

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

6

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA 95826

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE
PUBLIC RESOURCES CODE

Project Title: New Hollister School Removal Action Workplan

State Clearinghouse No.: 2017011004

Project Location: Northeast corner of Fairview Road and Sunnyslope Road, Hollister, 95023

County: San Benito

Project Description: The Department of Toxic Substances Control (DTSC) approved the Removal Action Workplan (RAW) for the New Hollister School Site. The cleanup decision document, referred to as the RAW, addressed naturally-occurring asbestos (NOA) concentrations in the soil at the 12-acre new elementary school site within the Santana Ranch Specific Plan area.

The approved project activities consist of capping the surface of the Project Site with a combination of non-NOA caps, including a three-foot engineered soil cover, as is proposed for the playfield area (approximately 1/3 of the Site), a one to two-foot cap in landscaped areas, and using a variety of engineered caps across the remainder of the Site, including asphalt pavement, concrete flatwork, and building foundations and slabs. The soil cover cap areas would be underlain by a marker barrier indicating the presence of NOA containing soil beneath the marker. The cap would be used to minimize the potential for contact with the contaminated soil. A total of approximately four acres of affected soil would need to be covered. The contaminated soil would be included beneath the cap.

The non-NOA soil would come from the upper 4 to 5 feet of soil at the Project Site. A land use covenant would be executed between DTSC and the Hollister School District and recorded to ensure that future uses of the property are consistent with the operation and maintenance of the cap. An Operation and Maintenance Agreement will be executed specifying the operation and maintenance requirements and providing financial assurance for future operation and maintenance of the cap.

On February 28, 2017, the Hollister School District adopted the Hollister TK-8 School (Santana Ranch) Mitigated Negative Declaration (MND) (State Clearinghouse No. 2017011004) (EMC Planning Group 2017), which addressed the reasonably foreseeable impacts associated with site acquisition and future development of a transitional kindergarten (TK) through grade 8 school within the Santana Ranch Specific Plan area.

On June 26, 2017 the Hollister School District entered into a School Clean-Up Agreement (SCA Docket No. HSA-FY 16/17-101) with DTSC pursuant to Education Code section 17213.2(a).

The project RAW activities were evaluated in the Addendum and compared with the analysis of the environmental impacts of the original project in the Hollister TK-8 School (Santana Ranch) MND. The analysis presented in the Addendum concluded that, with implementation of applicable mitigation measures from the previous MND and adopted Mitigation Monitoring and Reporting Program, the revised project would not create any new significant impacts or substantially increase the severity of previously identified impacts.

As ☐ Lead-Agency ☒ a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on March 29, 2019 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. A ☐ Negative Declaration ☒ Mitigated Negative Declaration/Addendum ☐ Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of project approval.

4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following locations:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA 95826

<https://www.dtsc.ca.gov/other/your-envirostor.cfm>

Jose Luevano
Contact Person Name

Hazardous Substances Engineer
Contact Person Title

(916) 255-3577
Phone #


Branch Chief Signature

3/29/2019
Date

Steve Becker
Branch Chief Name

Supervising Engineering Geologist
Branch Chief Title

(916) 255-3717
Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR:

Governor's Office of Planning & Research

APR 02 2019

STATE CLEARINGHOUSE

Notice of Determination

To: ☒ Office of Planning and Research

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address

1400 Tenth Street

Sacramento, CA 95814

From: Public Agency: Hollister School District

Address: 2690 Cienega Road

Hollister, CA 95023

Contact: John J. Teliha, Director of
Facilities

Phone: (831) 630-6375

Lead Agency (if different from above):

Address:

Contact:

Phone:



County Clerk

County of: San Benito

Address: 440 Fifth Street, 2nd Floor,

Room 206

Hollister, CA 95023

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): 2017011004

Project Title: Hollister TK-8 School (Santana Ranch)

Project Applicant: Hollister School District

Project Location (include county) Fairview Road and Sunnyslope Road (San Benito County)

Project Description

The Hollister School District will to construct a 900 student "transitional kindergarten" through grade 8 school on an approximately 12-acre site located within the Santana Ranch Specific Plan area, which lies immediately adjacent to the city of Hollister, east of Fairview Road. The school site will include approximately 36 classrooms and a building layout that will encompass the eastern portion of the site with several classroom buildings, gymnasium administrative building, media building, parking lot, driveways, sidewalks, landscaping, and underground utilities. Playing fields will be located on the western portion of the site.

This is to advise that the Hollister School District Board of Trustees has approved the above described project on ☒ Lead Agency or ☐ Responsible Agency

February 28, 2017 and has made the following determinations regarding the above described project:
(Date)

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 provision of CEQA.

This is to certify that the Negative Declaration, is available to the General Public at:

Hollister School District Office, 2690 Cienega Road, Hollister, CA 95023

Signature (Public Agency)

[Signature] (Stuart Paltter)

Title Consultant

Date March 6, 2017

Date Received for Filing and Posting at OPR: Date

STATE CLEARINGHOUSE

FILED
IN SAN BENITO COUNTY



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:

35-20170307-003

STATE CLEARING HOUSE # (If applicable)

2017011004

LEAD AGENCY

Hollister School District

LEAD AGENCY EMAIL

DATE

3/7/2017

COUNTY/STATE AGENCY OF FILING

San Benito

DOCUMENT NUMBER

17-003

PROJECT TITLE

Hollister TK-8 School (Santana Ranch)

PROJECT APPLICANT NAME

John J Teliha

PROJECT APPLICANT EMAIL

PHONE NUMBER

(831) 630-6375

PROJECT APPLICANT ADDRESS

2690 Cienega Rd

CITY

HOLLISTER

STATE

CA

ZIP CODE

95023

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency

☒ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,078.25 \$ 0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,216.25 \$ 2216.25

☐ Certified Regulatory Program document (CRP)

\$ 0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board) only

\$ 0.00

☒ County documentary handling fee

\$50.00 \$ 50.00

☐ Other

\$ 0.00

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

3603

Total Received \$ 2266.25

SIGNATURE

X

PRINTED NAME AND TITLE

Marlene Medina - Deputy County Clerk/Recorder

Governor's Office of Planning & Research

STATE CLEARINGHOUSE

Governor's Office of Planning & Research

APR 02 2017

STATE CLEARINGHOUSE



Clerk-Recorder
County of San Benito
JOE PAUL GONZALEZ
Clerk-Auditor-Recorder

1 FWI/Negative Declaration fish	2266.25
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Total Charges	2266.25
CHECK 3603	2266.25
<hr/>	
Total Tendered	2266.25
Change	.00

3/7/2017 12:03:07 PM	2017030700012
MM	RECO-D024

Thank You



Requested By John Teliha

Governor's Office of Planning & Research

APR 02 2019

STATE CLEARINGHOUSE