

Initial Study Rio del Valle Middle School Existing Campus Expansion Master Plan County of Ventura, California

June 6, 2022

PREPARED BY:

Rio School District

1800 Solar Drive
Oxnard, CA 93030

In Association With:

SRG 1

2945 Townsgate Road, Suite 200
Westlake Village, CA 91361

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1.0 PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

Project title:	Rio del Valle Middle School Existing Campus Expansion Master Plan
Lead agency name and address:	Rio School District 1800 Solar Drive Oxnard, CA 93030
Contact person and phone number:	Joel Kirschenstein, SRG 1 (805) 377-3999 Wael Saleh, C.P.A., M.B.A., Assistant Superintendent/Chief Business Official (805) 485-6302, Ext. 2130
Project location:	Northeast of Rose Avenue and Collins Street
Assessor Parcel Number (APN):	APNs 144-0-110-445, 144-0-110-225, and 144-0-110-590
Project sponsor’s name and address:	Rio School District 1800 Solar Drive Oxnard, CA 93030
City of Oxnard General Plan Designation:	Agriculture and School
Ventura County General Plan Designation	Agriculture and Very Low Density Residential
El Rio / del Norte Area Plan Designation (embedded as part of General Plan)	Agriculture (40 AC Min.) and Institutional (10 AC Min.)
Ventura County Zoning Designation:	RE-20,000 S.F. AE-40 ac/MRP AE-40 ac/MRP
Surrounding land uses:	North: Residential and Agricultural land East: Agricultural land South: Commercial (car dealerships) West: Residential
Planned and Pending Projects in the Site Vicinity (City of Oxnard 2022a):	Rio Urbana Maulhardt/Stiles NECSP Sub-Neighborhood Plan Riverpark

1.1 RIO SCHOOL DISTRICT

Rio School District (RSD or the District) serves the unincorporated community of El Rio, the Riverpark development, and portions of the City of Oxnard. The District strives to provide world-class education to its students through five elementary schools, two K-8 school academies, and two middle schools. Since its beginnings as a one-room schoolhouse in 1885, RSD has been the center of the community for all of the families it has served. Today, the

District continues its tradition of caring for each student. Through teaching excellence, close working relationships, and community business and government partnerships, RSD inspires students and employees to strive to be lifelong learners who are engaged in the community (RSD 2021). Table 1-1 shows a list of the nine RSD schools and their existing enrollment.

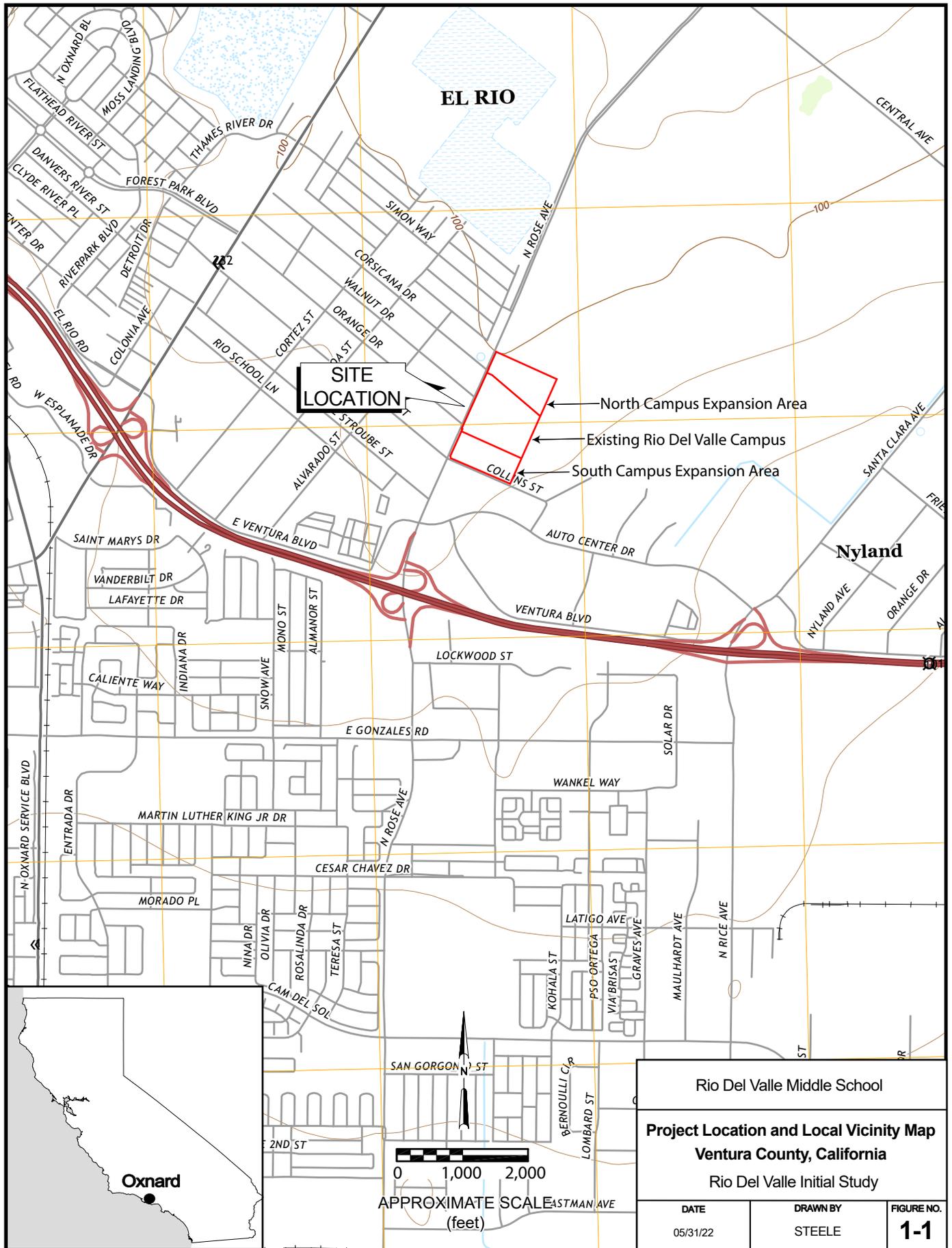
Table 1-1. Rio School District Schools

School	Existing Enrollment*
Elementary	
Rio del Mar	403
Rio del Norte	472
Rio Lindo	486
Rio Plaza	556
Rio Rosales	500
K-8	
Rio Real	682
Rio del Sol	703
Middle Schools	
Rio del Valle	819
Rio Vista	696
Total	5,317

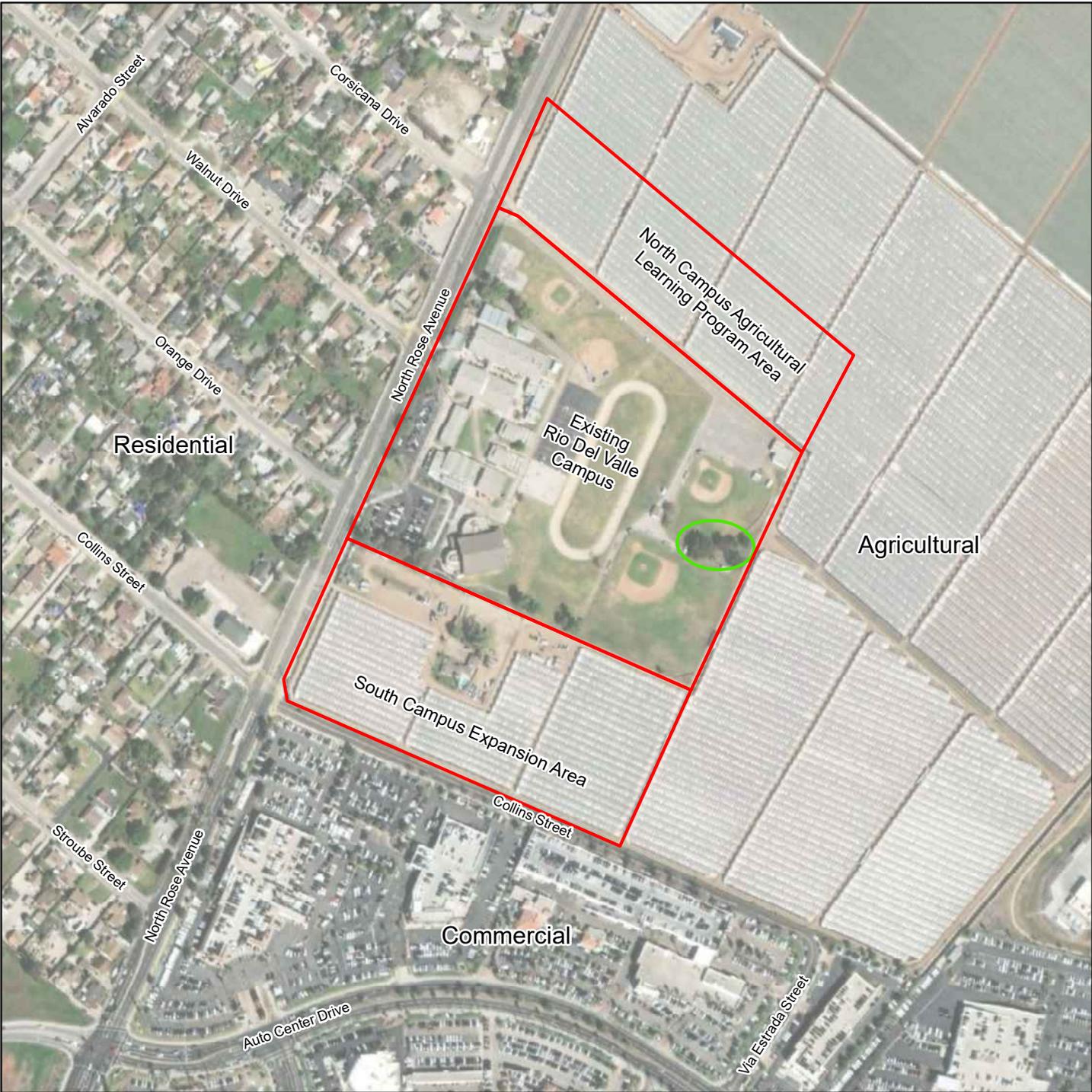
**2019-20 Existing Enrollment Data from the California Department of Education (CDE 2021).*

1.2 PROJECT LOCATION

The proposed project includes the expansion of the Rio del Valle Middle School (RDV) campus and related programs located at 3100 Rose Avenue in unincorporated County of Ventura (Figure 1-1). The primary access to the main campus is off Rose Avenue. 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 enhanced 41.3-acre campus (project Site). The District is currently in escrow to acquire the southern campus expansion area. At least two parcels (southern campus expansion area and main campus), if not all three parcels associated with the proposed project are proposed for annexation into the City of Oxnard. The geographic coordinates of the project Site are approximately Latitude 34° 14' 2.39" North, Longitude 119° 9' 10.61" West (Google Earth Pro 2021). Surface elevations at the Site are approximately 92 feet above mean sea level (EDR 2021). 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, as shown in Figure 1-2. The land use designations for the project Site are identified in Table 1-2. The District remains open to annexing the entire RDV campus (all three parcels) into the City of Oxnard.

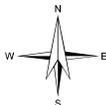


Base Map: Oxnard, CA Quadrangle 7.5 Minutes Series, U. S. Geological Survey 2018



Legend

- Project Boundary
- Existing Mature Oak Trees



Data Sources: ESRI, Ventura County, Tetra Tech
 Background: ESRI World Imagery Service

Rio Del Valle Middle School

Current and Surrounding Land Uses, Ventura County, California

Rio Del Valle Initial Study

DATE	DRAWN BY	MAP NO.	FIGURE
05/31/2022	BURSON/ STEELE	10911	1-2

Table 1-2. Project Site Land Use Designations

Parcel	Ventura County General Plan Land Use Designation	Ventura County Zoning Designation	County SOAR	Oxnard-Camarillo Greenbelt	City of Oxnard General Plan Land Use Designation
Agricultural Learning Program/North Campus 144-0-110-225 (Portion)	Agricultural	AE-40 ac/MRP	Yes	Yes	Agriculture
Main Campus 144-0-110-445	Very Low Density Residential	RE-20,000 S.F.	No	No	School
Southern Campus Expansion 144-0-110-590 (Portion)	Agricultural	AE-40 ac/MRP	Yes	Yes	Agriculture

As of January 2022, planned and pending projects in the Site vicinity include Rio Urbana, the Maulhardt/Stiles NECSP Sub-Neighborhood Plan, various projects falling under the greater Riverpark development, and multiple commercial and industrial projects. The City of Oxnard currently states 290 planned and pending projects; a vast majority of these occur outside of the RDV attendance boundary. The Riverpark development, Rio Urbana, and the Maulhardt/Stiles NECSP Sub-Neighborhood Plan are the three pending projects that could directly affect the project proposed herein. The projects have the potential to bring in additional student population to the City through new residential units. While the commercial and industrial projects in the Site vicinity may add available jobs and consumer appeal to the area, these projects will not directly add permanent population and housing that would affect RSD and its student body (City of Oxnard 2022a, RSD 2021). District-wide individual school boundary adjustments will be made as needed in the future, and the proposed project will improve the District’s ability to accommodate an increased student body.

1.3 SITES CONSIDERED BUT ELIMINATED

Expansion of the existing RDV campus as represented has been determined as the best option for increased middle school education service within the RSD attendance boundary. RSD has two existing middle schools: RDV and Rio Vista. There is no adjacent land available to expand the Rio Vista campus. RDV was selected because adjacent land was available to purchase by RSD for the campus expansion. Additionally, nine of the District’s 14 buses are used for RDV student transportation, and RDV has an urgent need for bus parking facilities and improvements to student drop-off and pick-up accessibility and safety conditions on Site. The expanded campus, accessed from Rose Avenue and Collins Street, will inherently create the necessary parking facilities, and improve campus vehicle safety.

One of the six sites identified in the Oxnard General Plan for future school sites is currently being constructed as Del Sol High School (Oxnard Union High School District); the other five sites were determined demographically unacceptable for the proposed project, as they are outside of the current RSD attendance boundary, would create additional traffic impacts due to added vehicle and bus trips and increased travel time, and are not affordable to the District at this time. Additionally, expansion of the existing RDV Site is most cost effective, and District-wide individual school attendance boundary adjustments will be made as needed in the future. Further discussion on sites considered but eliminated will occur in the Environmental Impact Report (EIR) for the proposed project.

1.4 PROJECT OBJECTIVES

The objectives of the proposed project include the following:

- A. Address significant community health, safety, and welfare issues including congested traffic and parking conditions;
- B. Streamline District student transportation to improve safety and reduce vehicle miles traveled (VMT) and mitigate existing on-Site and off-Site parking impacts;
- C. Accommodate existing and projected future student enrollment within the District;
- D. Locate school facilities within close proximity to students' residences;
- E. Provide new facilities that meet the District's educational program specifications;
- F. Consolidated facilities that reflect the need and efficient use of limited land resources; and
- G. Ensure cost-effective use of State and local public resources funding sources.

1.5 PROJECT DESCRIPTION

RSD proposes to implement the RDV Campus Expansion Master Plan (proposed project) to meet the immediate educational, recreational, and support facilities needs of District students. Enrollment within the District has been increasing and additional facilities are needed now to accommodate the students. The District is currently in escrow to acquire approximately 11.1 acres to the south of the existing campus that would extend the existing RDV campus boundary to Collins Street. This would increase the campus area to approximately 41.3 acres. The proposed project includes development within the expanded campus which would occur in two phases, as detailed below, and would include options for: new classrooms, library and media center, transportation and parking facilities, recreational facilities including a 320-meter track, flag football field, six basketball courts, two baseball fields, 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 handball courts. Figure 1-3 shows the Conceptual Site Master Plan. This plan was revised in March 2022 to protect the existing stand of mature oak trees present in the eastern portion of the existing RDV main campus.

The expanded campus shall provide significant health and safety improvements, additional on-Site parking, and a bus turn out lane. Nine of the District's 14 buses are used for RDV student transportation during and after school programs; these buses would be housed on the southern 11.1-acre addition to the campus with the buildout of the proposed project.

RSD buses will remain at the current District Transportation and Parking Facility on Vineyard Avenue (former El Rio Elementary School) until June 14, 2022. On June 14, 2022, RSD buses will be moved to a temporary parking facility located at Oxnard School District Transportation Center (near 516 W. Wooley Road). This temporary bus parking location will be utilized until bus parking facilities included as part of the proposed project at RDV become available; temporary bus parking per the interim joint use agreement approved at the District board meeting on March 16, 2022, is anticipated for a period of one year pursuant to the District's current agreement with the Oxnard School District. The temporary parking facility located at Oxnard School District Transportation Center is not considered part of the proposed project, and therefore is not analyzed for significant environmental impacts in this Initial Study. RSD would have lost access to the current District Transportation and Parking Facility on Vineyard Avenue in June 2022, regardless of the proposed project.



LAND USE DATA

OVERALL CAMPUS EXPANSION SUMMARY

EXISTING RIO DEL VALLE MIDDLE SCHOOL SITE	20.2 ACRES
NORTH CAMPUS EXPANSION AREA	10.0 ACRES
SOUTH CAMPUS EXPANSION AREA	11.1 ACRES
TOTAL AREA:	41.3 ACRES

PROPOSED BUILDINGS/STRUCTURES

ACADEMIC & INSTRUCTIONAL BUILDINGS	
CLASSROOMS (x8)	12,000 S.F.
LIBRARY & MEDIA CENTER	5,400 S.F.
MULTI-PURPOSED BUILDING	5,400 S.F.
PHYSICAL EDUCATION CLASS 'A'	1,152 S.F.
PHYSICAL EDUCATION CLASS 'B'	1,152 S.F.
MAINTENANCE & OPERATIONS BUILDINGS:	
MAINTENANCE BUILDING	7,500 S.F.
EXISTING BUILDING	±3,130 S.F.
PORTABLE #1	1,000 S.F.
PORTABLE #2	1,000 S.F.
RESTROOMS	528 S.F.
ATHLETIC BUILDINGS	
RESTROOMS/STORAGE BUILDING	1,900 S.F.
TOTAL BUILDING AREA PROPOSED:	37,192 S.F.
EXISTING/RE-PURPOSED STRUCTURES:	±3,130 S.F.
GRAND TOTAL:	40,322 S.F.

PROPOSED FIELDS/ATHLETIC FACILITIES

- 320 METER TRACK
 - FLAG FOOTBALL FIELD
 - BASEBALL FIELDS (x2)
 - SOFTBALL FIELD
 - P.E. & LUNCH PLAY FIELD
 - SAND VOLLEYBALL COURTS (x4)
 - OUTDOOR BASKETBALL COURTS (x6)
 - TENNIS COURTS AND/OR HANDBALL COURTS (x10)
 - SOCCER FIELDS (x2 to 3)
 - 400 METER JOGGING PATH
- NOTE: IRRIGATION & FARMWORKER PATHS CURRENTLY IN OPERATION

PARKING DATA

PARKING LOT 'A'	
STANDARD PARKING SPACES:	91 SPACES
ACCESSIBLE PARKING SPACES:	4 SPACES
PARKING LOT 'B' (EXISTING)	
STANDARD PARKING SPACES:	84 SPACES
ACCESSIBLE PARKING SPACES:	6 SPACES
PARKING LOT 'C'	
STANDARD PARKING SPACES:	68 SPACES
ACCESSIBLE PARKING SPACES:	4 SPACES
TRANSPORTATION & PARKING FACILITY	
STANDARD PARKING SPACES:	34 SPACES
BUS PARKING SPACES:	24 SPACES
ACCESSIBLE PARKING SPACES:	2 SPACES
PARKING SUMMARY	
STANDARD PARKING SPACES:	277 SPACES
BUS PARKING SPACES:	24 SPACES
ACCESSIBLE PARKING SPACES:	16 SPACES

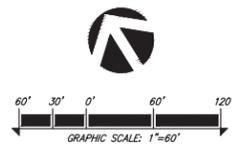
LEGEND

- CITY OF OXNARD CITY LIMITS
- CITY OF OXNARD SPHERE OF INFLUENCE
- TRANSPORTATION & PARKING AREA
- FUTURE INSTRUCTIONAL/ATHLETIC EXPANSION AREA
- AGRICULTURAL LEARNING PROGRAM AREA

NOTE

ALL TREES AND LANDSCAPE LAYOUTS SHOWN ARE CONCEPTUAL IN NATURE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

VICINITY MAP



Source: Sheet 1 Rio Del Valle Middle School Expansion Plan Illustrative Concept Plan, Jensen Design Survey, Inc. April 6, 2022.

REVISION	DATE	CLIENT:
NORTH AREA REVS.	06-21	
DESIGN DETAILS	08-21	
RE-DESIGN	03-22	

RO SCHOOL DISTRICT

ENGINEER & LAND USE PLANNER:

JENSEN DESIGN & SURVEY, INC.

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

Rio Del Valle Middle School

Conceptual Master Plan
Ventura County, California

Rio Del Valle Initial Study

DATE	DRAWN BY	FIGURE
05/31/22	STEELE	1-3

The buildout of the RDV Campus Master Plan is anticipated to occur over approximately 5 years. A comparison of existing and proposed RDV campus configuration is provided in Table 1-3.

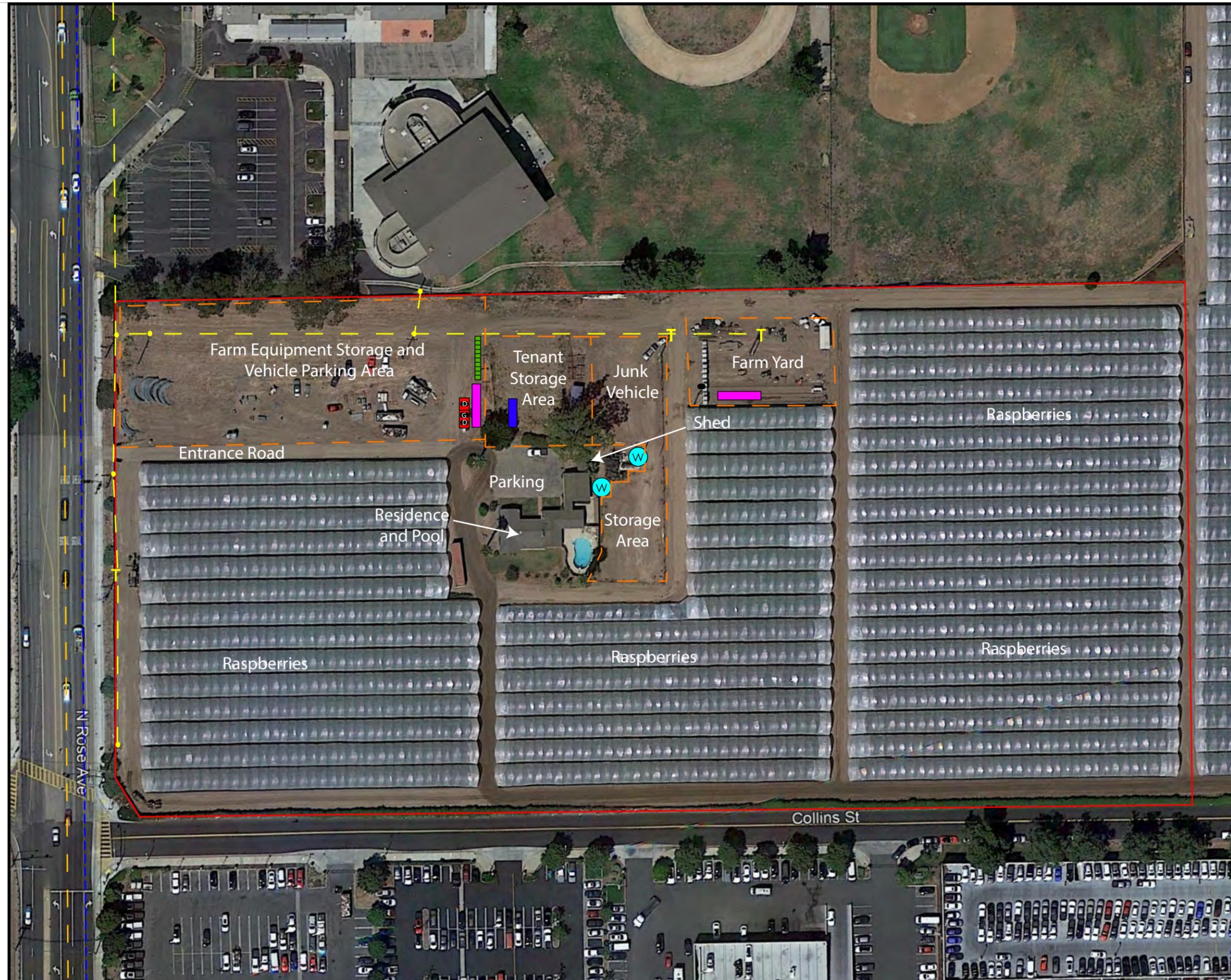
Table 1-3. Comparison of Existing and Proposed Rio del Valle Configuration

	Existing Configuration	Proposed Configuration
Student Capacity	~1,116	~1,366
Total Classrooms	39	49
Permanent Square Footage	81,024	116,882
Portable Square Footage	7,071	11,535
Total Building Square Footage	88,095	128,417
Parking Spaces	90 (84 standard and 6 accessible)	317 (277 standard, 16 accessible, and 24 bus)
Total Campus Area (Acres)	30.2	41.3

Phase I

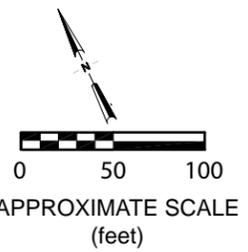
The District proposes to annex at least two parcels (southern campus expansion area and main campus), if not all three parcels into the City of Oxnard during Phase I. Phase I activities for the proposed project will include improvements on the western portion of the south campus expansion area shown on Figure 1-3. Per the City of Oxnard Municipal Code, Chapter 21, Article III, utility undergrounding associated with the proposed project will likely be necessary, and utility undergrounding along public right of ways will likely occur as part of Phase I. Construction will start for most of the following improvements after approval of the EIR, anticipated towards the end of 2022. These construction activities are estimated to take 18 months. Phase I activities will also include replacement and relocation of some of the existing recreational facilities and parking within the existing main campus. To assist in alleviating parking and overcrowding issues, some of these facilities in the main campus will be completed in June/July 2022.

The southern campus expansion area is approximately 11.1 acres in size and is located on a portion of current APN 144-0-110-590. RDV is currently in escrow to acquire the southern campus expansion area, which would extend the existing boundary of the RDV campus south to Collins Street. The current western and eastern property lines would continue southward on their current bearings, until terminating at Collins Street. Access to the Site is proposed via driveway connections to Collins Street, from the existing campus parking lot B, and the proposed parking lot C off Rose Avenue. A 25-foot-wide access road will run from south to north providing a secondary point of access through the existing RDV parking area. The District Transportation and Parking Facility will consist of a 7,500 sq. ft. maintenance building, two 1,080 sq. ft. portable buildings, 528 sq. ft. restroom, and conversion of the approximately 3,130 sq. ft. existing residential structure located on the Site to office use by District Maintenance and Operations staff. The District Transportation and Parking Facility, including buses, can be completely closed off from the general public or staff parking areas, allowing for enhanced security and operational options. Existing utility lines are present within the southern campus expansion area. A detailed map showing current land use of the southern campus expansion area is shown in Figure 1-4.



LEGEND

- Site Boundary
- Pole-Mounted Electrical Power Lines
- T Pole-Mounted Electrical Transformer
- W KMS Industries, Inc. Water Well
- █ Reiter Brothers Storage Container
- █ Tenant Storage Container
- G D Above Ground Fuel Storage Tanks (G = Gasoline, D = Diesel)
- █ Reiter Brothers Agricultural Amendment Totes
- - - 16-inch OD Steel Water Pipeline (City of Oxnard)
- - - 42-inch OD Steel Water Pipeline (United Water Conservation District)



Rio Del Valle Middle School

**Southern Parcel Current Land Use,
Ventura County, California**
Rio Del Valle Initial Study

DATE 05/31/22	DRAWN BY STEELE	FIGURE 1-4
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Base Map: Google Earth Image Dated 8/19/19.

After EIR approval, if needed depending on construction phasing, an Interim Bus & District Vehicle Parking Area is proposed to be located along the Rose Avenue frontage of the southern campus expansion area and will encompass proposed Parking Lot A shown on Figure 1-3. Striping will be configured to allow for temporary bus parking in center aisle of Parking Lot A. This interim bus parking area within Parking Lot A will be used to park RDV school buses and maintenance vehicles while the permanent District Transportation and Parking Facility is under construction. Access to the interim bus parking area will provided via connection to the existing RDV campus parking. The interim bus parking area within Parking Lot A is preliminary designed to accommodate 22 bus parking spaces and 12 standard parking spaces on an approximately 1.0-acre parking surface. The construction of the Interim Bus & District Vehicle Parking Area is estimated to take six months.

Upon completion of the permanent District Transportation and Parking Facility, bus and district vehicle parking will be relocated to this new, permanent area as shown on Figure 1-3. The interim parking area within Parking Lot A will be converted to a permanent parking area to provide 91 standard and 4 accessible parking spaces for the RDV campus within 12 months.

Utility Improvements - Electrical & Lighting

Utility undergrounding associated with the proposed project will likely be necessary, and utility undergrounding along public right of ways will likely occur as part of Phase I; therefore, utility improvements associated with electrical and lighting are discussed in the Phase I text herein. Water and sewer related utility improvements associated with the proposed project will primarily occur during Phase II and are discussed below.

Southern California Edison (SCE) currently provides electrical service to RDV. SCE will provide electrical service to the proposed expansion area via new electrical secondary connection(s) and meter(s). SCE has existing 17 kilovolt (KV) overhead primary power lines located in the Rose Avenue right of way, on the eastern side of Rose Avenue along the western Site boundary. Electrical power is supplied to the southern campus expansion area from the overhead primary power lines located in the Rose Avenue right of way by a run of overhead secondary power lines routed approximately 600 feet east from Rose Avenue and approximately 55 feet south of the north boundary of the southern campus expansion area. Electrical power is also routed from this run of overhead secondary power lines to a pole on the southern boundary of the existing school campus adjacent to the Gymnasium building. There are two pole-mounted electrical transformers located along the run of overhead secondary power lines in the southern campus expansion area approximately 520 feet and 600 feet east of Rose Avenue. Another pole-mounted electrical transformer is located along the overhead primary power lines located in the Rose Avenue immediately adjacent to the western boundary of the southern campus expansion area approximately 280 feet south of the north boundary of the southern campus expansion area. While the southern campus expansion area is currently serviced by SCE with the existing secondary power lines, it is anticipated that service will be further extended from the existing SCE primary infrastructure, which is located on the same side of the street as RDV, to service the southern campus expansion area.

Recreational Facilities / Parking

In order to accommodate the increase in student populations and the associated demand on recreational facilities expected for the fall 2022 semester, the existing recreational facilities and parking will be replaced and constructed within the existing main campus. Construction on the following recreational facilities will be completed in June/July 2022: a 320-meter track, a flag football field, six basketball courts, and two soccer fields. Parking Lot C with 68 standard parking spaces and 4 accessible parking spaces will be added to the northwest corner of the existing main campus. DSA approved the Parking Lot C design and construction plans on March 15, 2022. Opportunities for use of the recreational school facilities by the community outside of school hours is planned. See Figure 1-3 for these on-Site improvements.

Phase II

Phase II activities for the proposed project will include improvements to the remaining eastern portion of the south campus expansion area, the north campus agricultural learning program area, and existing main campus. Construction will start on the following Phase II improvements in two to five years (2024 – 2027). These construction activities are estimated to take 18 to 24 months.

Agricultural Learning Program

No land use changes to the north campus agricultural learning program area are currently proposed as part of the proposed project. Approximately 10 acres on the northern portion of the project Site is currently utilized for agriculture and RSD plans to utilize the Site as an outdoor working farm “classroom.” No utility expansion is proposed in this area. An outdoor lecture area and a small paved pathway are planned for this area. Possible fencing may be added for security. A Notice of Exemption (NOE) for the purchase and use of the north campus for an agricultural learning program area was filed and posted with the Ventura County Clerk on August 11, 2021; no challenges to the NOE were filed.

Classroom and Library/Media Center and Multi-Purpose Buildings

The proposed project includes the potential for construction of up to 12,000 sq. ft. for eight new classrooms and approximately 5,400 sq. ft. library/media center and 5,400 sq. ft. multi-purpose buildings. These improvements could accommodate a potential 250-student increase, expected to occur over a five-year period commencing at the earliest in the 2024/2025 school year. All these improvements are shown in Figure 1-3.

Recreational Facilities

New school and community recreational facilities would be added including two baseball field(s), softball field, P.E. and lunch play field, four sand volleyball courts, jogging path, an athletic restroom/storage building, and up to ten tennis courts and/or handball courts. The proposed project also includes two 1,080 sq. ft. portable classrooms for physical education. Opportunities for use of the recreational school facilities by the community outside of school hours is planned. See Figure 1-3 for the proposed on-Site improvements.

Utility Improvements - Water

RDV currently obtains water through three existing unique sources: The City of Oxnard, a RSD-owned and operated well, and the United Water Conservation District. Based on future direction from prospective water purveyors, as well as RSD’s consultant’s professional judgement, the proposed project’s southern campus expansion area will obtain potable water from a new connection to the City of Oxnard water system. The anticipated point of connection would be from an existing City water line(s) located in the Rose Avenue or Collins Street right of way. An approximately 8-inch diameter water line would deliver water from the City line to the proposed southern campus expansion area. It is anticipated that the improvements proposed on the existing campus parcel will utilize connections from existing service lines. At this time, it is anticipated that the northern expansion area will continue to utilize agricultural water from current sources (well water).

Utility Improvements - Sewer

The City of Oxnard provides existing sewer service to RDV through an extension of the sewer main in Rose Avenue to the RDV Site. Sewer service is proposed to be provided to the southern campus expansion area via a new connection to the City of Oxnard sewer main, separate from the existing main campus sewer. The anticipated point of connection would be on Rose Avenue or Collins Street right of way. Sewer service for new improvements on the existing main campus will be via connecting to the existing RDV sewer Point of Connection (assuming adequate capacity).

1.6 REQUIRED PERMITS AND APPROVALS

Following this Initial Study, the forthcoming EIR will be used by RSD and responsible and trustee agencies with jurisdiction over portions of the project prior to deciding whether to approve or permit project components. A public agency, other than the lead agency, that has discretionary approval power over a project is known as a “responsible agency” as defined by CEQA Guidelines Section 15381. Anticipated permits and approvals for the proposed project are identified in Table 1-4.

Table 1-4. Anticipated Permits and Approvals (In Progress)

Agency	Permit/Approval
California Department of Education	Approval of construction plans and CDE Site Plan and Approval
California Department of General Services, Division of State Architect	Approval of construction plans and CDE Site and Plan Approval
California Department of Toxic Substance Control	Approval of Preliminary Environmental Assessment (PEA) and Supplemental Site Investigation (SSI) for Southern Campus Expansion Area
City of Camarillo	Oxnard-Camarillo Greenbelt Modification
City of Oxnard	Annexation Request, Oxnard-Camarillo Greenbelt Modification, General Plan Amendment, Zoning and Pre-zoning*
Los Angeles Regional Water Quality Control Board	Storm Water Pollution Prevention Plan
Rio School District	Approve Project (Educational Specifications, Design/Construction Funding and Associated Contract Approvals) EIR (Adopt EIR and MMRP)
Ventura County	Oxnard-Camarillo Greenbelt Modification
Ventura Local Agency Formation Commission (LAFCO)	Annexation and associated Sphere of Influence/CURB adjustments

*The District may, to the extent applicable, elect to exercise its authority pursuant to Government Code Section 53094 to overrule zoning.

1.7 CALIFORNIA NATIVE AMERICAN TRIBE CONSULTATION

Have California Native American tribes (NAT) traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The Barbareño/Ventureño Band of Mission Indians has requested consultation under AB52. In addition, consultation will occur under SB18, Government Code Section 65352.3, for the proposed project. The District is in the process of initiating consultation with tribes, and results of consultation will be reported in the forthcoming EIR.

1.8 CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW

In accordance with the CEQA Guidelines Section 15063, RSD has conducted an Initial Study to determine if the project may have a significant effect on the environment. The purposes of an Initial Study include providing the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration. As discussed below, it has been determined that four CEQA resource issues (Energy, Population and Housing,

Recreation, and Wildfire) would not be significant and would not require further analysis in the EIR. This Initial Study determined that the proposed project may have a potentially significant impact on agricultural resources. Based on the preliminary analyses, the remaining issues are expected to not be significant or with mitigation can be reduced to less than significant; however, this conclusion may change in the EIR. Additional analysis and/or technical studies are needed to substantiate the anticipated determination, as stated in this Initial Study. The following 16 resource areas will be analyzed in detail in the respective sections of the EIR for all threshold questions not dismissed in the Initial Study: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Transportation, Tribal and Cultural Resources and Utilities and Service Systems.

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2.0 ENVIRONMENTAL CHECKLIST

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

2.2 DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation, the following will be determined:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to

that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



June 6, 2022

Signature

Date

Signature

Date

Wael Saleh

Print Name

Print Name

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-Site as well as on-Site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- (4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- (5) Earlier analyses may be used if, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063[c][3][D]). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where earlier analyses are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address Site-specific conditions for the project.

- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form (AEP 2021), and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

2.4 ENVIRONMENTAL IMPACT ANALYSIS

2.4.1 AESTHETICS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a.	Have a substantial adverse effect on a scenic vista?			X	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway?				X
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?			X	

Discussion:

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. In the City of Oxnard, key view corridors include local waterways, agricultural open space, beaches, mountains, and a variety of urban landscapes (City of Oxnard 2011). Visual characteristics in the project area include primarily residential development with agricultural uses, including the Oxnard-Camarillo Greenbelt. Agricultural greenbelt areas provide an important open space quality to the City of Oxnard’s sphere of influence (SOI). The City’s urban landscape is also considered an important aesthetic resource (City of Oxnard 2006).

The project Site is relatively flat; the main campus parcel is a developed school campus, and the north campus agricultural learning program area and southern campus expansion area are both currently used for agriculture as shown in Figure 1-2. The Site is adjacent to agricultural land to the north and east, Rose Avenue and residential land to the west, and commercial land in the form of car dealerships to the south. According to the El Rio del Norte Area Plan included within the Ventura County General Plan (Ventura County 2020a), Rose Avenue, which runs adjacent to the western project boundary, is a major roadway with scenic resources. The north campus agricultural learning program area and southern campus expansion area fall within the boundary of the Oxnard-Camarillo Greenbelt.

A stand of mature oak trees (*Quercus* sp. – some native) is present in the eastern portion of the existing school campus (see Figure 1-2); the proposed project will avoid impacts to this stand of oak trees, as shown in Figure 1-3. Any other trees removed due to the proposed project will be in compliance with City requirements, including the City’s Landscape Standards (City of Oxnard 1988), and if needed, mitigation will be defined in the forthcoming EIR. Significant impacts to a scenic vista are not expected as the project is located in a predominately developed area,

however, the proposed project includes campus expansion that would require development and reduction of agricultural land within the Oxnard-Camarillo Greenbelt and alter the public view of the Site from Rose Avenue. Therefore, this conclusion may change, and mitigation may be required. This topic will be further analyzed in the EIR.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project Site is relatively flat; the main campus parcel is a developed school campus, and the north campus agricultural learning program area and southern campus expansion area are both currently used for agriculture. The project Site is not located adjacent to a designated State scenic highway or eligible State scenic highway, as identified on the California Scenic Highway Mapping System (Caltrans 2018). Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and this issue will not be discussed further in the EIR.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The project Site is relatively flat; the main campus parcel is a developed school campus, and the north campus agricultural learning program area and southern campus expansion area are both currently used for agriculture. Development of the proposed project will result in a visual change from construction and operation of the new educational facilities in the southern campus expansion area in comparison to existing conditions. Significant impacts are not expected as the project proposed project would likely be consistent with the nearby developed areas, however, the north campus agricultural learning program area and southern campus expansion area fall within the boundary of the Oxnard-Camarillo Greenbelt and are currently used for agriculture; re-zoning is anticipated as part of the proposed project. Therefore, this conclusion may change, and potential impacts to the visual character or quality of the Site and its surroundings will be analyzed further in the EIR.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The central portion of the project Site is a developed school campus with existing associated lighting. Improvements associated with the proposed project, including the development of southern campus expansion area would include additional exterior lighting (e.g., around buildings, walkways, sports fields, and parking lots) as needed for adequate safety and security at night. In addition, it is anticipated that portions of RDV would be used outside of school hours for community recreation. It is expected that project lighting will be consistent with City and County regulations. However, as the proposed project would introduce new sources of lighting, this conclusion may change, and this topic will be further analyzed in the EIR.

2.4.2 AGRICULTURE AND FOREST RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>		<p>Note: Approximately 50 percent of the proposed southern campus expansion area has not been used for agricultural for over ten years. This area contains a farmhouse, farm equipment and tenant storage areas, a vehicle parking area, and a farmyard.</p>			
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion:

- a. **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Potentially Significant Impact. The City of Oxnard 2030 General Plan Program EIR (City of Oxnard 2009) accounted for the conversion of up to 2,215 acres of important farmland (defined as Prime Farmland and Farmland of Statewide Importance) to non-agricultural use and determined the impact to be significant and unavoidable. The City certified the 2030 General Plan Program EIR on October 11, 2011 that considered the possible environmental impacts of buildout to 2030: adding approximately 40,000 people to the City's population, development of all remaining vacant land within the Oxnard CURB Line; at least two parcels associated with the proposed project are proposed to be annexed to the City of Oxnard, and as such, a corresponding SOI and City Urban Restriction Boundary (CURB) adjustment would occur.

The north campus agricultural learning program area and southern campus expansion area were identified as either Prime Farmland or Farmland of Statewide Importance by the California Department of Conservation (California Department of Conservation, Division of Land Resource Protection 2018). The proposed project would convert the approximately 11.1-acre southern campus expansion area from agricultural use to develop new educational and support facilities. At least two parcels associated with the proposed project are proposed to be annexed to the City of Oxnard, it is anticipated that consultation with the Ventura County Planning division and Agricultural Commissioner for implementation of appropriate mitigation, if feasible, will occur (Ventura County 2020a).

Results of the consultation as well as further review of available resources with regard to mitigation, including but not limited to the recently released *Teal Club Specific Plan Recirculated Draft EIR* (City of Oxnard 2021a), will determine the type and/or feasibility of mitigation. Every effort will be made to mitigate potentially significant impacts to Prime Farmland and/or Farmland of Statewide Importance. Should the analyses conducted as part of the EIR determine mitigation to be feasible, the level of impact post mitigation regarding the conversion of Farmland to non-agricultural use will be determined and thoroughly discussed. Therefore, this topic will move forward to the EIR.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less Than Significant Impact. The proposed project Site is not subject to any Williamson Land Conservation Act (LCA) contracts. Based on similar projects in the area, significant impacts are not expected, however, re-zoning of agricultural land is anticipated as part of the proposed project. Therefore, this conclusion may change, and this topic will be further analyzed in the EIR.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. There is no forest timberland located on the project Site. Nor is the project Site zoned for timberland use as identified above. Therefore, the proposed project would not conflict with zoning for, or cause rezoning of, forest land or timberland and this issue will not be further analyzed in the EIR.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located on the project Site. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to a non-forest use and this issue will not be further analyzed in the EIR.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. There is no forest land located on or adjacent to the project Site. Therefore, the proposed project would not individually or cumulatively result in the loss of forestland to non-forest use. The project is expected to implement appropriate and applicable policies, such as those in the County of Ventura Agriculture/Urban Buffer Policy, and appropriate and applicable recommendations, such as those in Farming Near

Schools, A Community Guide for Protecting Children (Ag Futures Alliance 2002). Based on similar projects in the area, significant impacts are not expected, however, portions of the project Site are currently used for agriculture and implementation of the proposed project would convert the southern campus expansion area to a non-agricultural use. Further review of available resources including but not limited to the recently released *Teal Club Specific Plan Recirculated Draft EIR* (City of Oxnard 2021a) will be discussed in the forthcoming EIR. Therefore, this conclusion may change, and this topic will be further analyzed in the EIR.

2.4.3 AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		X		
c.	Expose sensitive receptors to substantial pollutant concentrations?			X	
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Discussion:

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The project Site is located within Ventura County, and annexation of at least two parcels associated with the proposed project to the City of Oxnard is anticipated as part of the proposed project. The Ventura County Air Pollution Control District (VCAPCD) is the agency responsible for attaining federal and state clean air standards within Ventura County. To pursue improvement of air quality in Ventura County, the Ventura County Air Pollution Control Board has adopted the 2016 Ventura County Air Quality Management Plan (AQMP), which presents a comprehensive list of pollution control strategies aimed at attaining Ventura County’s federal 8-hour ozone standard by 2020 as required by the Clean Air Act Amendments of 1990. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments and reflected in local general plans (VCAPCD 2017). A proposed project that is inconsistent with a local general plan is also inconsistent with the AQMP. A proposed project could be inconsistent with a general plan if it resulted in a land use re-designation, causing a general plan amendment and an increase in population beyond what is budgeted. Based on similar projects in the area, significant impacts are not expected, however this conclusion may change; an air quality study will be conducted for the proposed project, and this issue will be further analyzed and discussed in the EIR.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than With Mitigation Incorporated. The proposed project will result in significant cumulative impacts if it exceeds daily thresholds of significance established by VCAPCD, or if it incurs an increase of emissions beyond what is planned for in the Ventura County General Plan (Ventura 2020a). Based on similar projects in the area, significant impacts are not expected or will be reduced to less than significant with mitigation. Nonetheless, this

conclusion may change; an air quality study will be prepared for the proposed project and this issue will be analyzed further in the EIR.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The proposed project includes campus expansion components to help meet the educational needs of District students and recreational needs of the El Rio community. The proposed project is anticipated to have a less than significant impact on sensitive receptors. Nonetheless, an air quality study will be prepared for the proposed project and this issue will be analyzed further in the EIR.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. While the northern boundary of the project would be adjacent to agricultural fields, the types of crops grown at these fields are not anticipated to create objectionable odors. Operation of the proposed project is not expected to create objectionable odors since its primary function is to provide educational services. Nonetheless, this conclusion may change; an air quality study will be prepared for the proposed project and this issue will be analyzed further in the EIR.

2.4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X		
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X		
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

- a. **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?**

Less Than with Mitigation Incorporated. The project Site currently consists of approximately 20.2-acres of existing school facility, 10-acres of active agricultural lands to the north and 11.1-acres to the south of the existing campus buildings. The project Site is located within an urban environment, adjacent to agricultural land to the north

and east, Rose Avenue and residential land to the west, and commercial land in the form of car dealerships to the south.

Based on current and surrounding land use, the potential for candidate, sensitive, or special-status species or habitats is low within the project Site’s geographic area. A general biological survey conducted on September 22, 2021, verified that the project Site is currently used as an active middle school campus and cultivation of row crops; no native vegetation communities occur within the Site boundary. During the biological survey, a total of 53 plant species (7 native and 46 non-native) and 15 native wildlife species were observed on Site. A stand of mature oak trees (some native) is present in the eastern portion of the existing school campus (see Figure 1-2); the proposed project will avoid impacts to this stand of oak trees, as shown in Figure 1-3. Other natives such as big saltbush (*Atriplex lentiformis* – observed at the boundary of the southern parcel and Rose Avenue) and jimsonweed (*Datura wrightii* – observed behind an existing building on the school campus) observed on-Site occur mostly along parcel boundaries where there is less human disturbance. The native black sage (*Salvia mellifera*) is used in some ornamental planters on the existing RDV campus Site. Wildlife observed throughout all portions of the project Site included species such as dark-eyed junco (*Junco hyemalis*), Cassin’s kingbird (*Tyrannus vociferans*), western meadowlark (*Sturnella neglecta*), and California ground squirrel (*Spermophilus beecheyi*).

A query of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) was conducted to determine the known locations of any special-status species or habitats (sensitive, threatened, endangered, rare, or candidate species) within and surrounding the project Site. The special-status species presented in Table 2-1 are those with any chance of potentially occurring within or adjacent to the project Site based on regional occurrence and habitat present on the project Site (CDFW 2021). Due to the current land use of the Site and plant list established during the general biological survey, there is no potential for special-status plants to occur on the project Site.

Table 2-1. Special-Status Wildlife Species with Potential to Occur

Common Name	Scientific Name	Federal Status / State Status	Other Status
Birds			
burrowing owl	<i>Athene cunicularia</i>	- / -	S, SSC, BCC
ferruginous hawk	<i>Buteo regalis</i>	- / -	WL, BCC
white-tailed kite	<i>Elanus leucurus</i>	- / -	S, FP
California horned lark	<i>Eremophila alpestris actia</i>	- / -	WL
American peregrine falcon	<i>Falco peregrinus anatum</i>	FD / SD	FP, BCC
Insects			
Crotch bumble bee	<i>Bombus crotchii</i>	- / CE	- / -
Mammals			
pallid bat	<i>Antrozous pallidus</i>	- / -	S, SSC
Mexican long-tongued bat	<i>Choeronycteris mexicana</i>	- / -	SSC
western mastiff bat	<i>Eumops perotis californicus</i>	- / -	S, SSC

Notes: Results based on CNDDDB query for six regional quadrangles (Oxnard, Ventura, Saticoy, Santa Paula, Camarillo, Point Mugu).

BCC = USFWS Birds of Conservation Concern

CE = Candidate Endangered

FD = Federally delisted

FP = CDFW Fully Protected

S = BLM Sensitive Species

SD = State delisted

SSC = CDFW Species of Special Concern

WL = CDFW Watch List

While no special status species were observed during the biological Site visit, potential habitat for special status species, such as mature trees for nesting raptors and other birds and suitable burrows for burrowing owl, was observed. Direct removal of trees, use of heavy machinery, and/or significant ground disturbance during construction activities has the potential to disturb special status species, if present, and mitigation may be required; mitigation, if needed, will be defined in the forthcoming EIR. Nonetheless, this conclusion may change, and this issue will be further analyzed in the EIR.

b. Would the project have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No Impact. The CNDDDB query identified nine sensitive habitat types within a six-quadrangle search around the project Site including:

- Southern California Coastal Lagoon;
- Southern California Steelhead Stream;
- Valley Needlegrass Grassland;
- Southern Coastal Salt Marsh;
- Coastal and Valley Freshwater Marsh;
- Southern Coast Live Oak Riparian Forest;
- Southern Sycamore Alder Riparian Woodland;
- Southern Riparian Scrub; and
- California Walnut Woodland.

None of the sensitive habitats listed above occur on or within the vicinity of the project Site. The project Site is located within an urban environment, adjacent to agricultural land to the north and east, Rose Avenue and residential land to the west, and commercial land in the form of car dealerships to the south. No native vegetation communities were documented on the project Site during the general biological survey conducted on September 22, 2021. A stand of mature oak trees is present in the eastern portion of the existing RDV campus, however given the small size of the stand of trees, and the historical and current land use of the Site and vicinity, these oak trees are not considered to make up an oak woodland vegetation community on-Site. Furthermore, the proposed project will avoid impacts to this stand of oak trees, as shown in Figure 1-3. Ornamental species such as lemon scented gum (*Eucalyptus citriodora*), jacaranda tree (*Jacaranda* sp.), and rose (*Rosa* sp.) dominated the existing RDV campus Site and cultivated red raspberry (*Rubus strigosus*) dominated both the northern and southern agricultural areas. Therefore, the proposed project would have no impact on any riparian habitat or other sensitive natural community and this issue will not be discussed further in the EIR.

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. During the general biological survey conducted on September 22, 2021, no jurisdictional wetlands were identified on, or directly adjacent to the project Site. Drainage features on the project Site consisted of both paved and unpaved swales/gutters, and agricultural drainage ditches. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory identifies the nearest wetland waters occurring approximately 0.4 mile to the north of the project Site (USFWS 2021). These wetland waters include a group of excavations characterized as freshwater ponds, that are artificially flooded. Swales and gutters on the project Site serve as stormwater drainage features. Agricultural drainage ditches observed on the project Site were used and maintained strictly for agricultural crop irrigation. Drainage features on the project Site were determined to be isolated features with no connection to a navigable water (i.e., they are not adjacent to wetlands) and do not qualify as Waters of the U.S., and therefore, are

not jurisdictional wetlands under Section 404 of the Clean Water Act. Drainage features were determined to be exempt from RWQCB jurisdiction under the State wetland definition and procedures (SWRCB 2019) since they are currently used and maintained strictly for agricultural crop irrigation, were created for the purposes of irrigation water catchment, storage, and distribution, and are not part of the natural landscape. Additionally, it was determined that CDFW would not have jurisdiction of the drainage features observed, since they did not have a defined bed, bank, and channel. Neither a change in sedimentation to differentiate a bed and bank nor an ordinary high-water mark were observed in the drainage features on-Site. The proposed project would not impact any areas outside of the project Site; as such, no impacts to protected wetlands would occur and this issue will not be discussed further in the EIR.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?

Less Than with Mitigation Incorporated. The project Site is located within a developed urban environment. The project Site is not located within, or directly adjacent to, any known or mapped wildlife corridors or nursery sites; the Santa Clara River is the nearest established Habitat Connectivity and Wildlife Corridor and is approximately 1.5 miles northwest of the project Site (Ventura County 2019). Vegetation that is currently on-Site, particularly mature trees, may serve as potential nesting areas; one large inactive stick nest was observed in a eucalyptus tree at the southern boundary of the existing RDV campus. A stand of mature oak trees (some native) is present in the eastern portion of the existing school campus (see Figure 1-2); the proposed project will avoid impacts to this stand of oak trees, as shown in Figure 1-3. The proposed project includes facility updates and expansion that may require the removal of other trees on Site. Any trees removed due to the proposed project will be in compliance with City requirements. Mitigation may be required for the removal of trees on Site, or increased disturbance in the area; mitigation, if needed, will be defined in the forthcoming EIR. Nonetheless, this conclusion may change, and this issue will be further analyzed in the EIR.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than with Mitigation Incorporated. The developed RDV campus, north campus agricultural learning program area, and southern campus expansion area all currently reside in the unincorporated County of Ventura; at least two parcels associated with the proposed project are proposed to be annexed to the City of Oxnard. Ventura County has a tree protection ordinance that applies to the pruning (beyond specified limits), removal, trenching, excavation, or other encroachment into the protected zone (5 feet outside the canopy's edge and a minimum of 15 feet from the trunk) of protected trees in unincorporated areas. In the non-coastal zone, protected trees include all oaks and sycamores 9.5 inches in circumference or larger (measured at least 4.5 feet above ground), trees of any species with a historical designation, trees of any species 90 inches in circumference or larger, and most 9.5-inch in circumference or larger native trees that are located in the Scenic Resources Protection Zone (Ventura County 2008). The City of Oxnard does not have a tree preservation policy or ordinance, however The City's urban landscape is considered an important aesthetic resource (City of Oxnard 2006). Additionally, local agencies, such as the City of Oxnard Planning Department, aid in the protection and preservation of sensitive natural resources by exercising land use controls. The Background Report of the City of Oxnard's 2030 General Plan Program EIR (City of Oxnard 2009) combined with other General Plan Elements and the Oxnard CEQA Guidelines, strive to achieve this control in defining certain goals and policies for the conservation of sensitive natural resources. A stand of mature oak trees (some native) is present in the eastern portion of the existing school campus (see Figure 1-2); the proposed project will avoid impacts to this stand of oak trees, as shown in Figure 1-3. The proposed project includes facility updates and expansion that may require the removal of other trees on Site. Any trees removed due to the proposed project will be in compliance with City requirements, including the City's Landscape Standards (City of Oxnard 1988). If needed, mitigation will be defined in the forthcoming EIR. Nonetheless, this conclusion may change, and this issue will be further analyzed in the EIR.

- f. **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The project Site is not included in any state, regional, or local habitat conservation plans (CDFW 2019). The proposed project would adhere to the goals included as part of the Conservation and Open Space Element included within the Ventura County General Plan (Ventura County 2020a). Compliance with Save Our Open Space and Agricultural Resources (SOAR) initiatives are discussed as part of the Land Use and Planning impact analysis (2.4.11) for the proposed project. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.5 CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion:

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant with Mitigation Incorporated. Section 15064.5(a) of the CEQA Guidelines generally defines a historical resource as one that is (a) listed in, or eligible for listing in, the California Register of Historical Resources, (b) listed in a local register of historical resources, (c) identified as significant in a historical resource survey (meeting the requirements of Section 5024.1(g) of the Public Resources Code [PRC]), or (d) determined to be a historical resource by a project's lead agency. Cultural resources include historic buildings, structures, artifacts, sites, and districts of historic, architectural, or archaeological significance.

A California Historical Resources Information System (CHRIS) record search was conducted of the project Site and 0.5-mile radius via the South-Central Coastal Information Center (SCCIC), California State University, Fullerton, on November 9, 2021. The SCCIC results indicate no previously recorded historical resources are present within the project Site. Three previously conducted cultural resource surveys overlap with the project Site; these surveys were conducted over 20 years ago and are considered out of date. Review of historic topographical maps and aerial photographs indicate two historic era-built environment resources are within the project Site and are not yet formally recorded. A California Native American Heritage Commission (NAHC) Sacred Lands File Search (SLF) was submitted for the proposed project on September 8, 2021. The NAHC replied on October 13, 2021, that the SLF results were negative for the project Site.

Based on the existing Site conditions and results of the CHRIS and SLF searches, a Phase I Archaeological Survey and a Built Environment Survey will be conducted for the proposed project Site. The results of these two technical studies will be reported on in the forthcoming EIR. This conclusion may change, and this issue will be evaluated further in the EIR.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant with Mitigation Incorporated. As noted above, the CHRIS search results, conducted via the SCCIC, were negative for previously recorded archaeological resources within the project Site. Based on the desktop study, two built environment historic era resources are present within the project Site and are not yet formally recorded. Based on existing conditions, significant archaeological resources are not expected to be located on the project Site. However, a Phase I Archaeological Survey and a Built Environment Survey will be conducted

and reported on in the forthcoming EIR. This conclusion may change, and this issue will be evaluated further in the EIR.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant with Mitigation Incorporated. As noted above, the CHRIS search results were negative for previously recorded archaeological resources within the project Site. Based on existing conditions, the potential to disturb human remains is unlikely. However, a Phase I Archaeological Survey and a Built Environment Survey need to be conducted for the proposed project Site. These two technical studies related to cultural resources will be conducted and results reported in the forthcoming EIR.

Existing regulations require that if human remains and/or cultural items defined by the Health and Safety Code, Section 7050.5, are inadvertently discovered, all work in the vicinity of the find would cease and the Ventura County Coroner would be contacted immediately. If the remains are found to be Native American as defined by Health and Safety Code, Section 7050.5, the coroner will contact the NAHC by telephone within 24 hours. The NAHC shall immediately notify the person it believes to be the Most Likely Descendant (MLD) as stipulated by California PRC, Section 5097.98. The MLD(s), with the permission of the landowner and/or authorized representative, shall inspect the site of the discovered remains and recommend treatment regarding the remains and any associated grave goods. The MLD shall complete their inspection and make their recommendations within 48 hours of notification by the NAHC. Any discovery of human remains would be treated in accordance with Section 5097.98 of the Public Resources Code (PRC) and Section 7050.5 of the Health and Safety Code. A Phase I Archaeological Survey and AB52/SB18 Tribal consultation, both of which could identify the potential for human remains, will be conducted and results reported in the forthcoming EIR. This conclusion may change, and this issue will be evaluated further in the EIR.

2.4.6 ENERGY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion:

- a. **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. The proposed project is intended to meet the educational, recreational, and support facilities needs of District students, and would be designed and constructed to required green building code standards and thereby the inefficient or unnecessary consumption of energy is not anticipated. According to CEQA Guidelines Appendix F, the goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include: 1) decreasing overall per capita energy consumption; 2) decreasing reliance on natural gas and oil; and 3) increasing reliance on renewable energy resources.

Short-Term Energy Use

The construction phase associated with the proposed project is temporary, and it ends once the proposed project is built, and associated construction activities are completed. During the construction phase, energy consumption will result primarily from fuel used to power off-road construction equipment, material delivery and removal trucks, and vehicles used by employees to travel to the job Site. Construction equipment and trucks would be subject to applicable regulations which include anti-idling measures and use of efficient engines. These measures would prevent the unnecessary use of energy and inefficient equipment.

RSD buses will remain at the current District Transportation and Parking Facility on Vineyard Avenue (former El Rio Elementary School) until June 14, 2022. On June 14, 2022, RSD buses will be moved to a temporary parking facility located at Oxnard School District Transportation Center (near 516 W. Wooley Road). This temporary bus parking location will be utilized until bus parking facilities included as part of the proposed project at RDV become available; temporary bus parking per the interim joint use agreement approved at the District board meeting on March 16, 2022, is anticipated for a period of one year pursuant to the District's current agreement with the Oxnard School District. The temporary parking facility located at Oxnard School District Transportation Center is not considered part of the proposed project, and therefore is not analyzed for significant environmental effects in this Initial Study. RSD would have lost access to the current District Transportation and Parking Facility on Vineyard Avenue in June 2022, regardless of the proposed project.

There are no identified aspects of the proposed project that would incur unnecessary or inefficient use of energy. Thus, the construction of the proposed project is not anticipated to result in wasteful, inefficient, or unnecessary use of energy.

Long-Term Energy Use

The proposed project will require energy to conduct day to day operations. Energy consumption at the project Site will result from the use of electricity and potential natural gas use to power various assets including appliances, equipment, light fixtures, landscape controls and equipment. Energy consumption will also result from vehicles such as delivery trucks, school buses, and personal owned vehicles used by RDV staff and to drop off and pick up students.

The proposed project would be designed to be consistent with the City of Oxnard Energy Action Plan which implements 2030 General Plan goals and strategies and/or the energy resource goals stated in the Ventura County General Plan and constructed to require green building code standards.

RDV currently holds the largest portion of bused students within the District, and the proposed long-term bus parking on Site will minimize bus miles travelled to and from the RDV campus. Additionally, given the proximity of the proposed project to the surrounding housing developments in which the school serves, students may elect to walk to school, further minimizing vehicle trips. Therefore, the proposed project would not result in unnecessary consumption of energy resources, and this issue will not be further analyzed in the EIR.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed project would be designed to be consistent with the City of Oxnard Energy Action Plan which implements 2030 General Plan goals and strategies, the County of Ventura 2040 General Plan Energy Resource Conservation polices and constructed to required green building code standards. Additionally, the proposed project shall be designed to comply with California requirements for energy conservation standards codified in CCR Title 24, Part 6. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and this issue will not be further analyzed in the EIR.

2.4.7 GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i.) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
	ii.) Strong seismic ground shaking?			X	
	iii.) Seismic-related ground failure, including liquefaction?			X	
	iv.) Landslides?			X	
b.	Result in substantial soil erosion or the loss of topsoil?		X		
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion:

a. **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. The project Site is not located within a designated Alquist-Priolo Earthquake Hazard Zone (CGS 2018). There are no known active faults beneath or trending toward the Site, therefore, the probability of surface rupture due to faulting at the Site is considered low. Therefore, this issue will not be discussed further in the EIR.

- ii. **Strong seismic ground shaking?**

Less Than Significant Impact. The *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that even though the historic record indicates that no strong earthquakes or surface displacement have occurred along the faults in southern Ventura County in the Site area. The project would be constructed with adherence to applicable regulatory guidelines and standards reducing the potential for impacts, however, the likelihood of the occurrence of one or more of such events within the next 50 to 100 years is not remote. A preliminary geotechnical assessment will be conducted for the proposed project, and results reported in the forthcoming EIR. This conclusion may change, and this issue will be analyzed further in the EIR.

- iii. **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. Generally, there is a potential for liquefaction when the following three conditions are met: (1) a site is located on Holocene age, unconsolidated, coarse-grained sediments; (2) the site is in area of potentially strong ground motion; and (3) groundwater is less than 50 below ground surface (bgs). The *Seismic Hazards Zone Report for the Oxnard 7.5-Minute Quadrangle, Ventura County California* (CGS 2002a), *State of California Seismic Hazard Zones Oxnard Quadrangle, Revised Official Map* (CGS 2002b), and Figure 6-1 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that the Site is located in a recognized geological hazard zone for earthquake induced liquefaction. This finding in these data is based on the assumptions that the Site area is underlain by coarse grained Holocene age sediments, which are generally considered have a significant liquefaction potential, and because the depth to groundwater for the Site area is estimated to be less than 50 feet bgs. The project would be constructed with adherence to applicable regulatory guidelines and standards reducing the potential for impacts. However, the Site is located in a potential liquefaction zone. A preliminary geotechnical assessment will be conducted for the proposed project, and results reported in the forthcoming EIR. This conclusion may change, and this issue will be analyzed further in the EIR.

- iv. **Landslides?**

Less Than Significant Impact. On the basis of Site reconnaissance performed by Tetra Tech on July 21, 2020 (Tetra Tech 2020a) and April 20, 2021 (Tetra Tech 2021a), a review of the CGS Seismic Hazards Map for the 7.5 Minute Series Oxnard Quadrangle (CGS 2002b) and Section 6.2.2 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that the project Site is not in an area prone to landslides and slope instability. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

b. **Would the project result in substantial soil erosion or the loss of topsoil?**

Less Than Significant with Mitigation Incorporated. Portions of the project Site are currently used for agriculture. The project would be constructed with adherence to applicable regulatory guidelines and standards reducing the potential for soil erosion impacts, however, soil erosion would potentially occur during construction activities,

including Site grading, structure assembly, and utility extension and additional mitigation may be required for soil erosion and the loss of topsoil. This conclusion may change, and this issue will be analyzed further. A preliminary geotechnical assessment and a drainage report will be conducted for the proposed project, and results reported in the forthcoming EIR; mitigation, if needed, will be defined in the forthcoming EIR.

- c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse?**

Less Than Significant Impact. As documented above in response 2.4.7 a. iv., the project Site is not in an area prone to landslides or slope instability. Therefore, project impact with regard to landslides and slope instability is less than significant and will not be further discussed.

As documented above in response 2.4.7 a. iii., the *Seismic Hazards Zone Report for the Oxnard 7.5-Minute Quadrangle* (CGS 2002a), *State of California Seismic Hazard Zones Oxnard Quadrangle, Revised Official Map* (CGS 2002b), and Figure 6-1 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicate that the Site is located in a recognized geological hazard zone for earthquake induced liquefaction. The project would be constructed with adherence to applicable regulatory guidelines and standards reducing the potential for impacts. However, the Site is located in a potential liquefaction zone. A preliminary geotechnical assessment will be conducted for the proposed project, and results reported in the forthcoming EIR. This conclusion may change, and this issue will be analyzed further in the EIR.

- d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant with Mitigation Incorporated. The project would be constructed with adherence to applicable regulatory guidelines and standards reducing the potential for impacts, however, the expansiveness of upper project Site soils have not been evaluated by a qualified California registered geotechnical engineer and additional mitigation may be required. This conclusion may change, and this issue will be analyzed further. A preliminary geotechnical assessment will be conducted for the proposed project, and results reported in the forthcoming EIR; mitigation, if needed, will be defined in the forthcoming EIR.

- e. Would the project have soils that are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed project would not use septic tanks or alternative wastewater disposal systems and no project impact would result. Therefore, this issue will not be discussed further in the EIR.

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant with Mitigation Incorporated. Based on the review of geologic maps for the Site (Clahan 2003, Turner and Mukae 1975), the project Site is underlain at the ground surface by Holocene deltaic alluvium and wash fan deposits to approximately 70 feet bgs. These are conformably underlain by upper Pleistocene alluvial sand and gravel deposits to approximately 400 feet bgs, and the marine – non-marine clays and gravels of the Lower Pleistocene San Pedro formation to approximately 2,000 feet bgs. Older alluvial deposits, upper Pleistocene and older deposits have the potential to contain paleontological resources. Based on the estimated depth of Holocene-age deposits (to at least 70 feet bgs), surficial ground disturbance is unlikely to encounter or cause a substantial adverse change in significance to a paleontological resource (Turner and Mukae 1975). However, if project ground disturbing construction depths exceed the Holocene age deposits or grading encounters shallow Pleistocene deposits, paleontological resources may be exposed. This conclusion may change, and this issue will be evaluated further in the EIR.

2.4.8 GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project Site is located within Ventura County, and annexation of at least two parcels associated with the proposed project to the City of Oxnard is anticipated as part of the proposed project. The VCAPCD is the agency responsible for attaining federal and state clean air standards within Ventura County. The proposed project would generate GHGs during construction and operation activities. Pursuant to state law (CEQA Guidelines 15064.7), VCAPCD is authorized to adopt thresholds of significance for GHG emissions. To date, VCAPCD has evaluated multiple options, but has not decided to adopt any of these options. Additionally, a proposed project that is inconsistent with a local general plan is also inconsistent with the Ventura County AQMP. A proposed project could be inconsistent with a general plan if it resulted in a land use re-designation, causing a general plan amendment and an increase in population beyond what is budgeted. A land use re-designation is anticipated as part of the proposed project.

RSD buses will remain at the current District Transportation and Parking Facility on Vineyard Avenue (former El Rio Elementary School) until June 14, 2022. On June 14, 2022, RSD buses will be moved to a temporary parking facility located at Oxnard School District Transportation Center (near 516 W. Wooley Road). This temporary bus parking location will be utilized until bus parking facilities included as part of the proposed project at RDV become available; temporary bus parking per the interim joint use agreement approved at the District board meeting on March 16, 2022, is anticipated for a period of one year pursuant to the District’s current agreement with the Oxnard School District. The temporary parking facility located at Oxnard School District Transportation Center is not considered part of the proposed project, and therefore is not analyzed for significant environmental effects in this Initial Study. RSD would have lost access to the current District Transportation and Parking Facility on Vineyard Avenue in June 2022, regardless of the proposed project.

Based on similar projects in the area, significant impacts are not expected. Nonetheless, GHGs resulting from the proposed project will be calculated using the latest version of California Emissions Estimator Model (CalEEMod), and results reported on in the forthcoming EIR. This conclusion may change, and this issue will be further analyzed in the EIR.

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As noted above, a proposed project that is inconsistent with a local general plan is also inconsistent with the Ventura County AQMP. A proposed project could be inconsistent with a general plan if it

resulted in a land use re-designation, causing a general plan amendment and an increase in population beyond what is budgeted. A land use re-designation is anticipated as part of the proposed project. Based on similar projects in the area, significant impacts are not expected. Nonetheless, GHGs resulting from the proposed project will be calculated using CalEEMod, and results will be reported in the EIR. Using these results, the proposed project will be thoroughly analyzed in the EIR for potential conflict(s) with applicable plans, policies, or regulations of an agency adopted for the purpose of reducing the emissions of GHGs. This conclusion may change, and this issue will be evaluated further.

2.4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X		
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X		
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?		X	
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X	

Discussion:

- a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. The proposed project would not handle or generate large quantities of hazards materials. Potential hazardous materials used on-Site include those needed during short term temporary construction activities such as architectural coatings and sealants. During long term operations, potential hazardous materials stored at the 20.2-acre main campus and southern 11.1-acre school and vehicle parking facilities area would include cleaners (e.g., disinfectants, bleach) and office supplies (e.g., toner). As is standard for schools,

these materials would be kept in cabinets or supply rooms and therefore, would not be considered a hazard to students, staff, or the public. Nonhazardous organic farming fertilizers and pesticides will continue to be used at the northern 10.0-acre parcel. No agricultural products will be stored on the northern 10.0-acre parcel. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

- b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. The proposed project would not create a significant hazard to the public or the environment involving the likely release of hazardous materials. As noted in response 2.4.9 a) above; the proposed project would be a public school, vehicle parking areas, and organic farming area that would not handle or generate large quantities of hazardous materials. Common hazardous materials needed for routine maintenance and operations would be stored in small quantities in cabinets and supply rooms. Hazardous materials on campus would be limited and stored away from students and the public. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

- c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant with Mitigation Incorporated. The proposed project includes development within the expanded campus which would occur in two phases, as detailed in Section 1.5. Figure 1-3 shows the Conceptual Site Master Plan. As noted above, the expanded middle school and organic farm would not generate hazardous emissions or use materials in hazardous quantities. The new District Transportation and Parking Facility proposed as part of the project would include the handling potentially hazardous materials and substances and generate hazardous waste. There are no plans to further develop the organic farm on the northern parcel at this time. If the organic farm on the northern parcel were developed in the future, any impacts from past agricultural activities or the development would be evaluated at that time.

Radon is a naturally occurring, odorless, colorless gas produced by certain geologic materials. It is known to be a human carcinogen and can pose a cancer risk greater than one in one million in humans at concentrations equal to or greater than 4 picoCuries per liter (pCi/L). The EDR environmental database search indicated that Ventura County is in a Radon Zone 1 area. Zone 1 areas have a predicted average indoor screening level greater than 4 pCi/L. The EDR database search reported that of 18 sites listed in the California Radon database that have been tested for the zip code of 93036, one had radon at levels greater than 4 pCi/L. The Federal Area Radon Information database reported 135 sites tested for radon in the 93036-zip code. The average concentration of tested sites was 1.185 pCi/L in first floor living areas (EDR 2021). The EDR report gives a passing result for the project Site with no further action required. These findings suggest there are no health concerns related to radon at the Site.

Potential hazardous materials use and storage at the Site in the past from agriculture practices is discussed below. Because the District Transportation and Parking Facility would include the handling of potentially hazardous materials and substances and generate hazardous waste, the potential impact to the Site will be evaluated further as discussed in the EIR. This conclusion may change, and this issue will be further analyzed in the EIR.

- d. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Less Than Significant with Mitigation Incorporated. Based on information provided in the 2020 Phase I ESA (Tetra Tech 2020a) for the northern 10.0-acre parcel and 2021 Phase I ESA (Tetra Tech 2021a) for the southern 11.2-acre parcel, the proposed project Site would not be located on a site included on a list of hazardous material sites. A Phase I ESA has not been performed for the 20.2 main campus; however, the information reviewed for the surrounding properties in the 2020 Phase I ESA (Tetra Tech 2020a) for the northern 10.0-acre parcel and 2021

Phase I ESA (Tetra Tech 2021a) for the southern 11.2-acre parcel indicates that it is also not included on a list of hazardous material sites.

A Phase II ESA (Tetra Tech 2020b) was performed for the northern 10.0-acre parcel to assess three recognized environmental concerns (RECs) identified in the Phase I ESA:

- REC 1: Potential former agricultural pesticide application (specifically organochlorine pesticides [OCPs] and arsenic pesticides);
- REC 2: Potential bunker oil releases from potential former smudge pot frost abatement practices; and
- REC 3: Three pole-mounted electrical transformers potentially releasing dielectric fluids with polychlorinated biphenyl (PCB) to Site soils.

The Phase II ESA results indicated that the northern parcel was slightly impacted by OCPs (specifically dieldrin) and significantly impacted by diesel range total petroleum hydrocarbons (TPHd), and crude oil range total petroleum hydrocarbons (TPHc) from past agricultural production activities. The Phase II ESA Addendum (Tetra Tech 2021b) was completed to gather additional data to define the vertical and lateral extent of OCP and TPHd and TPHc impacted soil at the northern parcel and perform a human health risk screening evaluation. The findings from the Phase II ESA Addendum indicate that the vertical and lateral extent of dieldrin and TPHd and TPHc at concentration equal to or exceeding their relevant screening levels was confined to the surface soil in the vicinity of the samples where they were detected. Information provided by Reiter Affiliated Companies (the tenant performing the organic farming at the northern parcel) indicated that it is likely that the TPHd and TPHc detected at the northern parcel was from a non-toxic organic mineral oil based miticide used at the northern parcel. The human health risk screening evaluation results indicated that risks associated with residential exposure to maximum detections of detected pesticides in surface soil of the northern parcel are 1×10^{-6} and meets the DTSC target risk of 1×10^{-6} . Therefore, future unrestricted use of the northern parcel is supported based on the human health risk screening evaluation. Tetra Tech determined that no further action is recommended for the northern parcel for as long as the northern parcel is used for agricultural production. Therefore, this issue for the northern parcel will be not evaluated further in the EIR.

A Phase II ESA (Tetra Tech 2021c) was performed for the southern 11.2-acre parcel to assess five recognized environmental concerns (RECs) identified in the Phase I ESA:

- REC 1: Potential former agricultural pesticide application (OCPs and arsenic pesticides);
- REC 2: Potential bunker oil releases from potential former smudge pot frost abatement practices;
- REC 3: Observed vehicle-related hydrocarbon and potentially toxic metals releases to surface and near surface soil at the Site from recent storage of junk automobiles and vehicle parking at the Site;
- REC 4: Observed releases to surface and from near surface soil from two diesel and one gasoline above ground storage tanks (ASTs) at the Site; and
- REC 5: Three pole-mounted electrical transformers potentially releasing dielectric fluids with polychlorinated biphenyl (PCB) to Site soils.

The Phase II ESA results indicated that the southern parcel surface soils are impacted by total purgeable petroleum hydrocarbons (TPPH), TPHd, and hydraulic oil/motor oil total petroleum hydrocarbons (TPHh/m) released from the junk vehicles previously stored at the southern parcel and fuel storage ASTs. TPPH, TPHd and TPHh/m were detected in the southern parcel surface soils at concentrations exceeding relevant screening levels. Tetra Tech recommends that the RSD submit the Phase I ESA report (Tetra Tech 2021a) and Phase II ESA report (Tetra Tech 2021c) to the DTSC and enter the southern parcel into the DTSC Voluntary Cleanup Program (VCP). The Phase I ESA report and this Phase II ESA report should be used to support implementing potential remedies for the areas of shallow soil impacted with TPPH, TPHd and TPHh/m at concentrations exceeding the screening levels including either a Housekeeping Removal Action and/or the execution of land use covenants (LUCs). It is expected that with implementation of these remedies, any significant impacts will be reduced to less than significant; these remedies

will likely take the form of mitigation measures, which if needed, will be defined in the forthcoming EIR. This conclusion may change, and this issue particularly for the southern parcel will be evaluated further in the EIR.

- e. For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Less Than Significant Impact. California Code of Regulations Title 21 requires the State Department of Transportation to review any proposed school site that is located within two nautical miles of a runway. Based on review of a Google Earth Pro 2021 and AirNav.com (AirNav.com 2021), no airports are located within two nautical miles of the Site. The Oxnard Airport is located approximately 3.3 nautical miles southwest of the Site, and the Camarillo Airport is located approximately 3.3 nautical miles southeast of the Site. The Site is located within two nautical miles of a heliport. The St John's Regional Medical Center Heliport is located approximately 0.96 nautical miles south of the Site (AirNav.com 2021). This heliport is not identified as a primary noise source in the City of Oxnard's General Plan Noise Element (City of Oxnard 2011), nor is it called out in the Ventura County General Plan (Ventura County 2020a). Therefore, this heliport would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The project Site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones (CalFire 2007). The project Site is not located on the City of Oxnard emergency evacuation routes as shown on the City of Oxnard's Disaster Preparedness website (City of Oxnard 2022b). The project Site is not located on the County of Ventura's tsunami evacuation routes as shown on the Ready Ventura County website (Ventura County 2022). Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Less Than Significant Impact. The *Ventura County Community Wildfire Protection Plan* (Ojai Valley Fire Safe Council 2010) (VCCWFPP) was created in accordance with Healthy Forest Restoration Act (HFRA) (enacted by the U.S. Congress in 2003) to serve as a Community Wildfire Protection Plan (CWPP) to protect communities at risk from wildland fires in Ventura County. The VCCWFPP defines an "at risk community" for wildland fires as:

- One that is listed in the notice entitled "Wildland Urban Interface Communities Within the Vicinity of Federal Lands That Are at High Risk From Wildfire";
- A community in which conditions are conducive to a large-scale wildland fire disturbance event; and
- A community for which a significant threat to human life or property exists as a result of a wildland fire disturbance event.

The VCCWFPP does not identify the project Site area as a "at risk community" for wildland fires. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

2.4.10 HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i.) result in substantial erosion or siltation on- or off-site;			X	
	ii.) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
	(iii.) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
	(iv.) impede or redirect flood flows?				X
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?		X		
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion:

- a. **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less Than Significant Impact. At least two parcels associated with the proposed project are planned for annexation into the City of Oxnard, and additional sewer and water service from the City of Oxnard will be needed to accommodate the proposed project. Additional connection to a sanitary sewer main which conveys domestic wastewater to the Oxnard Wastewater Treatment Plant (OWTP) is anticipated as part of the proposed project.

The City of Oxnard provides existing sewer service to RDV through an extension of the sewer main in Rose Avenue to the RDV Site. Sewer service is proposed to be provided to the southern campus expansion area via a new

connection to the City of Oxnard sewer main, separate from the existing main campus sewer. The anticipated point of connection would be on Rose Avenue or Collins Street right of way. Sewer service for new improvements on the existing RDV parcel will be via connecting to the existing RDV sewer point of connection. These connection points assume adequate capacity of existing infrastructure and OWTP, located at 6001 South Perkins Road, Oxnard, California; the assumption of adequate capacity will be verified by the forthcoming sewer calculations. The OWTP, owned and operated by the City of Oxnard, is a secondary treatment facility that collects, treats, and disposes of wastewater within its service area with a dry weather capacity of 31.7 million gallons per day. The OWTP treats and discharges wastewater pursuant to National Pollutant Discharge Elimination System required Industrial Pretreatment Program (City of Oxnard 2021b). The project would generate domestic wastewater from restroom/sink facilities, which would be treated by the OWTP. The construction and operational impacts of the project will be in accordance with a Construction General Permit Storm Water Pollution Prevention Plan (SWPPP). The proposed project's southern campus expansion area will obtain potable water from a new connection to the City of Oxnard water system. The anticipated point of connection would be from an existing City water line(s) located in the Rose Avenue or Collins Street right of way. An approximately 8-inch diameter water line would deliver water from the City line to the proposed southern campus expansion area. It is anticipated that the improvements and expansions proposed on the existing campus parcel will utilize connections from existing service lines on the current RDV campus. The northern campus agricultural learning area will continue to utilize agricultural water from the existing well water source. Based on similar projects in the area, impacts are not expected to be significant, however, this conclusion may change; additional Site-specific studies including sewer calculations and a water demand analysis will be prepared and reported in the forthcoming EIR. Therefore, this issue will be further analyzed in the EIR.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The proposed project is designed to meet the educational and recreational needs of students and the Rio community. Stormwater improvements are proposed as part of the project, such as a permanent storm water treatment basin adjacent to Collins Street (see Figure 1-3). Proposed Site improvements and land use changes, such as the addition of parking facilities and hardscape sports facilities, will increase impermeable surfaces on the Site. The construction and operational impacts of the project will be in accordance with a Construction General Permit Storm Water Pollution Prevention Plan (SWPPP). The proposed project's southern campus expansion area will obtain potable water from a new connection to the City of Oxnard water system. The 2015 Sustainable Groundwater Management Act (SGMA) required the establishment of a Groundwater Sustainability Agency (GSA) for each California groundwater basin, which is required to develop a Groundwater Sustainability Plan (GSP) that is submitted to the California Department of Water Resources by 2020. The GSPs are to describe the basin's sustainability goal, actions needed to achieve the goal in 20 years, a 50-year planning and implementation plan, and a monitoring program. The Fox Canyon Groundwater Management Agency (FCGMA) is the local GSA and has finalized a GSP for the Oxnard Subbasin. While the City of Oxnard is pursuing indirect potable reuse of recycled water, the City currently obtains water from three sources, which is blended to balance water quality and cost (MNS Engineers, Inc. 2018). The sources are:

- Groundwater pumped directly from the underlying aquifer, which is regulated by the FCGMA;
- Groundwater purchased from United Water Conservation District (UWCD), which is also under the FCGMA jurisdiction; and
- State Water Project water purchased from Metropolitan Water District of Southern California (MWD) as part of the local Calleguas Municipal Water District (CMWD).

Based on similar projects in the area, impacts are not expected to be significant, however, this conclusion may change; additional Site-specific studies including a water demand analysis will be prepared and reported in the forthcoming EIR. This issue will be further analyzed to confirm alignment with the goals and actions stated in the

GSP, and further evaluate the projects impact regarding groundwater. Therefore, this issue will be discussed further in the EIR.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The project Site is not located adjacent to the Santa Clara River or ephemeral or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. However, the project would result in a change in the runoff patterns in the local area because due to Site improvements and land use changes, thereby increasing the amount of hardscape on the Site and potentially increasing runoff in the area. While all phases of the project will be in accordance with a Construction General Permit SWPPP and impacts are not expected to be significant, ground disturbance during the construction phase has the potential to impact erosion or siltation on- or off-Site. A drainage report will be prepared and reported in the forthcoming EIR. This conclusion may change, and the projects effects on erosion or siltation will be discussed further in the EIR.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. The project Site is not located adjacent to the Santa Clara River or ephemeral or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. Stormwater improvements are proposed as part of the project, such as a permanent storm water treatment basin adjacent to Collins Street (see Figure 1-3). The project would be designed to prevent downstream flooding, reducing impacts to less than significant. However, the project would result in a change in the runoff patterns in the local area because due to Site improvements and land use changes, thereby increasing the amount of hardscape on the Site and potentially increasing runoff in the area. A drainage report will be prepared and reported on in the forthcoming EIR. This conclusion may change, and this issue will be discussed further in the EIR.

**iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
or**

Less Than Significant Impact. The project Site is not located adjacent to the Santa Clara River or ephemeral or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. However, the project would result in a change in the runoff patterns in the local area because due to Site improvements and land use changes, thereby increasing the amount of hardscape on the Site and potentially increasing runoff in the area. While stormwater improvements are proposed as part of the project and impacts are not expected to be significant, this conclusion may change, and further analysis of potential impacts on the stormwater drainage system capacity is necessary. A drainage report will be prepared and reported on in the forthcoming EIR, and this issue will be discussed further in the EIR.

iv. Impede or redirect flood flows?

No Impact. According to the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06111C0910E, the Site is not located in a flood hazard area (FEMA 2010). Therefore, the proposed project does not have potential to impede or redirect flood flows, and this issue will not be further analyzed in the EIR.

d. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant with Mitigation Incorporated. According to the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06111C0910E, the Site is not

located in a flood hazard area (FEMA 2010). The project Site is not within a tsunami evacuation area. A seiche is very similar to a tsunami with the difference being that the water waves are generated in a closed or restricted body of water such as a lake or within a harbor. There is no record of a seiche occurring in Ventura County. Thus, the actual threat that is posed by seiches in Ventura County is small. Figure 11-5 of the *Ventura County General Plan Hazards and Safety Background Report* (Ventura County 2020b) indicates that the project Site is within the dam inundation area of the Bouquet Canyon, Castaic, and Santa Felicia dams. During an inundation event, all pollutants stored at the project Site are at risk of release to areas downstream of the project Site. As such, mitigation may be required to reduce impacts to less than significant, and if needed, mitigation measures will be defined in the forthcoming EIR. Further analysis of potential pollutants on Site and potential inundation flows as a result of reservoir failure is necessary. Therefore, this conclusion may change, and this issue will be discussed further in the EIR.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Based on similar projects in the area, impacts are not expected to be significant. However, the water supply needed for the long-term function of the project requires further evaluation, and this conclusion may change in the forthcoming EIR. Therefore, the projects effect on the current water quality control plan or sustainable groundwater management plan will be discussed further in the EIR.

2.4.11 LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?			X	
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion:

a. Would the project physically divide an established community?

Less Than Significant Impact. With implementation of the proposed project, access to the surrounding community would still be available via the existing roadway network including Rose Avenue and Collins Street. Alterations to the public roads system are not part of the proposed project. RSD proposes to transfer the existing school bus parking and workroom facilities (District Transportation and Parking Facility) from the current location on North Vineyard Avenue to the project Site. The District Transportation and Parking Facility will take primary access off Collins Road to the south of the facility via a proposed driveway. A 25-foot-wide access road will run from south to north through the District Transportation and Parking Facility, providing a secondary point of access through the existing RDV parking area. The expanded campus will provide for significant health and safety improvements, additional on-Site parking, and a bus turn out lane, which will resolve the current dangerous traffic and parking conditions that affect community members at the RDV campus. Therefore, the proposed project would not physically divide an established community and project impact would be less than significant. This issue will not be discussed further in the EIR.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The proposed project will require multiple adjustments to current land use regulations. Based on similar projects in the area, this impact is not expected to be significant, however, the proposed project includes campus expansion that would require development and reduction of agricultural land within the Oxnard-Camarillo Greenbelt. At least two parcels associated with the proposed project are proposed for annexation into the City of Oxnard. Re-zoning of agricultural land is anticipated as part of the proposed project, and compliance with all applicable LAFCo policies is anticipated. Additional land use topics to be addressed in the EIR include a potential joint-use agreement for community use of recreational facilities, SOAR, City of Oxnard SOI and CURB adjustments, and necessary permits and approvals. Consultation with LAFCo has commenced. A meeting was held on August 9, 2021, with City of Oxnard staff, Ventura LAFCo staff, and Jensen Design and Survey. This conclusion may change, and this topic will be further analyzed and discussed in the forthcoming EIR.

2.4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X	

Discussion:

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Less Than Significant Impact. According to the Ventura County General Plan, mineral resources are defined as naturally occurring inorganic materials in the earth’s crust that are of economic value and can be extracted. Mineral resources in Ventura County consist primarily of aggregate resources, more commonly known as construction grade sand, gravel, and stone. Other mineral resources within the County include clay, shale, gypsum, silica sand, limestone, and phosphate (Ventura County 2020a). As the project Site is located in a predominately developed area, mineral extraction activities would be unlikely at the Site. However, both the southern campus expansion area parcel and northern agricultural learning area parcel are zoned as Mineral Resource Protection (MRPs) areas by the County of Ventura. Therefore, this conclusion may change, and this topic will be discussed further in the EIR.

- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

Less Than Significant Impact. As the project Site is located in a predominately developed area, mineral extraction activities would be unlikely at the Site. However, both the southern campus expansion area parcel and northern agricultural learning area parcel are zoned as Mineral Resource Protection (MRPs) areas by the County of Ventura. Therefore, this conclusion may change, and this topic will be discussed further in the EIR.

2.4.13 NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b.	Generation of excessive groundborne vibration or groundborne noise levels?			X	
c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

- a. **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. The project Site is located within an urban environment, adjacent to agricultural land to the north and east, Rose Avenue and residential land to the west, and commercial land in the form of car dealerships to the south. The existing noise environment consists of vehicle noise from local street traffic primarily from Rose Avenue and Highway 101, nature sounds, sounds associated with agricultural use of adjacent lands (such as tractors and other machinery), sounds associated with school activities, and community sounds. No ambient noise monitoring data has been identified for the Project vicinity, however the Ventura County General Plan projected 2040 noise levels on Rose Avenue north of Collins Street at 50 feet from the roadway to be 67.3 dBA. The proposed project will be held to the noise compatibility standards and Community Noise Equivalent Levels (CNELs) set forth in the Ventura County General Plan (Ventura County 2020a) and/or City of Oxnard specified noise requirements.

RSD buses will remain at the current District Transportation and Parking Facility on Vineyard Avenue (former El Rio Elementary School) until June 14, 2022. On June 14, 2022, RSD buses will be moved to a temporary parking facility located at Oxnard School District Transportation Center (near 516 W. Wooley Road). This temporary bus parking location will be utilized until bus parking facilities included as part of the proposed project at RDV become available; temporary bus parking per the interim joint use agreement approved at the District board meeting on March 16, 2022, is anticipated for a period of one year pursuant to the District’s current agreement with the Oxnard School District. The temporary parking facility located at Oxnard School District Transportation Center is not considered part of the proposed project, and therefore is not analyzed for significant environmental impacts in this Initial Study. RSD would have lost access to the current District Transportation and Parking Facility on Vineyard Avenue in June 2022, regardless of the proposed project.

Based on similar projects in the area, noise impacts are not expected to be significant; however, this conclusion may change in the forthcoming EIR. A noise study will be prepared to evaluate the potential impacts from the construction and operation of the proposed project related to applicable noise standards, and results will be reported in the forthcoming EIR. Therefore, this issue will be further analyzed in the EIR.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Operation of the expanded school would not generate perceivable vibration levels; however, construction of the classroom buildings and Site grading would require the use of equipment that could generate significant vibration levels. Possible sources of vibration may include bulldozers, dump trucks, backhoes, rollers, and other construction equipment that produces vibration. Based on similar projects in the area, groundborne vibration impacts are not expected to be significant; however, this conclusion may change in the forthcoming EIR. A noise study will be prepared to evaluate the potential impacts from the construction and operation of the proposed project, and results will be reported in the forthcoming EIR. Therefore, this issue will be further analyzed in the EIR.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. California Code of Regulations Title 21 requires the State Department of Transportation to review any proposed school site that is located within 2 nautical miles of a runway. Based on review of a Google Earth Pro 2021 and AirNav.com (AirNav.com 2021), no airports are located within two nautical miles of the Site. The Oxnard Airport is located approximately 3.3 nautical miles southwest of the Site, and the Camarillo Airport is located approximately 3.3 nautical miles southeast of the Site. The Site is located within two nautical miles of a heliport. The St John's Regional Medical Center Heliport is located approximately 0.96 nautical miles south of the Site (AirNav.com 2021). This heliport is not identified as a primary noise source in the City of Oxnard's General Plan Noise Element (City of Oxnard 2011), nor is it called out in the Ventura County General Plan (Ventura County 2020a). Therefore, this heliport would not result in a safety hazard or excessive noise for people residing or working in the project area and project impact would be less than significant. This issue will not be discussed further in the EIR.

2.4.14 POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion:

- a. **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The proposed project is needed to accommodate existing and anticipated future enrollment in RSD. The project Site is located within a developed urban environment. Extensions or alterations to the public roads system are not part of the proposed project. RSD proposes to transfer the existing school bus parking and workroom facilities (District Transportation and Parking Facility) from the current location on North Vineyard Avenue to the project Site. The District Transportation and Parking Facility will take primary access off Collins Road to the south of the facility via a proposed driveway. A 25-foot-wide access road will run from south to north through the District Transportation and Parking Facility, providing a secondary point of access through the existing RDV parking area. While the educational facilities would be contained within the project Site, the City of Oxnard and/or County of Ventura may require additional street and sidewalk improvements to service the proposed project. As noted below in section 2.4.17, a traffic and circulation study will be prepared for the proposed project and potential impacts related to traffic and transportation will be evaluated in the EIR.

In general, educational facilities are growth accommodating, not growth inducing. Increased demand for school services is generally linked to changes in local land use patterns such as the construction of new dwelling units and the generation of new jobs that encourages new people to move into the area. No housing is proposed as a part of the project. The proposed project may generate some new jobs associated with the school expansion. Additional staff may include teachers, administrative, and support staff, however RDV is an existing active middle school, so new jobs associated with the proposed project would be minimal. Most or all the potential additional staff could be hired from the existing qualified applicant pool already residing within or near the District. However, if teachers or other staff are hired outside the District area to fill a specific role(s), it may result in a few new people and their families moving into surrounding neighborhoods, thus creating a slight increase in the local population. Given the location of the project Site within an existing developed urban environment, the proposed project is not anticipated to be growth inducing outside of what is anticipated in the City of Oxnard General Plan (City of Oxnard 2011) and Ventura County General Plan (County of Ventura 2020a). Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The project Site currently consists of approximately 20.2-acres of existing school facility, 10-acres of active agricultural lands to the north and 11.1-acres to the south of the existing campus buildings. The southern campus expansion area has one approximately 3,130 sq. ft. existing residence, which is currently occupied. The use of this building would change with the proposed project; it is anticipated that this building would shift from residential use to office space available for District Maintenance and Operations staff. The District is currently in escrow to acquire the southern campus expansion area, and the occupants of the single-family residence would be displaced once escrow closes. While the proposed project will require multiple adjustments to current land use regulations (discussed in section 2.4.11), a substantial number of existing people or housing would not be displaced as a result of the proposed project. Therefore, a less than significant impact would occur, and this issue will not be discussed further in the EIR.

2.4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i.) Fire protection?			X	
ii.) Police protection?			X	
iii.) Schools?				X
iv.) Parks?			X	
v.) Other public facilities?			X	

Discussion:

a. **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

i. **Fire Protection?**

Less Than Significant Impact. The proposed project would be designed and constructed to meet required fire protection standards including adequate emergency access. Construction would comply with OSHA and Fire and Building Codes. As a middle school expansion, operation of the proposed project would be anticipated to generate a typical range of service calls including fire suppression, emergency medical, and emergency rescue requests for service. Consultation with the City of Oxnard and/or the Ventura County Fire Department is anticipated during the EIR phase of the proposed project. Based on similar projects in the area, impacts are not expected to be significant; however, this conclusion may change. In order to incorporate information from the consultation, potential physical impacts on the environment with regard to fire protection services will be further evaluated, and this issue will be further analyzed in the EIR.

ii. **Police Protection?**

Less Than Significant Impact. The proposed project would be designed and constructed to ensure adequate emergency access. As a middle school expansion, operation of the proposed project would be anticipated to generate a typical range of service calls including fire suppression, emergency medical, and emergency rescue requests for service. Consultation with the City of Oxnard and/or Ventura County Police Department with regard to annexation of the three project parcels to the City of Oxnard and associated police service area boundary is anticipated as part of the proposed project. Based on similar projects in the area, impacts are not expected to be significant; however, this conclusion may change. In order to incorporate information from the consultation, potential

physical impacts on the environment with regard to police protection services will be further evaluated, and this issue will be further analyzed in the EIR.

iii. Schools?

No Impact. The proposed project includes educational facilities for an expanded middle school that is needed to accommodate existing and anticipated future enrollment in the RSD. The increased middle school capacity with the proposed project would have a beneficial impact on public school facilities. Therefore, no adverse project impact on public school facilities would result and this issue will not be further analyzed in the EIR.

iv. Parks?

Less Than Significant Impact. The proposed project is designed to meet the educational, recreational, and support facilities needs of District students and the El Rio community. Demand for park and recreational facilities are typically linked to an increase in population growth in the area through the development of new housing units or the generation of new jobs. No housing is proposed as a part of the project. The proposed project may generate some new jobs associated with the school expansion. Additional staff may include teachers, administrative, and support staff, however RDV is an existing active middle school, so new jobs associated with the proposed project would be minimal. New recreational facilities that would be added as part of the proposed project include a 320-meter track, flag football field, six basketball courts, two baseball field(s), softball field, 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 handball courts. Opportunities for use of the recreational school facilities by the community outside of school hours is planned, which will likely lessen the physical impacts/demand on nearby park and recreational facilities. A potential joint-use agreement for community use of recreational facilities will be evaluated under the Land Use and Planning section of the EIR. Therefore, project impact would be less than significant, and this issue will not be further analyzed in the EIR.

v. Other Public Facilities?

Less Than Significant Impact. The proposed project would not result in substantial increased demand for other public facilities such as libraries. The proposed project is designed to meet the educational, recreational, and support facilities needs of District students and the El Rio community. Therefore, project impact is less than significant, and this issue will not be further analyzed in the EIR.

2.4.16 RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion:

- a. **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The proposed project is designed to meet the educational, recreational, and support facilities needs of District students and the El Rio community. Demand for park and recreational facilities are typically linked to an increase in population growth in the area through the development of new housing units or the generation of new jobs. No housing is proposed as a part of the project. The proposed project may generate some new jobs associated with the school expansion. Additional staff may include teachers, administrative, and support staff, however RDV is an existing active middle school, so new jobs associated with the proposed project would be minimal. New recreational facilities that would be added as part of the proposed project include a 320-meter track, flag football field, six basketball courts, two baseball fields, softball field, 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 handball courts. The proposed project will not be dependent upon City or County parks for student recreational needs. Opportunities for use of the recreational school facilities by the community outside of school hours is planned, which will likely lessen the physical impacts/demand on nearby park and recreational facilities. A potential joint-use agreement for community use of recreational facilities will be evaluated under the Land Use and Planning section of the EIR. Therefore, project impact would be less than significant, and this issue will not be further analyzed in the EIR.

- b. **Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less Than Significant Impact. The proposed project includes the construction of additional recreational facilities, which are planned for community use outside of school hours. As such, the physical impacts/demand on nearby recreational facilities will likely be lessened. New recreational facilities that would be added as part of the proposed project include a 320-meter track, flag football field, six basketball courts, two baseball fields, softball field, P.E. and lunch play fields, four sand volleyball courts, two soccer fields, jogging path, an athletic restroom/storage building, and up to ten tennis courts and/or handball courts. The proposed project will not be dependent upon City or County parks for student recreational needs. Additionally, according to the Civic Center Act (California Education Code 38130), every public school facility is considered a civic center where citizens, school-community councils, and clubs as well as senior, recreation, education, political, artistic, and other organizations may meet (California Legislative Information 2021). A potential joint-use agreement for community use of recreational facilities will be evaluated under the Land Use and Planning section of the EIR. Therefore, project impact would be less than significant, and this issue will not be further analyzed in the EIR.

2.4.17 TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		X		
b.	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?		X		
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d.	Result in inadequate emergency access?			X	

Discussion:

- a. **Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

Less Than Significant with Mitigation Incorporated. A traffic and circulation study has commenced for the proposed project. As part of this study, traffic counts at study area intersections will be collected for AM and PM peak hours. Existing data will be obtained to determine existing trip generation based on current land use. Trip generation estimates will be determined for the project Site based on anticipated enrollment increase, standard trip generation rates, and other sources. The trip generation will be coordinated with City/County staff. Trips will be distributed based on school routes and student zip code information. The traffic and circulation study will calculate intersection levels of service for existing conditions, cumulative conditions, and General Plan conditions with and without the proposed project. Based on similar projects in the area, impacts are expected to be less than significant or mitigated to less than significant; however, this conclusion may change. The traffic and circulation study will identify feasible mitigation measures where applicable, and if needed, associated mitigation measures will be defined in the forthcoming EIR. The potential for the proposed project to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system will be evaluated further in the EIR based on the results of the traffic and circulation study.

- b. **Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Less Than Significant with Mitigation Incorporated. Based on similar projects in the area, impacts are expected to be less than significant or mitigated to less than significant; however, this conclusion may change. As noted above, a traffic and circulation study has commenced for the proposed project. This technical study will include an evaluation of the proposed project’s transportation impacts using the vehicle miles traveled (VMT) metric, in accordance with CEQA Guidelines section 15064.3. Therefore, this issue will be evaluated further in the EIR, where the results of the traffic and circulation study will be discussed in the forthcoming EIR.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed project would be designed and constructed to meet required standards including adequate emergency access. Based on similar projects in the area, impacts are expected to be less than significant; however, this conclusion may change. A review of project Site access and circulation plan, including bicyclist and pedestrian access and safety will be conducted as part of the traffic and circulation study. The project is anticipated to comply with the City's adopted Bicycle and Pedestrian Master Plan. Therefore, this issue will be evaluated further in the EIR.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. The proposed project would be designed and constructed to meet required standards including adequate emergency access. While no significant impacts to emergency access are anticipated, this conclusion may change. A review of project Site access will be conducted as part of the traffic and circulation study and the results reported in the forthcoming EIR.

2.4.18 TRIBAL AND CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		--		
	i.) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
	ii.) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Discussion:

- a. **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
 - i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

Less Than Significant with Mitigation Incorporated. As noted in Section 2.4.5, the CHRIS search results, conducted via the SCCIC, and NAHC SLF search results were negative for previously recorded archaeological and historical resources within the project Site. A Phase I Archaeological Survey and a Built Environment Survey need to be conducted for the proposed project Site. These two technical studies will be conducted, and results reported on in the forthcoming EIR.

The Barbareño/Ventureño Band of Mission Indians has requested consultation under AB52. In addition, consultation will occur under SB18, Government Code Section 65352.3, for the proposed project. The District is in the process of initiating consultation with tribes, and results of consultation will be reported in the forthcoming EIR. This conclusion may change; this issue will be evaluated further, and mitigation, if needed, will be defined in the forthcoming EIR.

- ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less Than Significant with Mitigation Incorporated. As noted in Section 2.4.5, the CHRIS search results, conducted via the SCCIC, and NAHC SLF search results were negative for previously recorded archaeological and historical resources within the project Site. Based on existing conditions determined during the desktop study, significant tribal cultural resources are not expected to be located on the project Site. However, this conclusion may change. A Phase I Archaeological Survey and AB52/SB18 Native American Tribal consultation will be conducted and results reported on in the forthcoming EIR; this issue will be evaluated further, and mitigation, if needed, will be defined in the forthcoming EIR.

2.4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion:

- a. **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact. Implementation of the proposed project would require additional water and wastewater treatment services and other public utility connections. At least two parcels associated with the proposed project are planned for annexation into the City of Oxnard, and additional connection to a sanitary sewer main which conveys domestic wastewater to the OWTP is anticipated as part of the proposed project.

The City of Oxnard provides existing sewer service to RDV through an extension of the sewer main in Rose Avenue to the school Site. Sewer service is proposed to be provided to the southern campus expansion area via a new connection to the City of Oxnard sewer main, separate from the existing main campus sewer. The anticipated point of connection would be on Rose Avenue or Collins Street right of way. Sewer service for new improvements on the existing RDV campus parcel will be via connecting to the existing RDV sewer point of connection. These connection points assume adequate capacity of existing infrastructure and OWTP; this assumption will be verified by the forthcoming sewer calculations. The proposed project's southern campus expansion area will obtain potable water from a new connection to the City of Oxnard water system. The anticipated point of connection would be from an existing City water line(s) located in the Rose Avenue or Collins Street right of way. An approximately 8-inch diameter water line would deliver water from the City line to the proposed southern campus expansion area. It is

anticipated that the improvements and expansions proposed on the existing RDV campus parcel will utilize connections from existing service lines on the current RDV campus. The northern campus agricultural learning area will continue to utilize agricultural water from the existing well water source. SCE currently provides electrical service to RDV. SCE will provide electrical service to the proposed expansion area via a new electrical connection(s) and meter(s). SCE has existing overhead power lines located in the Rose Avenue right of way. This existing electrical infrastructure is located on the eastern side of Rose Avenue. It is anticipated that service will be extended from this existing infrastructure, which is located on the same side of the street as RDV, to the southern campus expansion area. Per the City of Oxnard Municipal Code, Chapter 21, Article III, utility undergrounding associated with the proposed project will likely be necessary. If needed, it is anticipated natural gas and telecommunication service will be extended from existing infrastructure. While it is anticipated that the proposed project can utilize connections to existing utility services and impacts associated with project demand will be less than significant, this conclusion may change. Additional Site-specific studies including sewer calculations and a water demand analysis will be prepared and reported in the EIR. Therefore, this issue will be evaluated further in the EIR.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. Implementation of the proposed project would require additional water service. At least two parcels associated with the proposed project are planned for annexation into the City of Oxnard, and the proposed project's southern campus expansion area would obtain potable water from a new connection to the City of Oxnard water system. The northern campus agricultural learning area will continue to utilize agricultural water from the existing well water source. While it is anticipated that the proposed project can utilize connections to existing utility services and impacts associated with project demand will be less than significant, this conclusion may change. Additional Site-specific studies including a water demand analysis will be prepared and reported in the EIR. Therefore, potential impacts to water supply will be evaluated further in the EIR.

c. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. Implementation of the proposed project would require additional wastewater treatment services. Additional connection to a sanitary sewer main which conveys domestic wastewater to the OWTP is anticipated as part of the proposed project. The City of Oxnard provides existing sewer service to RDV through an extension of the sewer main in Rose Avenue to the school Site. Sewer service is proposed to be provided to the southern campus expansion area via a new connection to the City of Oxnard sewer main, separate from the existing main campus sewer. The anticipated point of connection would be on Rose Avenue or Collins Street right of way. Sewer service for new improvements on the existing RDV campus parcel will be via connecting to the existing RDV sewer point of connection. These connection points assume adequate capacity of existing infrastructure and OWTP; this assumption will be verified by the forthcoming sewer calculations. Based on similar projects in the area, project impacts are expected to be less than significant; however, this conclusion may change. Additional Site-specific studies including sewer calculations will be prepared and reported in the EIR. Therefore, potential impacts to wastewater treatment capacity will be evaluated further in the EIR.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. While it is anticipated that the City of Oxnard will provide solid waste service during operation of the proposed project through the SOI adjustment planned as part of the proposed campus expansion project, further construction and operation plan details are needed to fully assess the generation of solid waste associated with the proposed project. Evidence that adequate capacity exists within the City and/or County solid waste system for the processing, recycling, transmission, and disposal of solid waste is necessary for the proposed project. AB 341 requires California to achieve a 75 percent reduction in solid waste disposal to landfills by 2020; the requirement of disposal reduction for jurisdictions remains at 50 percent. Based on similar projects in the area,

project impacts are expected to be less than significant; however, this conclusion may change in the forthcoming EIR. Assessment of the proposed project in relation to compliance with AB 341 will occur as part of the EIR. Therefore, potential impacts with regard to generation of solid waste in excess of State or local standards, in excess of the capacity of local infrastructure, or the attainment of solid waste reduction goals will be evaluated further in the EIR.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. It is anticipated that the City of Oxnard will provide solid waste service during operation of the proposed project through the SOI adjustment planned as part of the proposed campus expansion project. Based on similar projects in the area, project impacts are expected to be less than significant; however, this conclusion may change. Further construction and operation plan details are needed to fully assess the generation of solid waste associated with the proposed project. Therefore, this issue will be evaluated further in the EIR.

2.4.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion:

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project Site is not located in or near a state responsibility area; the Site is within the unincorporated Ventura County local responsibility area (CalFire 2007). The project Site is within a Moderate Fire Hazard Severity Zone and is not within a determined “Community at Risk.” Within Ventura County, a “Community at Risk” is defined as a community within close proximity to chaparral vegetation, that if ignited, would present a high or very high hazard to nearby homes, infrastructure, and/or assets (Ojai Valley Fire Safe Council 2010). The project Site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

b. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The project Site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. There are no project factors that would exacerbate wildfire risks; therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

- c. **Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact. The project Site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. SCE will provide electrical service to the proposed expansion area via a new electrical connection(s) and meter(s). SCE has existing overhead power lines located in the Rose Avenue right of way. This existing electrical infrastructure is located on the eastern side of Rose Avenue. It is anticipated that service will be extended from this existing infrastructure, which is located on the same side of the street as RDV, to the southern campus expansion area. The urban infrastructure installation/expansion associated with the proposed project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, a less than significant impact would occur, and this issue will not be discussed further in the EIR.

- d. **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. The project Site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. The Site is not located in a flood hazard area (FEMA 2010) or landslide area (City of Oxnard 2006) and the proposed project would not expose people or structures to significant risks such as downstream flooding or landslides. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a.	Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X		
b.	Have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	X		
c.	Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X		

Discussion:

- a. **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant with Mitigation Incorporated. As noted in this Initial Study analysis, several resource issues will be analyzed further in the EIR. It is unlikely that the proposed project would substantially degrade the environment for biological or cultural resources and project impacts are expected to be less than significant or mitigated to less than significant. However, this conclusion may change, and this issue will be analyzed further in the EIR. If needed, mitigation will be defined in the forthcoming EIR.

- b. **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).**

Less Than Significant with Mitigation Incorporated. As noted in this Initial Study analysis, several resource issues will be analyzed further in the EIR. Project impacts are expected to be less than significant or mitigated to less than significant. However, this conclusion may change, and this issue will be analyzed further in the EIR. If needed, mitigation will be defined in the forthcoming EIR.

- c. **Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant with Mitigation Incorporated. The proposed project would be designed and constructed to meet required safety standards. As identified in this Initial Study, several resource issues will be analyzed further in the EIR and project impacts are expected to be less than significant or mitigated to less than significant. However, this conclusion may change, and this issue will be analyzed further in the EIR. If needed, mitigation will be defined in the forthcoming EIR.

3.0 LIST OF PREPARERS

LEAD AGENCY

Rio School District

1800 Solar Drive
Oxnard, CA 93030

Contact: Wael Saleh, C.P.A., M.B.A., Assistant Superintendent/Chief Business Official

FACILITY CONSULTANT

SRG 1

2945 Townsgate Road, Suite 200
Westlake Village, CA 91361

Contact: Joel Kirschenstein

ENVIRONMENTAL CONSULTANT

Tetra Tech

5383 Hollister Avenue, Suite 130
Santa Barbara, CA 93111

Randy Westhaus, P.E.

Paula Fell

Renee Longman, AICP, LEED-AP BD+C

Monique O'Conner, QSP

Jenna Farrell

James Steele, P.G., C.Hg., C.E.G.

Monica San Nicolas

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