



25631 Peter A. Hartman Way · Mission Viejo, California 92691  
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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Project:** OXFORD PREPARATORY ACADEMY EXPANSION PROJECT  
**Lead Agency:** Saddleback Valley Unified School District  
**Review Period:** Thursday, October 5, 2023 to Monday, November 6, 2023

**NOTICE IS HEREBY GIVEN** that Saddleback Valley Unified School District has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Oxford Preparatory Academy Expansion to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the Saddleback Valley Unified School District is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Intent (NOI) to adopt an IS/MND and (2) advise and solicit comments regarding the content of the IS/MND.

**PUBLIC REVIEW AND COMMENT:** The Saddleback Valley Unified School District invites you to comment on the IS/MND. The IS/MND will be available for a 30-day public review from Thursday, October 5, 2023 to Monday, November 6, 2023. We ask that any person wishing to comment on the IS/MND provide written comments by the end of the public review period at 5:00 p.m., Monday, November 6, 2023. You may send comments by email or mail to Doug Monfils, Director of Facilities, Maintenance and Construction, Saddleback Valley USD, 25631 Peter A. Hartman Way, Mission Viejo, CA 92691, or by email at [douglas.monfils@svusd.org](mailto:douglas.monfils@svusd.org).

Copies of the IS/MND are available for review at the following location: Saddleback Valley Unified School District, 25631 Peter A. Hartman Way, Mission Viejo, CA 92691. The document can also be accessed online at: <https://www.svusd.org/departments/business-services/facilities-maintenance-operations-construction/public-hearing-notice-facilities-department>

**PROJECT LOCATION:** The approximately 9.7-acre project site encompasses the Oxford Preparatory Academy property at 22882 Loumont Dr., Lake Forest, CA, 92630. The project site consists of Assessor's Parcel Number (APN) 617-151-09. Figure 1, *Regional and Local Vicinity Map*, shows the project site in its regional and local contexts.

**PROJECT DESCRIPTION:** The Saddleback Valley Unified School District plans to add 16 new relocatable classrooms at the Oxford Preparatory Academy site—eight classrooms for 7th-grade students and eight for 8th-grade students. A restroom will be added adjacent to the 7th-grade classrooms to serve the 16 new classrooms. Two paved courtyards will be between each building section—the east courtyard used as the 7th-grade court and the west courtyard used as the 8th grade court. The 16 new relocatable classrooms will be added to the southern part of the project site and south of the current buildings on a 0.60-acre disturbed area. The current student enrollment in TK-6 is 363. The proposed project would increase overall capacity of the school to 700 students and would include grades TK-8.

**ENVIRONMENTAL ISSUES:** Impacts to cultural resources, geology and soils, tribal cultural resources, and mandatory findings of significance would be potentially significant. However, the District has determined that with mitigation identified in the Initial Study/Mitigated Negative Declaration, impacts would be less than significant.

**Lead Agency/Applicant:** Saddleback Valley Unified School District  
**Consulting Firm:** PlaceWorks

**Date:** October 5, 2023

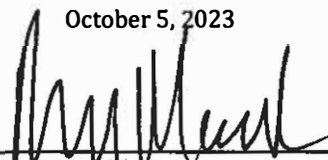
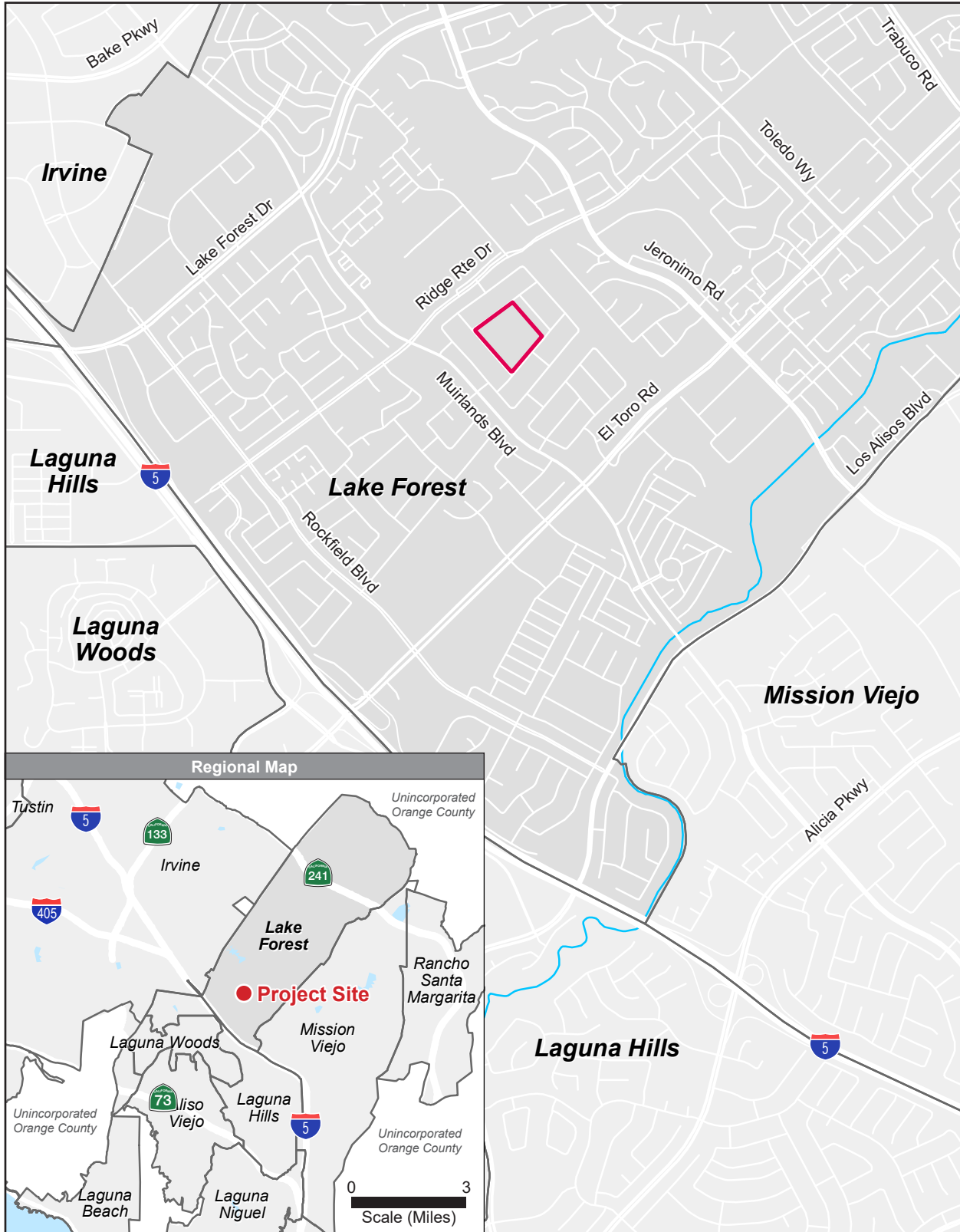
**Signature:**   
Doug Monfils, Director of Facilities, Maintenance and Construction  
Saddleback Valley Unified School District

Figure 1 - Regional and Vicinity Map



- Project Boundary
- City Boundary

0 2,000  
Scale (Feet)



Source: Generated using ArcMap 2023.