

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029101

Project Title: New High School No. 8

Lead Agency: Oxnard Union High School District

Contact Name: Jeffrey Weinstein

Email: Jeff.Weinstein@ouhsd.k12.ca.us

Phone Number: (805) 834-1461

Project Location: Oxnard
City

Ventura
County

Project Description (Proposed actions, location, and/or consequences).

The OUHSD proposes to construct and operate a new state of the art neighborhood High School to accommodate existing and anticipated future enrollment in the District. The project site includes approximately 46.8-acres of the Maulhardt Ranch, a 107.25-acre property (APN 214-002-059) located in the City of Oxnard, California. Access to the project site is provided from Camino Del Sol and Rose Avenue. The geographic coordinates of the site are approximately Latitude 34 degrees 12' 29.47" North, Longitude 119 degrees 09' 19.07" West. The new school facilities are designed to meet the educational and recreational needs of up to 2,500 students in grades 9-12 onsite. The proposed project would comprise approximately 211,115 square feet (sq. ft.) of building and structures and provide 806 parking spaces on the project site. In addition, the proposed project includes a variety of recreational areas to accommodate the recreational needs of the students and community. This proposed project includes a variety of play fields, hard courts, and a pool. Of these, approximately 14.2 – 17 acres of play fields are proposed for joint-use with the City to provide additional recreation opportunities to the community as well as consideration for civic center use of other school facilities on site. The District would process a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) through the City of Oxnard. OUHSD proposes to change the NECSP designations for the project site to Public Education and Civic Center Use.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No mitigation measures have been identified in the Initial Study. The Initial Study identified potentially significant effects that will require additional evaluation in the EIR for the following environmental resources areas: Aesthetics, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Recreation, Utilities/Service Systems, Agriculture and Forestry Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use/Planning, Transportation, Air Quality, Energy, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Other public agencies whose approval is required for permits, financing approval, or participation agreement is as follows:

- Oxnard Union High School District
- City of Oxnard
- California Department of General Services, Division of State Architect
- California Department of Toxic Substance Control
- Los Angeles Regional Water Quality Control Board

**NOTICE OF PREPARATION (NOP)
OF AN ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING
NEW HIGH SCHOOL NO. 8 PROJECT**

Notice Is Hereby Given that Oxnard Union High School District (OUHSD) will be the lead agency and will prepare an environmental impact report (EIR) for the proposed New High School No. 8 Project. We need any applicable response of your agency as to the scope and content of the EIR, which is germane to your agency's statutory responsibilities as related to the proposed project. Your agency will need to use the EIR prepared by OUHSD when considering your permit or other approval for the project.

The scoping process is intended to provide OUHSD with the information the public feels is necessary to establish the appropriate scope for preparing the EIR. Please submit your comments, input, suggestions for project alternatives, and any other pertinent information that may enable us to prepare a comprehensive EIR for the proposed project. The Notice of Preparation (NOP) comment period begins on **February 19, 2019 and ends on March 20, 2019**. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after receipt of the notice.

Please submit written comments to:

Mr. Jeffrey Weinstein
Assistant Superintendent, Business Services
Oxnard Union High School District
309 South K Street,
Oxnard, CA 93030

Project Title: New OUHSD High School No. 8 Project

Project Location: The project site includes approximately 46.8-acres of the Maulhardt Ranch, a 107.25-acre property (APN 214-002-059) located in the City of Oxnard, California. The geographic coordinates of the site are approximately Latitude 34° 12' 29.47" North, Longitude 119° 09' 19.07" West.

The project site is currently used for agriculture. Surface elevations are approximately 54-60 feet above mean sea level (msl). The site is adjacent to agricultural land to the north; single family residential land and Rio Rosales Elementary School to the east; single and multi-family residential and commercial land to the south; and single-family residential land to the west. Access to the project site is provided from Camino Del Sol and Rose Avenue.

Project Description: The OUHSD proposes to construct and operate a new state of the art neighborhood High School to accommodate existing and anticipated future enrollment in the District. The project site includes approximately 46.8-acres of the Maulhardt Ranch, a 107.25-acre property (APN 214-002-059) located in the City of Oxnard, California. Access to the project site is provided from Camino Del Sol and Rose Avenue. The geographic coordinates of the site are approximately Latitude 34 degrees 12' 29.47" North, Longitude 119 degrees 09' 19.07" West. The new school facilities are designed to meet the educational and recreational needs of up 2,500 students in grades 9-12 onsite. The proposed project would comprise approximately 211,115 square feet (sq. ft.) of building and structures and provide 806 parking spaces on the project site. In addition, the proposed project includes a variety of recreational areas to accommodate the recreational needs of the students and community. This proposed project includes a

variety of play fields, hard courts, and a pool. Of these, approximately 14.2 – 17 acres of play fields are proposed for joint-use with the City to provide additional recreation opportunities to the community as well as consideration for civic center use of other school facilities on site. The District would process a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) through the City of Oxnard. OUHSD proposes to change the NECSP designations for the project site to Public Education and Civic Center Use.

Topics Identified for Study in an EIR. OUHSD prepared an Initial Study (IS). Based on the environmental review contained in the IS, OUHSD determined that implementation of the proposed project may have a significant effect on the environment and an EIR is required. The EIR will be prepared to evaluate potentially significant impacts related to the following issues:

- Aesthetics
- Biological Resources
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Recreation
- Utilities/Service Systems
- Agriculture and Forestry Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Transportation
- Air Quality
- Energy
- Hazards and Hazardous Materials
- Public Services
- Tribal Cultural Resources

Based on the analysis contained within the IS, impacts related to Population/Housing, Wildfire, and Mineral Resources are anticipated to be less than significant. Therefore, these topics will not be studied in detail in the EIR.

Scoping Meeting: OUHSD will conduct a public scoping meeting for the proposed project. The purpose of the scoping meeting is to solicit and receive public comment and input regarding the appropriate scope and content in the preparation of the EIR. Participation in the public meeting by agencies, organizations, and persons is encouraged. The Scoping Meeting for the EIR for the New High School No. 8 Project is scheduled for **March 6, 2019, at 6 p.m.** at the District Office Board Room, 220 South K Street, Oxnard, CA 93030.

In addition to the public scoping meeting, comments can also be submitted in writing, attention: Mr. Jeffrey Weinstein, at the address provided above.

Document Availability: The NOP and IS are available for public review at the Oxnard Union High School District, 309 South K Street, Oxnard, CA 93030 and at the Downtown Main Library, 251 South A Street, Oxnard, CA 93030 during normal business hours. They are also posted online on the District's website at: <https://www.oxnardunion.org>.