

NOTICE OF AVAILABILITY FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SCH No. 2022060117

TO: Agencies, Organizations, and Interested Parties

PROJECT TITLE: Rio Del Valle Middle School Existing Campus Expansion Master Plan

SUBJECT: Notice of Availability of a Final Supplemental Environmental Impact Report

Notice is hereby given that the Rio School District (RSD), as Lead Agency for the Rio Del Valle (RDV) Middle School Existing Campus Expansion Master Plan, has prepared a Final Supplemental Environmental Impact Report (Final SEIR) pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC], Division 13, Section 21000 et seq. [CEQA Statute] and the California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Section 15000 et seq. [CEQA Guidelines]). The Final SEIR incorporates responses to comments received on the Draft SEIR, revisions to the project, and additional analyses as required by CEQA, including compliance with the 2017 City of Oxnard CEQA Guidelines per the October 2023 Settlement Agreement. The purpose of this notice is to announce the availability of the Final SEIR for public review and to provide details of the public hearing where the Rio School District Board will consider certification of the Final SEIR and approval of the proposed modified project.

PROJECT LOCATION:

The proposed project includes the expansion of the RDV Middle School campus located at 3100 Rose Avenue in unincorporated County of Ventura. The existing main campus is 20.2 acres (APN 144-0-110-445). The proposed modified project adds approximately 11.3 acres to the south (a portion of APN 144-0-110-590) for new educational and support facilities, resulting in an approximately 31.5-acre campus (project Site) to be annexed into the City of Oxnard. A separate 10-acre northern parcel (a portion of APN 144-0-110-225) will remain in agricultural use under Ventura County jurisdiction and is not part of the modified project. 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 and Collins Street adjacent to the Oxnard Auto Mall.

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:

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- 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.

POTENTIAL ENVIRONMENTAL EFFECTS:

The Final SEIR evaluates impacts in 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; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS:

Impacts related to agricultural land conversion (Agriculture and Forestry Resources) for the 11.3-acre southern campus expansion area, including 8.7 acres of active agricultural production, remain significant and unavoidable, despite the addition of Mitigation Measure AG-3 (funding for farmworker housing). All other impacts are less than significant or less than significant with mitigation incorporated, as identified in the District-certified FEIR and this Final SEIR.

PUBLIC HEARING:

The RSD Board will hold a public hearing to consider certification of the Final SEIR and approval of the proposed modified project. Details of the hearing are as follows:

- Date: June 25, 2025
- Time: 6:00 PM
- Location: RSD Office, 1800 Solar Drive, Oxnard, CA 93030
- Purpose: To receive public input on the Final SEIR and consider certification of the Final SEIR and approval of the RDV Middle School Existing Campus Expansion Master Plan.

Interested parties are invited to attend the hearing and provide comments. Written comments on the Final SEIR may also be submitted at the hearing or in advance to the contact below.

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DOCUMENT AVAILABILITY:

The Final SEIR, including updated appendices (e.g., Traffic and Circulation Study, Water Resources Reports, Historic Resources Report), and additional information concerning the proposed modified project are available for public review at the following locations:

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

CONTACT INFORMATION:

For questions or to submit written comments on the Final SEIR, please contact:

Dr. John Puglisi, Ph.D.
Superintendent
RSD
1800 Solar Drive,
Oxnard, CA 93030

Or by email to:

jpuglisi@rioschools.org

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