

**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
RIO DEL VALLE MIDDLE SCHOOL EXISTING CAMPUS EXPANSION MASTER PLAN
SCH# 2022060117**

Date: October 7, 2022

To: Agencies, Organizations, and Interested Persons

NOTICE IS HEREBY GIVEN that the Rio School District (RSD), as lead agency, has completed a Draft Environmental Impact Report (DEIR) for the proposed Rio del Valle Middle School (RDV) Campus Expansion Master Plan Project in accordance with the California Environmental Quality Act (CEQA). The DEIR is available for public review and comment during a 45-day public review period beginning on October 7, 2022 and ending on November 21, 2022 at 5:00 P.M. All interested parties are invited to submit written comments on the DEIR; please submit your 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 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, multi-purposed building, transportation and parking facilities, student bus turnout, recreational facilities including a 320-meter track, flag

football field, four basketball courts, baseball field, softball field, physical education (P.E.) and lunch play field, four sand volleyball courts, two soccer fields, jogging path, an athletic restroom/storage building, and up to ten tennis courts and/or pickleball courts. The buildout of the RDV Campus Master Plan is anticipated to occur over approximately 5 years.

Summary of Significant Environmental Effects: Issues addressed in the DEIR include Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Transportation; Tribal and Cultural Resources; and Utilities and Service Systems. Impacts related to agricultural land conversion (Agriculture and Forestry Resources) were found to be significant and unavoidable. All other topics would be less than significant or less than significant with mitigation incorporated.

Public Meeting: RSD will conduct a public meeting for the proposed project. The purpose of the public meeting is to solicit and receive public comments regarding the content of the DEIR. The public meeting for the DEIR for the RDV Campus Expansion Master Plan Project is scheduled for **November 3, 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 DEIR is available for public review at:

- RSD Office at 1800 Solar Drive, Oxnard, California 93030, during normal business hours.
- RSD's website at: <https://rioschools.org/>
- City of Oxnard Downtown Main Library at 251 South A Street, Oxnard, California 93030