

Public Comment – Items from the Audience

**From:** praveen rachakonda <[REDACTED]>  
**Sent:** Thursday, February 1, 2024 5:09 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Cc:** [REDACTED]

**Subject:** Request to make Corral Hollow Elementary School available for Hillview residents

We are from the Hillview community in South Tracy with a plan of 200+ houses, among which 60+ residents have moved in. Our kids attend different schools in the Jefferson school district of Tracy.

We recently came to know there is a new school in construction in the name of *Corral Hollow Elementary School*. And, the Jefferson School District is starting the enrollment for it by March 2024.

We live less than half a mile from this new school, and it is a 10-minute walk. All other schools in the Jefferson school district are between 2.5 miles and 4.5 miles away.

We anticipated our kids would go to this new school as their home school. To clarify if our community kids are eligible for enrollment, some of our residents tried approaching Jefferson school district yesterday, 31st Jan 2024, and were told Hillview residents are ineligible for this new school.

Also, please take a look at the attached e-mail correspondence.

We request the city to coordinate with Jefferson School District to make this new school a home school for Hillview community residents. This will allow our kids to become eligible and enroll for the 2024-2025 academic year immediately and for many more years to come.

## Public Comment – Items from the Audience

**From:** Andres Martinez <[REDACTED]>  
**Sent:** Tuesday, February 6, 2024 11:49 AM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Cc:** Brandi Garcia-Valdes <[REDACTED]>; Wilson Truong <[REDACTED]>  
**Subject:** Public Comment 2/6/24: Non Agenda Item (California Mortgage Relief Program)  
Dear Tracy City Council,

We are reaching out on behalf of the State of California Mortgage Relief Program (<https://camortgagerelief.org/>) to provide an important update that could assist thousands of your constituents. Homeowners behind on 2 payments of mortgage **starting February 1** can now apply to the program and receive up to \$80,000 in payments that do not need to be paid back. The previous delinquency date was August 1<sup>st</sup>.

There are **limited funds remaining for late mortgage and property tax payments through the California Mortgage Relief Program (CMRP) with an even later delinquency date for missed payments (February 1<sup>st</sup>)**. Through \$750 million in funds, CMRP has already funded over 30,000 homes throughout California to help homeowners stay in their homes and get caught up with their mortgage. CMRP is open to **all eligible Californians** and is **absolutely free**—funds never need to be paid back. Grants from the program are paid directly to your bank or mortgage servicer. The program's website is available in 6 languages (English, Spanish, Korean, Chinese, Vietnamese, & Tagalog.)

The link for the toolkit is provided here (<https://camortgagerelief.org/partner-resources/>). The resource page has more information to share with your network and materials. Homeowners can visit the application questionnaire [here](#) to find out if they qualify. Property tax has now been added which covers 1 payment owed prior to February 2022.

When possible, I'd like to hold a call to go over more details on the program and help gather any questions that you may have. Looking forward to how we can work together.

### More details of the program:

- Previously awarded homeowners who are still eligible and need more assistance **can return for additional funds** with a maximum of \$80,000 in total assistance
- Assistance is now available for homeowners with partial claim second mortgages or loan deferrals **taken during or after January 2020**
- The delinquency date for assistance with past-due mortgage and property tax payments was reset - applicants must have missed at least two mortgage payments OR **at least one property tax payment prior to February 1, 2024**
- Homeowners with a primary residence that **includes up to 4 units on the property** may now be eligible
- Must have faced a pandemic-related financial hardship after January 21, 2020

- Must have missed at least 2 payments by February 1, 2024, and are currently behind.
- Full list of eligibility requirements here: <https://camortgagerelief.org/whoiseligible/>

Thank you,

Andrés Martínez Pais

**Andrés Martínez Pais**, *Account Executive*  
**IMPRENTA COMMUNICATIONS GROUP, INC**  
*It's About Winning.*



**From:** Keshavamurthi Jm <[REDACTED]>  
**Sent:** Monday, February 5, 2024 9:16 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Inquiry Regarding CHES Eligibility for Hillview @ Tracy Hills Residents

**Dear Council Members,**

I trust this message finds you well. I am writing to seek clarification on recent communications from Jefferson School District (JSD) indicating that children residing in Hillview @ Tracy Hills are not eligible to attend Corral Hollow Elementary School (CHES).

Several residents, including myself, made decisions regarding our residence in Hillview with the understanding that CHES would be the designated school for our children. We have identified critical points that urgently require clarification:

**Zoning and Tracy Hills Specific Plan Inclusion:**

We have reviewed the City of Tracy's Zoning Map, Tracy Hills Specific Plan, Vicinity Map, Land Use Concept, and Public Facilities documentation. These documents unequivocally affirm Hillview's inclusion in the Tracy Hills Specific Planning zone. Can you please let us know any recent changes that have led to the exclusion of Hillview residents from attending CHES? Additionally, given the broader project plan, does this exclusion also extend to the two additional schools planned for the area?

City Of Tracy, Zoning Map

: <https://www.cityoftracy.org/home/showpublisheddocument/16030/638254675122130000>

Tracy Hills Specific Plan

: <https://www.cityoftracy.org/home/showpublisheddocument/14639/638089674877870000>

Vicinity Map (Attachment - Vicinity-Map.png)

Land Use Concept (Attachment - Land-Use-Concept.png)

Public Facilities (Attachment - Public-Facilities.png)

**Previous Communications from JSD:**

Last year, my daughter was transferred from Tom Hawkins Elementary School to Anthony Traina Elementary School with the understanding that she would subsequently be transferred to CHES, as it is our designated Home School after its planned opening in August 2024. Could you provide insight into any changes in circumstances that have led to the recent communication indicating ineligibility?

**Representations during Home Sale:**

During the sale of our houses in Hillview, Lennar representatives confirmed that CHES would be the home school for Hillview residents.

Given the imminent enrollment season, a prompt response to these inquiries is crucial for us to plan accordingly. If you require additional information or have specific details you need, please feel free to contact me at [REDACTED].

Thank you for your attention to this matter, and I appreciate your prompt response.

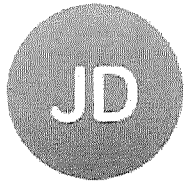
Sincerely,

Keshavamurthi Jayanthi Murugesan



< All Inboxes

2 Messages



**Jefferson School District**

4:01 PM

To: undisclosed-recipients & 1 more... >

---

## **Students living in the Hillview homes**

Good afternoon Hillview Residents,

We've had a few calls asking where students that live in Hillview will attend in the 2024-2025 school year and beyond. The answer is that Hillview students are not zoned to attend Corral Hollow Elementary School. They will remain at the schools that they are currently enrolled in.

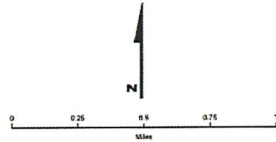
# City of Tracy, California ZONING MAP

## ZONING DISTRICTS

- Community Recreation Support Services (CRS)
- Tracy Village (TVSP)
- Cordes Ranch Specific Plan (CRSP)
- Tracy Hills Specific Plan (THSP)
- Ellis Specific Plan (ESP)
- Park (P)
- Residential Estate (RE)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Medium Density Cluster (MDC)
- High Density Residential (HDR)
- Residential Mobile Home (RMH)
- Planned Unit Development (PUD)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Northeast Industrial Areas (NEI) Specific Plan
- Neighborhood Shopping (NS)
- Community Shopping Center (CS)
- Central Business District (CBD)
- Highway Service (HS)
- General Highway Commercial (GHC)
- Agricultural (A)
- Medical Office (MO)
- Professional Office Medical (POM)

## SPECIFIC PLAN AREAS

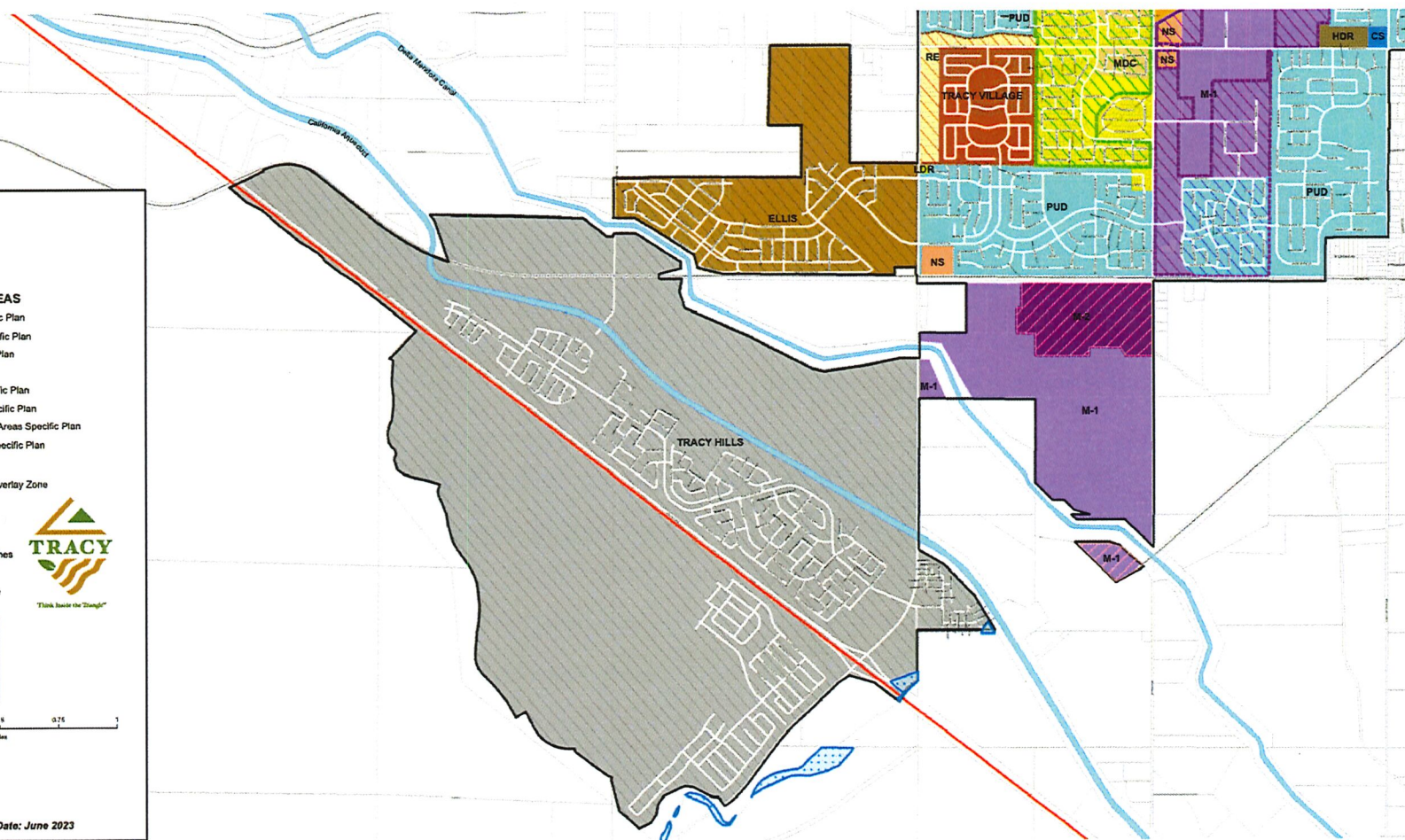
- Tracy Village Specific Plan
- Cordes Ranch Specific Plan
- Tracy Hills Specific Plan
- Ellis Specific Plan
- I-205 Corridor Specific Plan
- Industrial Areas Specific Plan
- Northeast Industrial Areas Specific Plan
- Residential Areas Specific Plan
- I-205 Overlay Zone
- Aggregate Mining Overlay Zone
- Freeways
- Railroads
- City Limits
- Assessor's Parcel Lines
- Waterways
- 200 Year Flood Zone



**Notes:** Airport  
Land use restrictions & development regulations relating to the airport are described in SICOG  
Airport Land Use Compatibility Plan

Aggregate Mining  
Additional land use restrictions & development regulations are described in the Tracy Municipal  
Code Section 10.08.48040 et seq.






Publication Date: June 2023



**Legend**

-  Neighborhood Park
-  Community Park
-  Open Space
-  School
-  Road

**Public Utilities**

-  Water Tank
-  Water Pump Station
-  Sewer Pump Station
-  Retention Basin
-  Fire Station



**NOTES:**

1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.



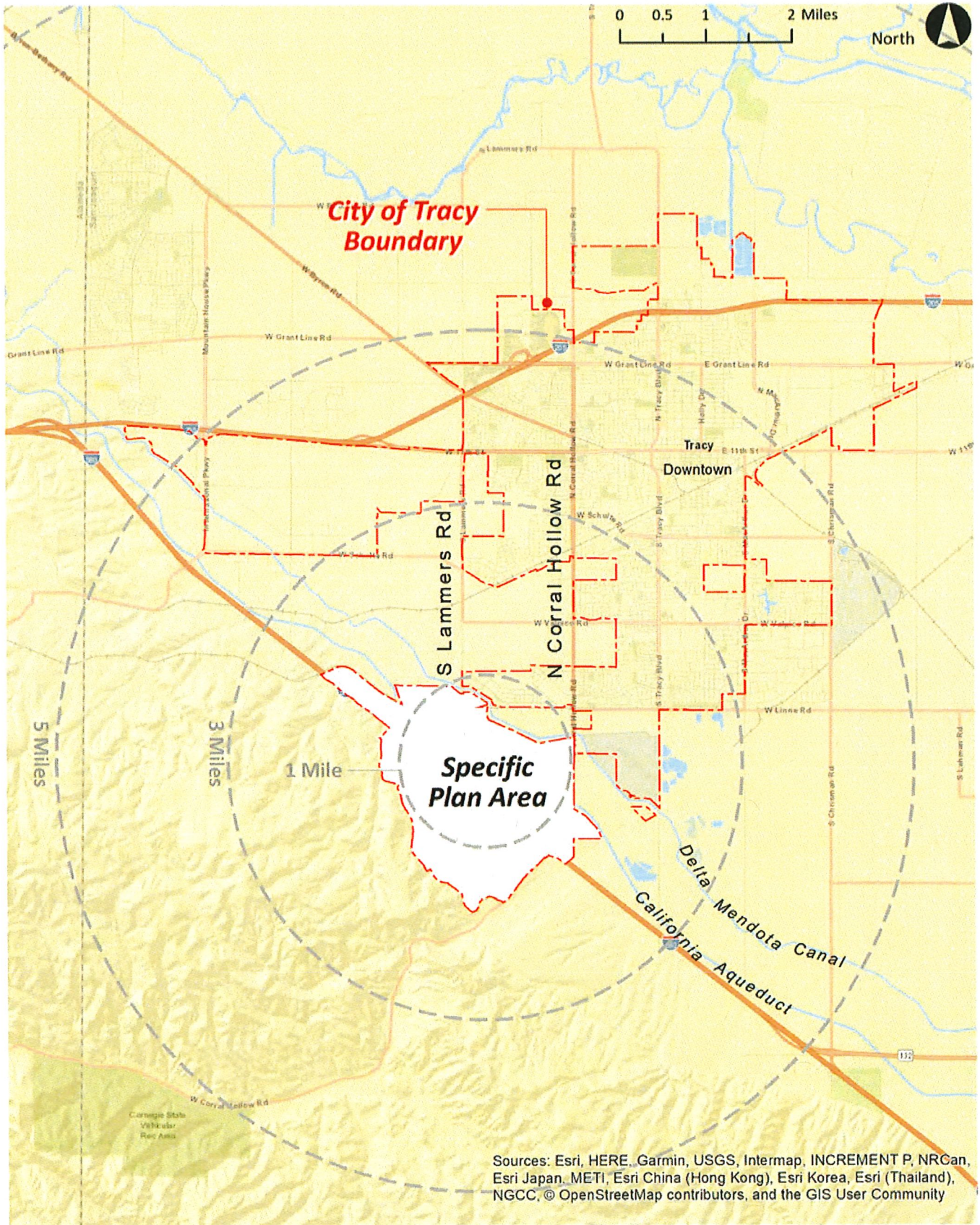


**Legend**

- Specific Plan Boundary
- Single Family Homes: Residential Estate Lot
- Single Family Homes: Medium Lot
- Single Family Homes: Small Lot
- Multi-Family Homes
- Mixed Use
- Commercial
- Light Industrial
- Neighborhood Park
- Community Park
- Open Space
- Conservation Easement
- Roads
- Elementary School
- Retention Basin
- Fire Station
- Visitor & Recreation Center
- Pipeline Easement Multi-Use Trail

**NOTES:**

1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.





January 30, 2024

As we get closer to opening our fifth school, we've received a number of calls asking for information on Corral Hollow Elementary School (CHES). Below is a list of frequently asked questions and their answers.

**Is CHES still on track to open August 2024?**

Yes, the school is currently 90% complete and should be completed by May 2024. PG&E is expected to energize the school at the end of February and that will clear the way for flooring to be completed and landscape to be installed. [Pictures of the site.](#)

**What grade levels will CHES open with?**

CHES will open with grades TK – Seventh. All eighth graders will remain at their current sites to graduate with their classes. In the 2025/26 school year 8th grade will open.

**If I live in Tracy Hills will I need to re-enroll my student to attend CHES?**

No, all Tracy Hills residents that are enrolled in a Jefferson Elementary School District school will automatically be transferred to CHES for the 2024/25 school year.

**Can my child remain at their current school instead of transferring to CHES?**

No, all students living in Tracy Hills will be moved to the new school site. The only students that may remain in other district schools will be 8th graders and any student currently in a Special Day Classroom.

**Can students that live outside Tracy Hills attend CHES?**

No, only students that reside in Tracy Hills will be allowed to attend CHES.

**Will CHES have a Boys and Girls Club program?**

Yes, the district is working with Boys and Girls Club of Tracy to add an additional site at CHES.

**Will there be busing to CHES?**

CHES is planned as a walk to school and busing will not be provided.

**Will there be a school dedication for the community?**

Yes, the district is planning a school dedication and tours for families in late July.

**When will TK/Kindergarten and new student enrollment for the 2024/2025 school year begin?**

New enrollment will be open online at [jeffersonschooldistrict.com](http://jeffersonschooldistrict.com) starting March 1, 2024.

**When will the 2024/25 school calendar be posted?**

The calendar should be approved by March 1, 2024.

**What is the timeline for Tracy Hills School Site #2 and its location?**

The site approvals are underway, but no timeline has yet been established. The next Tracy Hills school site is planned for the southwest corner of Sierra View and White Hart Avenue (west of Interstate 580). We will continue to provide you with regular updates as needed.