



Notice of Preparation
Draft Environmental Impact Report
**Isbell Middle School Modernization
Project**

January 13, 2022

From: Kevin Olson
Assistant Superintendent, Business Services
Santa Paula Unified School District
201 S. Steckel
Santa Paula, CA 93060

The Santa Paula Unified School District (District) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Isbell Middle School Modernization Project (Project). SPUSD has conducted a preliminary review of this proposed Project consistent with Section 15060, Preliminary Review, in the California Environmental Quality Act (CEQA) Guidelines and determined preparation of an EIR is required for the Project. The Project description and location, as well as the potential environmental effects proposed for study in the Draft EIR, are contained in the attached materials.

SPUSD needs to know the views of your agency as to the scope and content of the environmental information relevant to your agency's responsibilities in connection with the proposed Project. Your agency may need to use the EIR prepared by the District when considering any permits or other approvals for this Project. Comments are also invited from all other interested parties.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Kevin Olson, Assistant Superintendent, Business Services, at the address shown above. Please include the name, address, and other contact information for a representative of your agency who should receive future notices and correspondence related to this Project.

Thank you for participating in the environmental review of this proposed Project.

Date: 1/13/23

Signature: *Kevin Olson*

Name: Kevin Olson
Title: Assistant Superintendent of Business Services
Telephone: (805) 933-8819

Isbell Middle School Modernization Project

The Santa Paula Unified School District (SPUSD) is proposing to modernize Isbell Middle School, located at 221 S. 4th St, Santa Paula, CA 93060. Isbell Middle School is located on a 14-acre campus bordered by S. 4th Street on the west, Harvard Boulevard on the south and bordered by existing residential and commercial uses and S. 7th Street on the east and existing residential and commercial uses and Main Street on the north. Figures 1 and 2 show the regional and local location of Isbell Middle School.

Figure 3 shows provides an aerial photograph of the existing Isbell Middle School campus and Figure 4 provides a map of the existing facilities of the campus. The main building on the Isbell Middle School campus is a two-story building built in 1926 listed on the Ventura County list of Historic Landmarks (#143) and Santa Paula list of Historical Landmarks (#14) in 1992. The Manual Arts building was added to the campus in 1929 and in 1954 the Multipurpose (Cafetorium) building was constructed. The remainder of buildings on the campus include modern portable buildings behind the main school building and near Ventura Street, the recently modernized science lab building and the recently constructed gymnasium building.

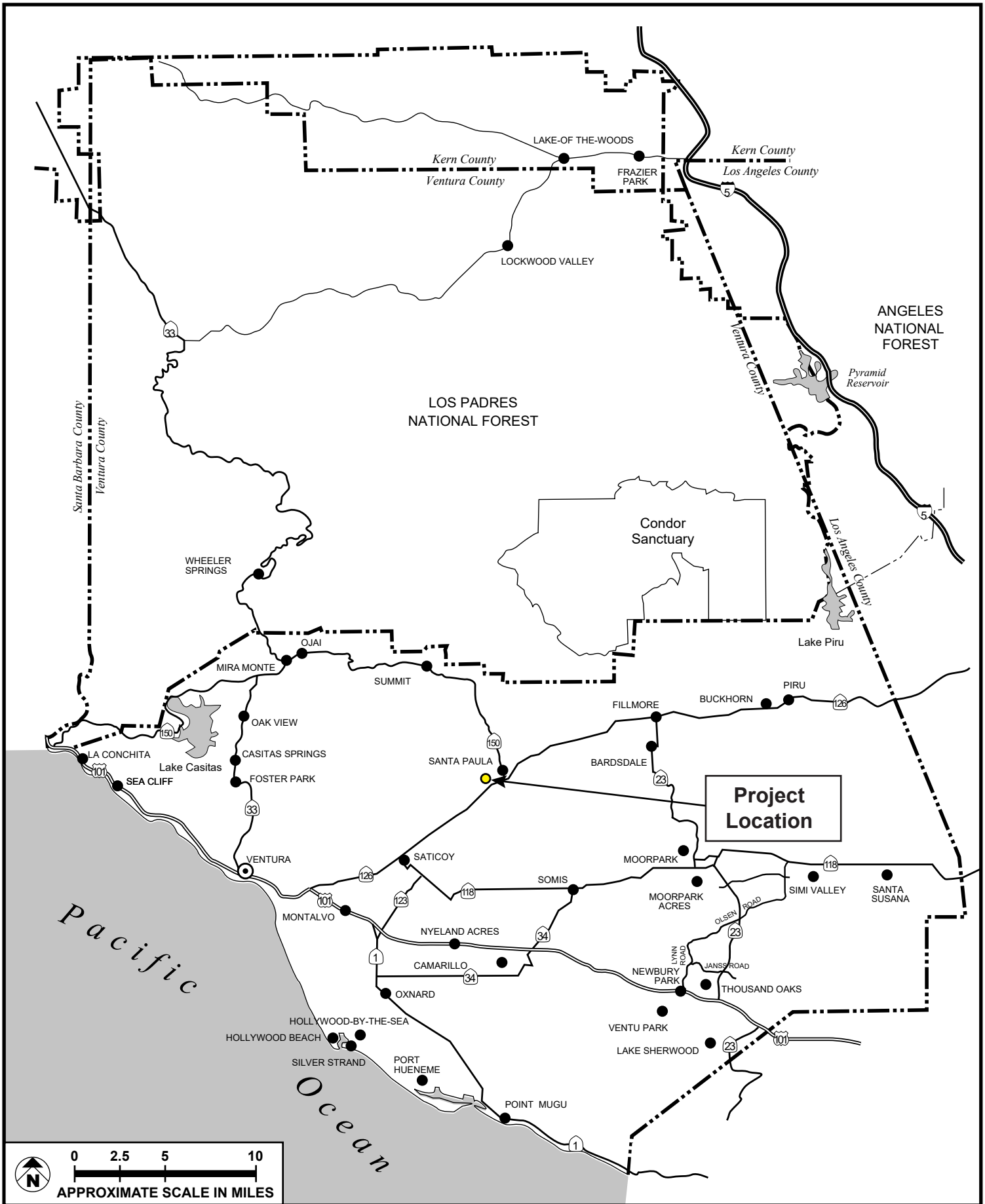
Isbell Middle School currently serves Grades 6-8 and accommodates approximately 1,100 students. In response to enrollment projections and to meet current educational program objectives, SPUSD will be moving 6th grade students to elementary school campuses. Isbell Middle School will be housing 600-700 7th and 8th grade students. The facilities needed to accommodate the Middle School educational program include the following:

- Administration building containing a library/literacy center, staff lounge, and space for support staff, including counselors and nurses.
- 16-20 Classrooms
- Student courtyard
- 30-40 additional parking spaces
- Two drop-off lanes

After considering options for facilities on the Isbell Middle School campus to accommodate the Middle School educational program, including renovation of the existing facilities, SPUSD is proposing to develop new facilities on the campus consisting of three or four single story buildings, with outward facing doors and exterior hallways, arranged around a Student Courtyard area designed to promote student safety and provide a central location for student activities. Development of the new facilities would require demolition of the main school building, Manual Arts building and other existing structures on the campus.

Based on the existing characteristics of the campus, the surrounding area and the proposed Project, SPUSD has determined the Project could result in potentially significant impacts and preparation of an EIR is required to evaluate potential impacts related to the following topics: Aesthetics, Air Quality, Cultural (Historic) Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise.

The EIR will also include analysis of a range of reasonable alternatives to the Project which could feasibly attain most of the basic objectives of the project, including the No Project Alternative, Retention and Renovation of the existing buildings, and other design alternatives.



SOURCE: Meridian Consultants, LLC - 2022

FIGURE 1



SOURCE: Google Earth - 2022

FIGURE 2



SOURCE: Google Earth - 2022

FIGURE 3



SOURCE: Meridian Consultants, LLC - 2022

FIGURE 4