

**NOTICE OF PREPARATION (NOP)
OF AN ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING
RIO DEL VALLE MIDDLE SCHOOL EXISTING CAMPUS EXPANSION MASTER PLAN**

Notice Is Hereby Given to all interested parties that Rio School District (RSD), as the lead agency, will prepare an environmental impact report (EIR) for the proposed Rio del Valle Middle School (RDV) Campus Expansion Master Plan Project. This is the time and place for comments regarding the scope and content of the EIR, as it is in an area of interest to you and/or the organization or agency you represent. You/your agency may need to refer to the EIR prepared by RSD when considering your permit or other approval for the proposed project.

The scoping process is intended to provide RSD with the information the public is of the opinion necessary to establish the appropriate scope for preparing the EIR. Please submit your comments, input, suggestions for project alternatives, and any other pertinent information that may enable us to prepare a comprehensive EIR for the proposed project. The Notice of Preparation (NOP) comment period begins on **June 7, 2022 and ends on July 6, 2022**. Due to the time limits mandated by Section 15082 of the State CEQA Guidelines, your response must be sent at the earliest possible date, but not later than 30 days after receipt of the notice. Please identify a contact person for your agency in your response.

Please submit written comments to:

Wael Saleh, C.P.A, M.B.A
Assistant Superintendent, Chief Business Official
Rio School District
1800 Solar Drive,
Oxnard, CA 93030

Or by email to:

wsaleh@rioschools.org

with copies to Sage Realty Group, attn: Dr. Joel Kirschenstein, at joel@sagerealtygroup.com.

Project Title: Rio del Valle Middle School Campus Expansion Master Plan

Project Location: The proposed project includes the expansion of the RDV campus located at 3100 Rose Avenue in unincorporated County of Ventura. The existing campus is approximately 30.2 acres, including the 20.2-acre main campus (APN 144-0-110-445) and 10 acres of active agricultural lands (a portion of APN 144-0-110-225) to the north of the main campus buildings. The proposed project would add approximately 11.1-acres to the south (a portion of APN 144-0-110-590) that the District proposes to develop with new educational and support facilities, resulting in an approximately 41.3-acre campus (project Site). The geographic coordinates of the Site are approximately Latitude 34° 14' 2.39" North, Longitude 119° 9' 10.61" West.

Surface elevations at the Site are approximately 92 feet above mean sea level. The project Site is generally surrounded by agricultural lands and residential uses to the north, agricultural lands to the east, commercial uses (car dealerships) to the south, and residential uses to the west. Primary access to the project Site is off Rose Avenue.

Project Description: RSD proposes to implement the RDV Campus Enhancement Master Plan (proposed project) to meet the educational, recreational, and parking and support facilities needs of District students at RDV. The Master Plan includes improvements to the existing RDV campus and development of approximately 11.1-acres to the south of the existing campus. The proposed project includes development within the expanded campus which would occur in phases and would include options for: new classrooms, library and media center, transportation and parking facilities, student bus turnout, recreational facilities including two baseball fields, softball field, physical education (P.E.) and lunch play field, four sand volleyball courts, jogging path, an athletic restroom/storage building, and up to ten tennis courts and/or handball courts. The buildout of the RDV Campus Master Plan is anticipated to occur over approximately 5 years.

Topics Identified for Study in an EIR. RSD prepared an Initial Study (IS). Based on the environmental review contained in the IS, RSD determined that implementation of the proposed project may have a significant effect on the environment and an EIR is required. The EIR will be prepared to evaluate potentially significant impacts related to the following issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

Based on the analysis contained within the IS, impacts related to Energy, Population/Housing, Recreation, and Wildfire are anticipated to be less than significant. Therefore, these topics will not be studied in detail in the EIR. While the remaining issues, aside from Agriculture, are expected to not be significant or with mitigation can be reduced to less than significant, additional analysis and/or studies are needed to substantiate that determination. The District would note that the proposed project intends to mitigate on-site and off-site parking issues.

Scoping Meeting: RSD will conduct a public scoping meeting for the proposed project. The purpose of the scoping meeting is to solicit and receive public comment and input regarding the appropriate scope and content in the preparation of the EIR. Participation in the public meeting by agencies, organizations, and persons is encouraged.

The Scoping Meeting for the EIR for the RDV Campus Expansion Master Plan Project is scheduled for **June 23, 2022, at 6:30 p.m.** at the District Office Board Room, 1800 Solar Drive, Oxnard, CA 93030. In addition to the public scoping meeting, comments can also be submitted in writing, attention: Wael Saleh, at the address provided above.

Document Availability: The NOP and IS are both available for public review at RSD, 1800 Solar Drive, Oxnard, CA 93030 and at the Downtown Main Library, 251 South A Street, Oxnard, CA 93030 during normal business hours. They are also posted online on the District's website at: <https://rioschools.org/>.