

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022060117

Project Title: Rio Del Valle Middle School Existing Campus Expansion Master Plan
Lead Agency: Rio School District (RSD)
Mailing Address: 1800 Solar Drive
City: Oxnard Zip: 93030
Contact Person: Dr. John Puglisi
Phone: (805) 485-3111
County: Ventura County

Project Location: County: Ventura City/Nearest Community: Oxnard
Cross Streets: N. Rose Ave and Collins St. Zip Code: 93036
Longitude/Latitude (degrees, minutes and seconds): 34 14 2.39 N / 119 09 10.61 W Total Acres: 31.5
Assessor's Parcel No.: 114-0-110-445, 114-0-110-590 Section: 14 Twp.: T1N Range: 22W Base: San Bernardino
Within 2 Miles: State Hwy #: 101 Waterways: n/a
Airports: n/a Railways: Union Pacific Railroad Schools: n/a

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amend [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational: Rio Del Valle Middle School
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
County Zoning: RE-20,000 S.F. AE-40 ac/MRP AE-40 ac/MRP; County Designation: Agriculture and Very Low Density Residential; City of Oxnard Designation: Agriculture and School

Project Description: (please use a separate page if necessary)

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Ventura Local Agency Formation Commission (LAFCo)</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Calleguas Municipal Water District (CMWD)</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input checked="" type="checkbox"/> Other: <u>Oxnard, City of. Ventura, County of.</u> |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 18, 2024 Ending Date January 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tetra Tech</u>	Applicant: <u>Rio School District, Attn. Dr. John Puglisi</u>
Address: <u>5383 Hollister Ave,</u>	Address: <u>1800 Solar Drive</u>
Suite <u>130</u>	City/State/Zip: <u>Oxnard, CA 93030</u>
City/State/Zip: <u>Santa Barbara, California, 93111</u>	Phone: <u>805-485-3111</u>
Contact: <u>Randy Westhaus</u>	
Phone: <u>805-455-0603</u>	

Signature of Lead Agency Representative:  Date: 6/11/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: As set forth in the District-certified Final EIR (January 2023), the RSD proposes to implement the School Board-approved RDV Middle School Existing Campus Expansion Master Plan (proposed modified project) to address educational, recreational, parking, and transportation needs for District students at RDV. The Final SEIR refines the project based on comments from the City of Oxnard and the October 2023 Settlement Agreement, focusing on the annexation of the 20.2-acre main campus and 11.3-acre southern campus expansion area into the City of Oxnard, excluding the 10-acre northern agricultural parcel. The modified project includes:

- Phase I-A (Pre-Annexation): On the existing main campus, construction of one baseball field, one softball field, ten tennis/handball courts, a 1,900 SF athletic restroom/storage/snack bar building, and stormwater treatment improvements.
- Phase I-B (Post-Annexation): Infrastructure upgrades, including new water and sewer connections to City of Oxnard systems (8-inch water line and sewer main on Rose Avenue or Collins Street), stormwater improvements (15,000 CF underground infiltration basin and detention basin), and utility undergrounding along public rights-of-way.
- Phase II-A and II-B (Post-Annexation): Development of the southern campus expansion area with:
 - A new parking lot (Parking Lot A, 150 spaces) and 450-foot student drop-off area along Rose Avenue to reduce congestion.
 - A dedicated bus drop-off area near the existing gymnasium.
 - A 2.7-acre District Transportation and Parking Facility (DTPF) in the southeastern corner, with 20,338 SF of buildings (10,800 SF DTPF building, 6,850 SF food service building, two 1,080 SF portable offices, 528 SF restroom), 26 bus parking spaces, 35 standard spaces, and four accessible spaces.
 - An instructional/athletic expansion area with a 4,000 SF library/media center, 11,600 SF classroom building, 3,575 SF multi-purpose building, two potential portable classrooms, four sand volleyball courts, two basketball courts, and a flex multi-sport playfield (configurable as a soccer or baseball field).
 - Infrastructure: Fire access roads connecting to Collins Street and existing campus roads, using rubberized asphalt, subject to Oxnard Fire Department approval.

The project buildout is anticipated to occur over 2–3 years, starting after necessary permits and annexation approvals. The Final SEIR addresses the 2017 City of Oxnard CEQA Guidelines, as requested by the City, and includes updated traffic, water, and historic resources analyses.