

**NOTICE OF PREPARATION (NOP)  
OF AN ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC SCOPING MEETING  
DORIS PATTERSON EDUCATIONAL FACILITIES PROJECT**

**Notice Is Hereby Given** that Oxnard School District (OSD) will be the lead agency and will prepare an environmental impact report (EIR) for the proposed Doris Patterson Educational Facilities Project. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The scoping process is intended to provide OSD with the information the public feels is necessary to establish the appropriate scope for preparing the environmental analysis. 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 **May 11, 2017 and ends on June 9, 2017**. 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:**

Ms. Lisa Cline  
Deputy Superintendent, Business & Fiscal Services  
Oxnard School District  
1051 South "A" Street,  
Oxnard, CA 93030

**Project Title:** Doris Patterson Educational Facilities Project

**Project Location:** Southeast corner of Doris Avenue and North Patterson Road, Ventura County, CA. The project site is located in unincorporated Ventura County, California and is within the Ventura County Save Open-Space and Agricultural Resources (SOAR) boundary. The project site is also within the City of Oxnard's Sphere of Influence (SOI), City Urban Restriction Boundary (CURB), and within the Oxnard Airport SOI. The Site comprises a portion of Lot 158, in the City of Oxnard, County of Ventura, State of California as shown on the Map of Patterson Ranch, recorded in Book 8, Page 1 of Maps in the office of the Ventura County Recorder (Portion of APN: 183-0-070-090). The project site consists of 1,088,824.84 square feet (approximately 25 acres).

The project area is relatively flat and currently used for agriculture. It is surrounded by adjacent agricultural uses to the south, east, and west. Located to the north of the project site is a residential neighborhood. Access to the project site is provided by North Patterson Road to the west and Doris Avenue to the north.

**Project Description:** OSD proposes to construct and operate a new elementary, middle school and District administrative center on a 25-acre site at the southeast corner of Doris Avenue and North Patterson Road. The new school is needed to accommodate existing and anticipated future enrollment in the District. The project site is located within unincorporated Ventura County and within the City of Oxnard SOI area. The project will include a proposed reorganization which will be comprised of an annexation into the City of Oxnard and the

Calleguas Municipal Water District and a detachment from the Ventura County Fire Protection District, the Ventura County Resource Conservation District, and Ventura County Service Areas 32 and 33.

Pursuant to Government Code Section 66428(a)(2), and in compliance with City of Oxnard Municipal Code Section 15-11, under a statutory exemption in the Subdivision Map Act, a tentative map is not required for property transferred to or from a government agency proceeding under Government Code section 66428(a)(2).

The District will process a General Plan Amendment (GPA), Pre-Zone (RZ) and an Annexation through the City of Oxnard. The projects will be required to be reviewed and recommended for approval to the City Council by the Planning Commission at a noticed public hearing prior to the City Council's public hearing process and final action. If the project is approved by the City Council, the City will file a Resolution of Application with the Ventura Local Agency Formation Commission (LAFCo). Upon approval of the annexation by LAFCo, and a 30-day reconsideration period, the annexation will be recorded and the site will be annexed into the City of Oxnard and eligible for all public services.

The proposed project includes joint-use facilities to support a district office, 700 elementary school students in grades K-5, and 1,200 middle school students in grades 6-8. The new school facilities are designed to meet the educational and recreational needs of K-8 students onsite. In total, the proposed project would comprise approximately 148,782 square feet (sq. ft.) of building and structures and provide 220 parking spaces onsite. In addition, the proposed project includes a variety of play fields and recreational areas to accommodate the recreational needs of the K-8 student's onsite. These facilities include soccer fields, tennis courts, hard courts, and play fields that are located to the south of the school buildings. An additional drop-off area for the play field area is provided along Patterson Road. A conceptual site plan is included as Figure 2. The project site will have a drought tolerant landscape that meets the 2009 Model Water Efficiency Landscape Ordinance (MWELo) regulations adopted by the Department of Water Resources (DWR).

A two-story 23,665 sq. ft. District Office is proposed on the northwest corner of the site with 62 parking stalls provided to the south and east of the building. Access to this parking area would be provided from Doris Avenue. An elementary school drop-off and pick-up area would separate the district office space from the elementary school buildings. Access to the elementary school drop-off and pick-up area would be from Patterson Road with traffic following in a single direction exiting on Doris Avenue. The elementary school buildings are clustered together to the east of the District office area with primary access provided from Patterson Road. These buildings are anticipated to include:

- Multi-Purpose & Food Services (8,975 sq. ft.)
- 2-Story/ 23 Classroom Building (22,560 sq. ft.)
- Administration Building (3,005 sq. ft.)
- Media Center & Student Support Services (4,210 sq. ft.)
- Kindergarten (6,400 sq. ft.)

A parking lot with 42 spaces is provided adjacent to the elementary school buildings to the north with access provided from Doris Avenue and an additional 20 parking spaces are provided within the drop-off and pick-up area to the west.

The middle school buildings are located near the northeast corner of the site and are anticipated to include:

- Administration Building (3,005 sq. ft.)
- Media Center (2,000 sq. ft.)
- Visual Arts & Music (3,200 sq. ft.)
- Student Support/Conference Center (3,800 sq. ft.)
- Food Services (3,900 sq. ft.)

- Two-Story/ 41 Classroom Building (45,312 sq. ft.)
- Science Building (2,600 sq. ft.)
- Restrooms (3,000 sq. ft.)
- Gymnasium (13,150 sq. ft.)

Approximately 96 parking stalls would be provided adjacent to the middle school buildings to the east. The bus drop-off and pick-up area for the middle school would be from Doris Avenue. An additional drop-off and pick-up area and parking lot would be provided to the east of the middle school buildings with access provided from a new road. The proposed access road is expected to terminate at the southernmost access to the parking lot for the school.

The proposed project includes utility connections including water, sewer, gas, electric, data/telecommunications, and storm water collection. Water, wastewater, and recycled water need to be extended to the site. Power is located on the east side of Patterson Road. The nearby residential neighborhood to the north of the site has phone and cable/communication facilities that would need to be extended to the site.

Phased construction is anticipated to begin in 2019 and each school would take approximately 15 to 16 months to construct. Operation of the new K-5 elementary school is anticipated for the 2020-2021 school year followed by the 6-8 middle school for the 2022-2023 school year.

**Topics Identified for Study in an EIR.** OSD prepared an Initial Study (IS). Based on the environmental review contained in the IS, OSD 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:

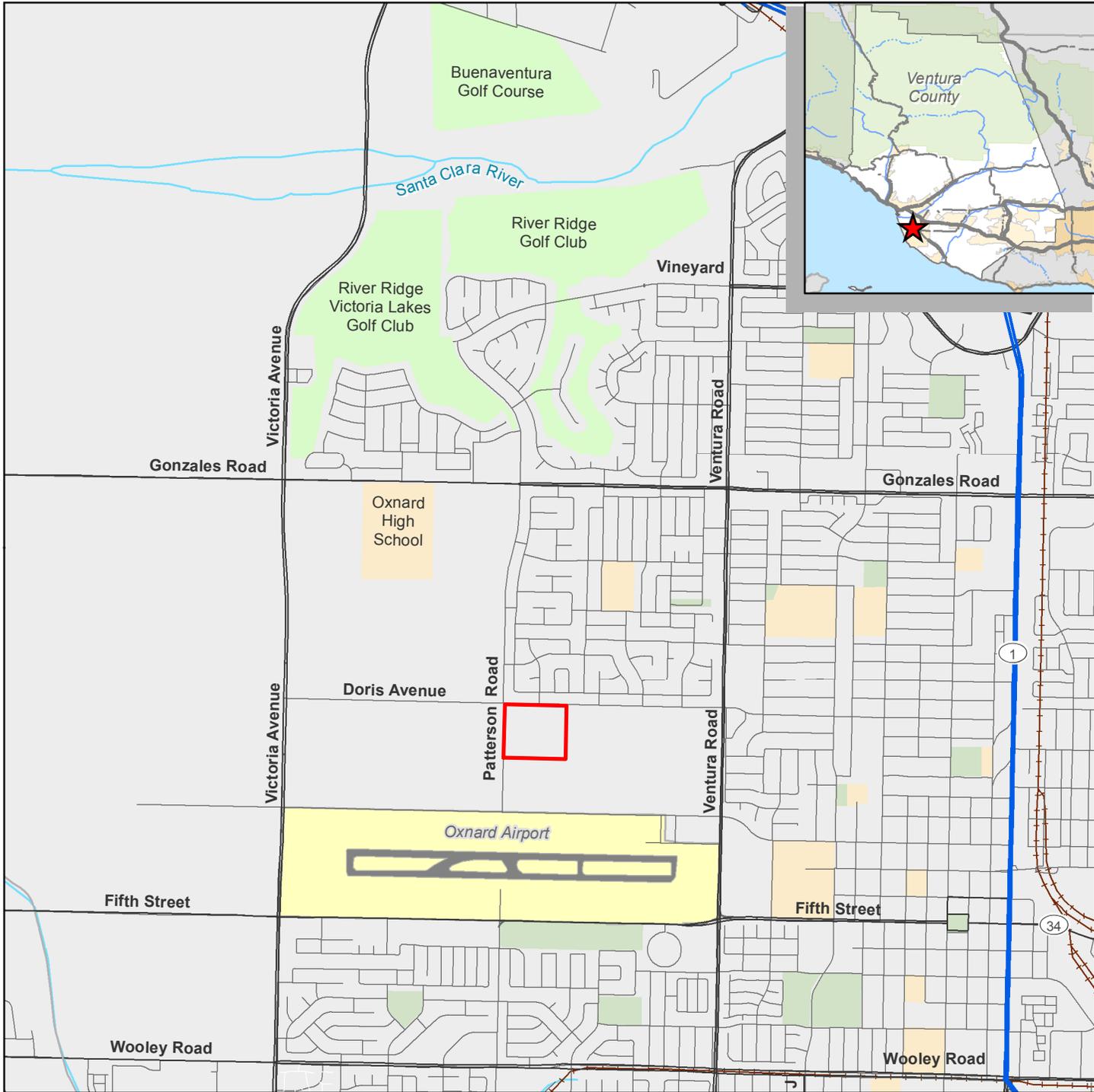
- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Tribal Cultural Resources
- Hydrology/Water Quality
- Land Use Planning
- Noise
- Population
- Public Services
- Recreation
- Transportation/Traffic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

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

**Scoping Meeting:** OSD 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 Environmental Impact Report for the Doris Patterson Educational Facilities Project is scheduled for **May, 22 2017, at 3:00 p.m.** at the Oxnard School District Board Room, 1051 South “A” Street, Oxnard, CA 93030.

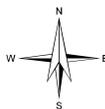
In addition to the public scoping meeting, comments can also be submitted in writing, attention: Ms. Lisa Cline, at the address provided above.

**Document Availability:** The NOP and IS are available for public review at the District Office at 1051 South “A” Street Oxnard, CA 93030 during normal business hours. They are also posted online on the District’s website at: [http://www.oxnardsd.org/pages/Oxnard\\_School\\_District/Departments/Facilities](http://www.oxnardsd.org/pages/Oxnard_School_District/Departments/Facilities)



**Legend**

 Project Boundary



Background Map sources: ESRI, Ventura County GIS, Tetra Tech

Oxnard School District

**Project Location and Vicinity Map**

Doris Patterson  
Educational Facilities Project



5383 Hollister Avenue  
Suite 130  
Santa Barbara, CA 93111

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
34007.05	4/27/2017	REYNOLDS	9885	<b>1-1</b>