been completed and the resource has been recovered.	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 4)** *Paleontological Construction Contracts and Permits Language* Due to the possibility that significant buried paleontological resources may be found during construction activities, the JSD will ensure that the following language is included in all construction contracts and permits: "If paleontological resources are encountered during subsurface construction activities, all work within 50 feet of the discovery will be redirected until a qualified paleontologist can	District appointed Construction Superintendent	Prior to any ground disturbing activities

	evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they will be avoided by project construction activities and recovered by a qualified paleontologist. Upon completion of the recovery, a paleontological assessment will be conducted by a qualified paleontologist to determine if further monitoring for paleontological resources is required. The assessment will include: I) The results of any geotechnical investigation prepared for the project site; 2) Specific details of the construction plans for the project site; 3) Background research; and 4) Limited subsurface investigation within the project site. If a high potential to encounter paleontological resources is confirmed, a monitoring plan of further project subsurface construction will be prepared in conjunction with this assessment. After project subsurface construction has ended, a report documenting monitoring, methods, findings, and further recommendations regarding paleontological resources will be prepared.”		
Cultural Resources	**MM 5)** *Policies and Procedures for Inadvertently Discovered Human Remains* Because site disturbance may adversely impact undocumented human remains or unintentionally discover significant historic or archaeological materials, the following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials will apply. If human remains are discovered, it is probable they are the remains of Native Americans. a) If human remains are encountered, they will be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery will be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts will be upheld. • Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled. • Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains. b) In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities will be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian,	District appointed Construction Superintendent	Prior to any ground disturbing activities

	arrow points, ground stone mortars and pestles), culturally altered ash-stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials, and historic structure remains such as stone-lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the discovery locale. c) An "exclusion zone" where unauthorized equipment and personnel are not permitted will be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the Monitoring Archaeologist (typically 25-50ft for single burial or archaeological find). d) The discovery locale will be secured (e.g., 24-hour surveillance) as directed by the District if considered prudent to avoid further disturbances. e) The Contractor, Foreman, authorized representative, or party who made the discovery and initiated these protocols will be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition: • The Jefferson School District Superintendent (209) 836-3388 • The Contractor's Point(s) of Contact • The San Joaquin County Coroner (if human remains found) (209) 468-4300 • The Native American Heritage Commission (NAHC) in Sacramento (916) 373-3710 f) The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American, the Coroner has 24 hours to notify the NAHC. g) The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.) h) After notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose. i) After notification by the NAHC, the MLD may recommend to the Administrator of District Support Services the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD		

	has 48 hours after accessing the Site to make recommendations to the property owner as specified in Public Resources Code section 5097.98 (a). The recommendation may include the scientific removal and nondestructive or destructive analysis of human remains and items associated with Native American burials. j) If the MLD recommendation is rejected by the District the parties will attempt to mediate the disagreement with the NAHC. If mediation fails, then the remains and all associated grave offerings will be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.		
Geology and Soils	**MM 6)** *Geotechnical Engineering Investigation* Evaluation of the structures in conformance with the 2013 edition of the California Building Code (Title 24 of the California Code of Regulations, Chapter 16A) should be sufficient to prevent significant damage from ground shaking during seismic events. Subsurface exploration shall be performed as part of a future geotechnical engineering investigation.	District appointed Architect	Prior to Construction
Hazards and Hazardous Materials	**MM 7)** *School Emergency Response and Evacuation Plan* Placeworks completed the Pipeline Safety Hazard Assessment in June of 2018 and recommended the District include the possibility of crude oil or aqueduct/water releases in the school's emergency response and evacuation plan. This would include identification of potential evacuation routes, contact names and numbers for the pipeline and water agencies, and a map of the pipeline locations.	District Superintendent	Prior to Construction
Noise	**MM 8)** *Noise Suppression Attachments and Minimal Idling* The contractor shall employ appropriate noise suppression attachments (e.g., mufflers, etc.) on all equipment. Equipment idling shall be kept to a minimum and equipment turned off when not in use.	District appointed Construction Superintendent	During Construction

Appendix B
State Clearinghouse Letter

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018112076

Project Title: Corral Hollow Elementary School

Lead Agency: Jefferson School District
Contact Person: Dr. James Bridges
Mailing Address: 1219 Whispering Wind Drive
Phone: (209) 836-3388
City: Tracy
Zip: 95377
County: San Joaquin

Project Location: County: San Joaquin
City/Nearest Community: Tracy
Cross Streets: Corral Hollow south of Linne Road
Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 37 ° 67 ' 99 " N / 121 ° 45 ' 71 " W
Total Acres: 14
Assessor's Parcel No.: 253-030-014
Section: 18
Twp.: 03 south
Range: 05 east
Base:
Within 2 Miles: State Hwy #: I-580
Waterways: N/A
Airports: Tracy Municipal Airport
Railways: N/A
Schools: N/A

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.)
- Other:

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other:

Governor's Office of Planning & Research
After 12pm
NOV 30 2018
STATE CLEARINGHOUSE

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☒ Coastal Permit
- ☐ Other:

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☒ Educational: Elementary School
- ☐ Recreational:
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type
- ☐ Mining: Mineral
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type
- ☐ Other:

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant land/Residential/Low/Medium Residential Development

Project Description: *(please use a separate page if necessary)*

The Jefferson School District (JSD) plans to acquire 14 acres of land to develop a new elementary school for grades K to 8. The school will have a master plan capacity of 850 students with approximately 34 classrooms. The school construction schedule is based on the rate of residential development surrounding the site. The school site is included in Phase 1a of the Tracy Hills Specific Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X Air Resources Board
__ Boating & Waterways, Department of
__ California Emergency Management Agency
X California Highway Patrol
X Caltrans District #10
__ Caltrans Division of Aeronautics
X Caltrans Planning
__ Central Valley Flood Protection Board
__ Coachella Valley Mtns. Conservancy
__ Coastal Commission
__ Colorado River Board
X Conservation, Department of
__ Corrections, Department of
__ Delta Protection Commission
X Education, Department of
__ Energy Commission
X Fish & Game Region #3
__ Food & Agriculture, Department of
__ Forestry and Fire Protection, Department of
__ General Services, Department of
__ Health Services, Department of
__ Housing & Community Development
X Native American Heritage Commission

X Office of Historic Preservation
X Office of Public School Construction
X Parks & Recreation, Department of
__ Pesticide Regulation, Department of
__ Public Utilities Commission
X Regional WQCB #5s
__ Resources Agency
__ Resources Recycling and Recovery, Department of
__ S.F. Bay Conservation & Development Comm.
__ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
__ San Joaquin River Conservancy
__ Santa Monica Mtns. Conservancy
__ State Lands Commission
__ SWRCB: Clean Water Grants
X SWRCB: Water Quality
__ SWRCB: Water Rights
__ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
X Water Resources, Department of

__ Other: ____
__ Other: ____

Local Public Review Period (to be filled in by lead agency)

Starting Date December 3, 2018 Ending Date January 2, 2018

Lead Agency (Complete if applicable):

Consulting Firm: School Site Solutions, Inc.
Address: 2015 H Street
City/State/Zip: Sacramento/CA/95823
Contact: Kayla Knott
Phone: (916) 930-0736

Applicant: Jefferson School District
Address: 1219 Whispering Wind Drive
City/State/Zip: Tracy, CA 95377
Phone: (209) 836-3388

Signature of Lead Agency Representative: ____ **Date:** 11/15/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Appendix C

MONTH 2018 Draft IS/MND

SSS
2015 H Street, Sacramento, CA 95811
916.930.0736 P
916.930.0788 F

Jefferson School District (JSD)
Mitigation Monitoring Reporting Program (MMRP)

Environmental Factors Potentially Affected	Mitigation Measure	Responsible Party	Timeline for Implementation
Cultural Resources	**MM 1)** *Archaeological Signage* In accordance with guidelines section §15064.5, the District will ensure that the following language is included in all construction contracts and permits: "If archaeological resources or human remains are accidentally discovered during construction, work will be halted within 50 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures will be formulated and implemented."	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 2)** *Communication of Archaeological Site Deposit Indicators* All construction personnel involved in site clearing, subsequent grading, and trenching will be informed of the potential for subsurface cultural resource unearthing. Indicators of archaeological site deposits include, but are not limited to the following: Soil that is darker than the surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks, concentrations of stone, bone and shellfish, artifacts of these materials and animal or human burials.	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 3)** *In the Event of Cultural Resources Discovered* If cultural resources are encountered during Site grading, or construction activities, all work shall be halted within 50 feet of the discovery and (JSD) shall engage a qualified archaeologist to assess and protect the discovery as appropriate. No further soil disturbance shall occur within the 50-foot buffer until the preceding assessment has been completed and the resource has been recovered.	District appointed Construction Superintendent	Prior to any ground disturbing activities
Cultural Resources	**MM 4)** *Paleontological Construction Contracts and Permits Language* Due to the possibility that significant buried paleontological resources may be found during construction activities, the JSD will ensure that the following language is included in all construction contracts and permits: "If paleontological resources are encountered during subsurface construction activities, all work within 50 feet of the discovery will be redirected until a qualified paleontologist can	District appointed Construction Superintendent	Prior to any ground disturbing activities

	evaluate the finds and make recommendations. If the paleontological resources are found to be significant, they will be avoided by project construction activities and recovered by a qualified paleontologist. Upon completion of the recovery, a paleontological assessment will be conducted by a qualified paleontologist to determine if further monitoring for paleontological resources is required. The assessment will include: I) The results of any geotechnical investigation prepared for the project site; 2) Specific details of the construction plans for the project site; 3) Background research; and 4) Limited subsurface investigation within the project site. If a high potential to encounter paleontological resources is confirmed, a monitoring plan of further project subsurface construction will be prepared in conjunction with this assessment. After project subsurface construction has ended, a report documenting monitoring, methods, findings, and further recommendations regarding paleontological resources will be prepared.”		
Cultural Resources	**MM 5)** *Policies and Procedures for Inadvertently Discovered Human Remains* Because site disturbance may adversely impact undocumented human remains or unintentionally discover significant historic or archaeological materials, the following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials will apply. If human remains are discovered, it is probable they are the remains of Native Americans. a) If human remains are encountered, they will be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery will be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts will be upheld. • Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled. • Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains. b) In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities will be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian,	District appointed Construction Superintendent	Prior to any ground disturbing activities

	arrow points, ground stone mortars and pestles), culturally altered ash-stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials, and historic structure remains such as stone-lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the discovery locale. c) An "exclusion zone" where unauthorized equipment and personnel are not permitted will be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the Monitoring Archaeologist (typically 25-50ft for single burial or archaeological find). d) The discovery locale will be secured (e.g., 24-hour surveillance) as directed by the District if considered prudent to avoid further disturbances. e) The Contractor, Foreman, authorized representative, or party who made the discovery and initiated these protocols will be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition: • The Jefferson School District Superintendent (209) 836-3388 • The Contractor's Point(s) of Contact • The San Joaquin County Coroner (if human remains found) (209) 468-4300 • The Native American Heritage Commission (NAHC) in Sacramento (916) 373-3710 f) The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American, the Coroner has 24 hours to notify the NAHC. g) The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.) h) After notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose. i) After notification by the NAHC, the MLD may recommend to the Administrator of District Support Services the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD		

	has 48 hours after accessing the Site to make recommendations to the property owner as specified in Public Resources Code section 5097.98 (a). The recommendation may include the scientific removal and nondestructive or destructive analysis of human remains and items associated with Native American burials. j) If the MLD recommendation is rejected by the District the parties will attempt to mediate the disagreement with the NAHC. If mediation fails, then the remains and all associated grave offerings will be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.		
Geology and Soils	**MM 6)** *Geotechnical Engineering Investigation* Evaluation of the structures in conformance with the 2013 edition of the California Building Code (Title 24 of the California Code of Regulations, Chapter 16A) should be sufficient to prevent significant damage from ground shaking during seismic events. Subsurface exploration shall be performed as part of a future geotechnical engineering investigation.	District appointed Architect	Prior to Construction
Hazards and Hazardous Materials	**MM 7)** *School Emergency Response and Evacuation Plan* Placeworks completed the Pipeline Safety Hazard Assessment in June of 2018 and recommended the District include the possibility of crude oil or aqueduct/water releases in the school's emergency response and evacuation plan. This would include identification of potential evacuation routes, contact names and numbers for the pipeline and water agencies, and a map of the pipeline locations.	District Superintendent	Prior to Construction
Noise	**MM 8)** *Noise Suppression Attachments and Minimal Idling* The contractor shall employ appropriate noise suppression attachments (e.g., mufflers, etc.) on all equipment. Equipment idling shall be kept to a minimum and equipment turned off when not in use.	District appointed Construction Superintendent	During Construction

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: San Joaquin
Address: 44 North San Joaquin Street
Stockton, 95202; suite 260

From:
Public Agency: Jefferson School District
Address: 1219 Whispering Wind Drive
Tracy, CA 95377
Contact: James Bridges
Phone: (209) 836-3388

Lead Agency (if different from above):
Same as Above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018112076

Project Title: Corral Hollow Elementary School

Project Applicant: Jefferson School District

Project Location (include county): Corral Hollow south of Linne Road, Tracy, San Joaquin County, CA 95377

Project Description:
The Jefferson School District (JSD) plans to acquire 14 acres of land to develop a new elementary school for grades K to 8. The school will have a master plan capacity of 850 students with approximately 34 classrooms. The school construction schedule is based on the rate of residential development surrounding the site. The school site is included in Phase 1a of the Tracy Hills Specific Plan.

This is to advise that the Jefferson School District has approved the above
(☐ Lead Agency or ☐ Responsible Agency)

described project on January 15, 2019 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Jefferson School District Office: 1219 Whispering Wind Drive, Tracy, CA 95377

Signature (Public Agency): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011