

APPENDIX I

Mitigation Monitoring and Reporting Program

Initial Study/ Mitigated Negative Declaration

For the

Proposed School Site – Stockton Site I Project



Lodi Unified School District
Educating Students for Success

Prepared by the
Lodi Unified School District
1305 E Vine
Lodi, CA 95240

May 2021

PROJECT TITLE:

PROPOSED SCHOOL SITE – STOCKTON SITE I PROJECT

LEAD AGENCY NAME AND ADDRESS:

Lodi Unified School District
1305 E Vine Street
Lodi, CA 95240

CONTACT PERSONS:

Environmental document: Leonard Kahn: 209-331-7121

PROJECT LOCATION

The subject property has no site address; the subject property is located at the corner of Westlake Drive & Regatta Lane, Stockton, San Joaquin County, California (APNs: 066-050-070, -080 portion of). The site consists of vacant land. The overall parcel, pending a proposed property line adjustment, is approximately 18.5 acres in size. Eight Mile Road is located approximately 0.75 miles north and Interstate 5 is located approximately 1 mile east of the site. The proposed campus is located adjacent to a suburban housing tract to the west and agriculture land to the west, with Pixley Slough/Bear Creek adjacent south. The City of Stockton General Plan Land Use Map designates the proposed campus as “Mixed Use”. A regional and project location map are included as Figures 1 and 2, respectively.

PROJECT DESCRIPTION:

The Lodi Unified School District (LUSD) is proposing to construct a new school site that will be approximately 18.5 acres in size after property line adjustments. The proposed school site – Stockton Site I – is still in the design concept phase, however, LUSD anticipates the proposed school site would serve approximately 800 students with approximately 35 (K-8) classrooms to accommodate the ongoing West Lakes Development in Stockton, California. The proposed project site is within the footprint of the Westlake at Spanos Park West Master Development Plan (2004), Development Agreement, and Environmental Impact Report (State Clearinghouse No. 2004052105) which created a framework for future development, including the development of a future school. The City of Stockton approved the Westlake Master Development Plan which included a 10-acre school site listed to be developed by LUSD and was tentatively located in the proposed Site “I” Area. Water and sewer services for the school would be provided by the City of Stockton Municipal Utilities District.

PROJECT SPONSOR'S NAME AND ADDRESS:

Lodi Unified School District
1305 E Vine Street
Lodi, CA 95240



Figure 1 - Regional Map

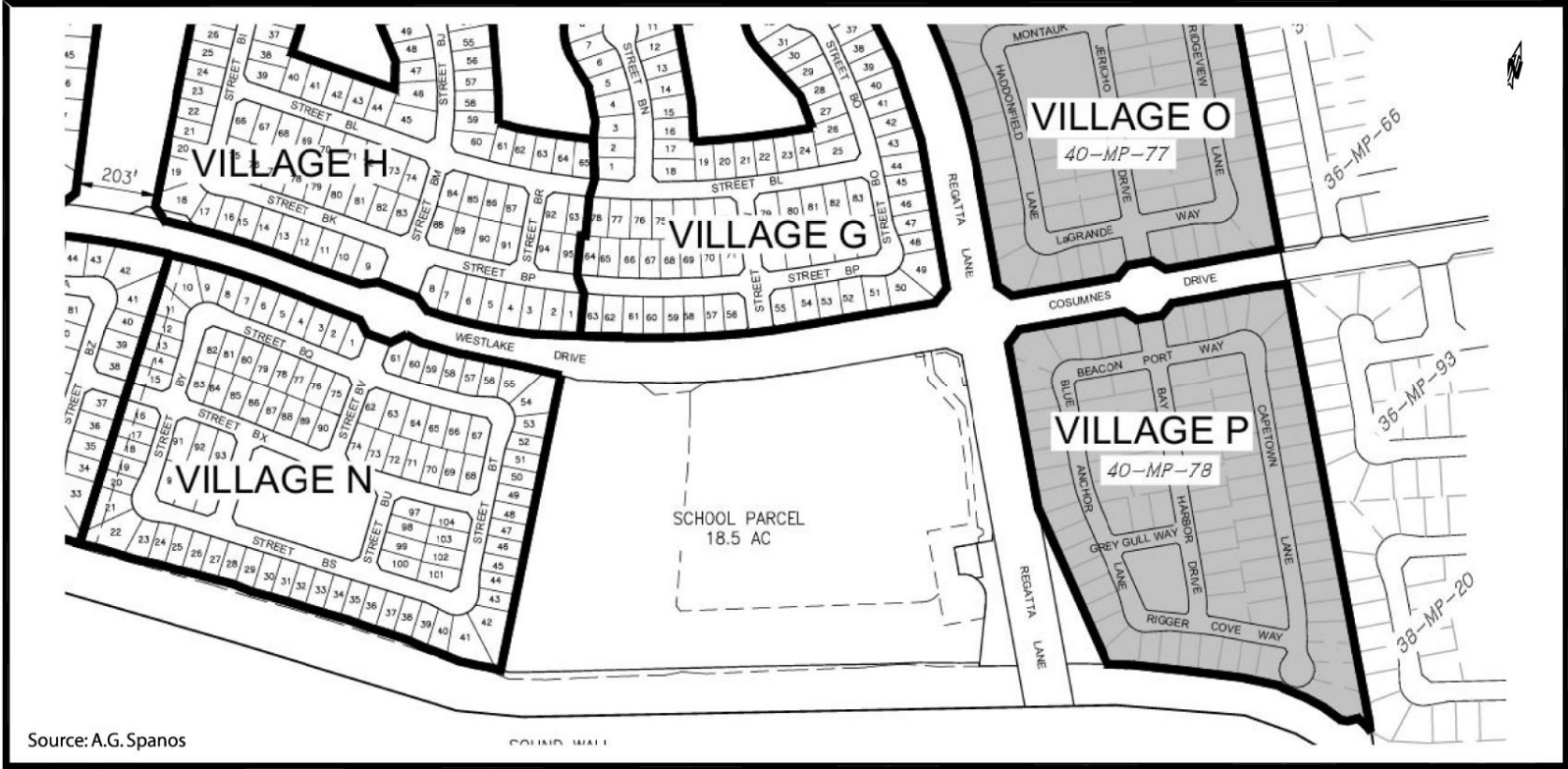


Figure 2 – Proposed Project Site Parcel – Stockton Site I

All mitigation measures shall be noted on improvement plans and with construction documents for review and implementation processes.

Air Quality Mitigation 1

The Lodi Unified School District shall not begin construction activities until first securing appropriate permits from the San Joaquin Valley Air Pollution Control District.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Air Quality Mitigation 1	Pre-Construction	Lodi Unified School District			

Air Quality Mitigation 2

The following procedures will be adhered to by the construction contractor(s) in accordance with the San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive Dust Rules):

- Visible Dust Emissions (VDE) from construction, demolition, excavation or other earthmoving activities related to the Project shall be limited to 20% opacity or less, as defined in Rule 8011.
- Pre-water all land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and phase earthmoving.
- Apply water, chemical/organic stabilizer/suppressant, or vegetative ground cover to all disturbed areas, including unpaved roads.
- Restrict vehicular access to the disturbance area during periods of inactivity.
- Apply water or chemical/organic stabilizers/suppressants, construct wind barriers and/or cover exposed potentially dust-generating materials.

- When materials are transported off-site, stabilize and cover all materials to be transported and maintain six inches of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer) space from the top of the container.
 - Remove carryout and trackout of soil materials on a daily basis unless it extends more than 50 feet from site; carryout and trackout extending more than 50 feet from the site shall be removed immediately. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. If the Project would involve more than 150 construction vehicle trips per day onto the public street, additional restrictions specified in Section 5.8 of Rule 8041 shall apply.
 - Traffic speeds on unpaved roads shall be limited to 15 mph.
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- During construction, all earth moving activities shall cease during periods of high winds (i.e., greater than 30 mph). To assure compliance with this measure, grading activities are subject to periodic inspections by LUSD staff.
 - Construction equipment shall be kept in proper operating condition, including proper engine tuning and exhaust control systems.
 - Areas following clearing, grubbing and/or grading shall receive appropriate BMP treatments (e.g., re-vegetation, mulching, covering with tarps, etc.) to prevent fugitive dust generation.
 - All exposed soil or material stockpiles that will not be used within 3 days shall be enclosed, covered, or watered twice daily, or shall be stabilized with approved nontoxic chemical soil binders at a rate to be determined by the on-site construction supervisor.
 - Unpaved access roads shall be stabilized via frequent watering, non-toxic chemical stabilization, temporary paving, or equivalent measures at a rate to be determined by the on-site construction supervisor.
 - Trucks transporting materials to and from the site shall allow for at least two feet of freeboard. Alternatively, trucks transporting materials shall be covered.
 - Where visible soil material is tracked onto adjacent public paved roads, the paved roads shall be swept, and debris shall be returned to the construction site or transported off site for disposal.
 - Wheel washers, dirt knock-off grates/mats, or equivalent measures shall be installed within the construction site where vehicles exit unpaved roads onto paved roads.
 - Diesel powered construction equipment shall be maintained in accordance with manufacturer's requirements and shall be retrofitted with diesel particulate filters where available and practicable.

- Heavy duty diesel trucks and gasoline powered equipment shall be turned off if idling is anticipated to last for more than 5 minutes.
- Where feasible, the construction contractor shall use alternatively fueled construction equipment, such as electric or natural gas-powered equipment or biofuel.
- Heavy construction equipment shall use low NOx diesel fuel to the extent that it is readily available at the time of construction.
- The construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the construction emissions mitigation plan, and with the telephone number of the SJVAPCD's complaint line. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.
- During grading and site preparation activities, exposed soil areas shall be stabilized via frequent watering, non-toxic chemical stabilization, or equivalent measures at a rate to be determined by the on-site construction supervisor.
- During windy days when fugitive dust can be observed leaving the construction site, additional applications of water shall be required at a rate to be determined by the onsite construction supervisor.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Air Quality Mitigation 2	During Construction	Contractors			

Greenhouse Gas Emissions Mitigation 1

- A minimum of twenty trees will be planted post construction.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Greenhouse Gas Emissions 1	Post Construction	Lodi Unified School District			

Greenhouse Gas Emissions Mitigation 2

- A minimum of five bicycle racks will be installed post construction, and in accordance with the City of Stockton and California Department of Education Standards.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Greenhouse Gas Emissions 2	Post Construction	Lodi Unified School District			

Biological Resources Mitigation Measure 1 – Preconstruction Survey Requirements

A qualified biologist shall conduct a preconstruction survey for nesting Swainson’s hawks within 0.25 miles of the project site if construction commences between March 1 and September 15. If active nests are found, a qualified biologist should determine the need (if any) for temporal restrictions on construction. This determination should be pursuant to criteria set forth by CDFW (Moore Biological Consultants, 2019).

On-site trees, shrubs, and grasslands may be used by nesting birds protected by the Migratory Bird Treaty Act of 1918 and Fish and Game Code of California. A qualified biologist shall conduct a preconstruction nesting bird survey if vegetation removal and/or project construction occurs between February 1 and August 31. If active nests are found within the survey area, vegetation removal and/or project construction should be delayed until a qualified biologist determines nesting is complete.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Biological Resources Mitigation Measure 1	Pre-Construction	Lodi Unified School District			

Biological Resources Mitigation Measure 2 – Preconstruction Nesting Bird Survey

On-site trees, shrubs, and grasslands may be used by nesting birds protected by the Migratory Bird Treaty Act of 1918 and Fish and Game Code of California. A qualified biologist shall conduct a preconstruction nesting bird survey if vegetation removal and/or project construction occurs between February 1 and August 31. If active nests are found within the survey area, vegetation removal and/or project construction should be delayed until a qualified biologist determines nesting is complete.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
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Biological Resources Mitigation Measure 2	Pre-Construction	Lodi Unified School District			

Biological Resources Mitigation Measure 3

The Project was mitigated through the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. The Project shall coordinate with San Joaquin Council of Governments (555 E. Weber Avenue, Stockton, CA 95202), prior to any site disturbance activities. The project site was addressed in the previous Westlake Villages project and biological impacts associated with development of the project site have been mitigated through the SJMSCP. Standard Incidental Take Minimization Measures (ITMMs) of the SJMSCP will apply to the project.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Biological Resources Mitigation Measure 3	Pre-Construction	Lodi Unified School District			

Cultural Resources Mitigation Measure 1

If prehistoric or historic-period archaeological deposits are discovered during Project activities, all work within 25 feet of the discovery should be redirected and the archaeologist should assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Impacts to archaeological deposits should be avoided by Project activities, but if such impacts cannot be avoided, the deposits should be evaluated for their California Register eligibility. If the deposits are not California Register–eligible, no further protection of the finds is necessary. If the deposits are California Register–eligible, they should be protected from Project-related impacts, or such impacts should be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits, recording the resource, preparation of a report of findings, and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Cultural Resources Mitigation Measure 1	During Construction	Lodi Unified School District			

Cultural Resources Mitigation Measure 2

Any human remains encountered during Project ground-disturbing activities should be treated in accordance with California Health and Safety Code Section 7050.5. The lead agency should inform its contractor(s) of the sensitivity of the Direct Area of Potential Effect for human remains and verify that the following directive has been included in the appropriate contract documents:

If human remains are encountered during Project activities, the Project shall comply with the requirements of California Health and Safety Code Section 7050.5. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the county coroner has determined the manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel/ construction workers shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Cultural Resources Mitigation Measure 2	During Construction	Lodi Unified School District			

Hazards and Hazardous Materials Mitigation 1

Spill Prevention and Control Measures will be implemented and include the following:

- Any fuel products, lubricating fluids, grease, or other products and/or waste released from the Contractor(s) vehicles, equipment, or operations, shall be collected and disposed of immediately, and in accordance with State, Federal, and local laws.
- Spill clean-up materials will be stored near potential spill areas (such as vehicle and equipment staging areas).
- Spill kits will include sorbent material (such as pads designed for oil and gas), socks and/or pads to prevent spread of hazardous material, and containers for storing and proper disposal.
- Employees and contractor(s) will be trained on proper hazardous spill clean-up practices.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Hazards and Hazardous Materials – Mitigation Measure 1	During Construction	Lodi Unified School District			

Noise Mitigation Measure 1

The Lodi Unified School District shall ensure the construction contractor implements the following noise reduction measures:

- Construction activities will be authorized under City issuance of construction permits prior to any work commencement on site;
- Construction activities shall be limited to the hours of 7:00 am to 7:00 pm Monday through Friday;
- All equipment shall have sound-controlled devices, such as quieted and enclosed air compressors and muffled exhaust pipes;
- Stationary noise sources shall be located as far from sensitive receptors as possible;
- Stationary noise sources shall be shut off when not in use;
- Consideration and selection of quieter demolition methods when possible; and
- The use of noise producing communication signals will be limited to safety warning purposes only.

Mitigation Measure	Time Frame for Implementation & Monitoring	Responsible Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
Noise Mitigation Measure 1	During Construction	Lodi Unified School District			