

**PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A  
PRELIMINARY ENVIRONMENTAL ASSESSMENT EQUIVALENT  
FOR THE RIO DEL VALLE MIDDLE SCHOOL EXISTING CAMPUS EXANSION MASTER PLAN  
SOUTH PARCEL  
VENTURA COUNTY, CALIFORNIA**

The Rio School District has prepared a Preliminary Environmental Assessment (PEA) Equivalent, comprised of a Phase I Environmental Assessment (ESA) and a Phase II ESA, in accordance with the California Education Code (CEC) Section 17213.1(a)(4)(B). The School District has chosen to make the PEA Equivalent available for public review and comment pursuant to CEC Section 17213.1(a)(6)(A).

**Project Location:** The Site is located on a 11.1 acre rectangular-shaped portion of APN 144-0-110-590 at 2600 North Rose Avenue, a 21.98 acre parcel in the Oxnard planning area of Ventura County, California. The Site is located in an area developed primarily for residential and agricultural land use situated in the Rancho Santa Clara del Norte General Plan Area of Ventura County. The Site and the adjacent area to the southeast and east are zoned Agricultural Exclusive forty acre minimum lot (AE-40 ac). North Rose Avenue is adjacent to the northwest Site boundary. The area directly across North Rose Avenue from the Site is zoned Rural Exclusive 20,000 square feet minimum lot (RE 20,000 sq ft) and 10,000 square feet minimum lot (RE 10,000 sq ft). The Rio Del Valle Middle School, located adjacent to the northeast Site boundary, is zoned RE 10,000 sq ft. The Oxnard Auto Center located adjacent to the southwest Site boundary across Collins Street is zoned for Auto Sales and Service.

**Project Description:** The site has historically been used for agricultural production. Between 2019 and July 2021, a portion of the Site was used to store junk automobiles and above ground fuel storage tanks (ASTs) for agricultural production. The PEA Equivalent was completed for the Site to investigate organochlorine pesticides (OCPs), metals, semivolatile organic compounds (SVOCs), polyaromatic hydrocarbons (PAHs), diesel and hydraulic/motor oil phase total petroleum hydrocarbons (TPHd and TPHh/m), total purgeable petroleum hydrocarbons (TPPH), polychlorinated biphenyls (PCBs), and volatile organic compounds (VOCs) in soil. Primary goals of the PEA Equivalent were to assess potential environmental impacts from (1) former agricultural pesticide application impacts and (2) potential impacts from junk automobile hydrocarbons and potentially toxic metals releases to surface soil from recent storage of junk automobiles and vehicle parking and hydrocarbon releases from fuel storage ASTs.

The results of the PEA Equivalent indicate that Site surface soils have been impacted by TPPH, TPHd, and TPHh/m from releases from the junk automobiles previously stored and fuel storage ASTs. TPPH was detected in one sample at 310 mg/kg, exceeding the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) Tier 1 ESL for residential soil of 100 mg/kg. TPHd was detected in three surface soil samples at concentrations exceeding the SFRWQCB Tier 1 ESL for residential soil of 260 mg/kg by one to two orders of magnitude. TPHh/m was detected in five surface soil samples at concentrations exceeding the SFRWQCB Tier 1 ESL for residential soil of 1,600 mg/kg by one to two orders of magnitude. A Supplemental Site Investigation (SSI) is being performed under Department of Toxic Substances Control (DTSC) oversight to assess the extent of TPPH, TPHd, and TPHh/m-impacted soil at the Site at concentrations exceeding SFRWQCB Tier 1 ESLs. A remedy for the TPPH, TPHd, and TPHh/m-impacted soil will be developed following completion of the SSI.

**Availability of Documents for Public Review:** The PEA Equivalent may be reviewed at the following locations:

Rio School District

**1800 Solar Drive  
Oxnard, California 93030**

**Oxnard Public Library  
251 South A Street  
Oxnard, California 93030**

**Public Review Period: Written comments on the PEA will be accepted from June 16, 2022 through July 18, 2022. Please submit comments on or before 5:00 p.m., July 18, 2022, to:**

**Mr. Wael Saleh  
Assistant Superintendent, Chief Business Official  
Rio School District  
1800 Solar Drive  
Oxnard, California 93030**

**Public Hearing: The PEA Equivalent will be presented to the Board of Education at its meeting on June 22, at 6:30 p.m. This meeting is open to the public and will be held at the District Office Board Room, located at 1800 Solar Drive, Oxnard, California 93030.**