Notice of Completion & Environmental Document Transmittal

SCH # NA

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Riverpark Boulevard Electronic Billboard
Lead Agency: City of Oxnard
Mailing Address: 214 South C Street
City: Oxnard

Project Location: County: Ventura
Mailing Address: 214 South C Street
City/Nearest Community: Oxnard

Assessor's Parcel No.: 132-0-311-075
Section: ____________
Twp.: ____________
Range: ____________
Base: ____________

Within 2 Miles:
State Hwy #: U.S. 101, State Route 232
Waterways: Santa Clara River
Airports: N/A
Railways: N/A
Schools: See Attachment A

Document Type:
CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☑ FONSI
☒ Mit Neg Dec Other:

Local Action Type:
☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other See Attm B

Development Type:
☐ Residential: Units ____________ Acres ____________
☐ Office: Sq.ft: ____________ Acres ____________ Employees ____________
☐ Commercial: Sq.ft: ____________ Acres ____________ Employees ____________
☐ Industrial: Sq.ft: ____________ Acres ____________ Employees ____________
☐ Educational: ____________
☐ Recreational: ____________
☐ Water Facilities: Type ____________ MGD ____________ ☑ Other: Electronic Billboard

Project Issues Discussed in Document:
☒ Aesthetic/Visual ☑ Fiscal ☑ Recreation/Parks ☑ Vegetation
☒ Agricultural Land ☑ Flood Plain/Flooding ☑ Schools/Universities ☑ Water Quality
☒ Air Quality ☑ Forest Land/Fire Hazard ☑ Septic Systems ☑ Water Supply/Groundwater
☒ Archeological/Historical ☑ Geologic/Seismic ☑ Sewer Capacity ☑ Wetland/Riparian
☒ Biological Resources ☑ Minerals ☑ Soil Erosion/Compaction/Grading ☑ Growth Inducement
☒ Coastal Zone ☑ Noise ☑ Solid Waste ☑ Land Use
☒ Drainage/Absorption ☑ Population/Housing Balance ☑ Toxic/Hazardous ☑ Cumulative Effects
☒ Economic/Jobs ☑ Public Services/Facilities ☑ Traffic/Circulation ☑ Other: See Attachment C

Present Land Use/Zoning/General Plan Designation:
Undeveloped land / RiverPark Specific Plan - Public Facilities / Regional Commercial

Project Description: (please use a separate page if necessary)
See Attachment D

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with a "X".
If you have already sent your document to the agency, please denote that with an "S".

X Air Resources Board
  • Boating & Waterways, Department of
  • California Emergency Management Agency
X California Highway Patrol
X Caltrans District # 7
  • Caltrans Division of Aeronautics
  • Caltrans Planning
  • Central Valley Flood Protection Board
  • Coachella Valley Mountains Conservancy
  • Coastal Commission
  • Colorado River Board
  • Conservation, Department of
  • Corrections, Department of
  • Delta Protection Commission
  • Education, Department of
  • Energy Commission
X Fish & Wildlife Region # 5
  • Food & Agriculture, Department of
  • Forestry and Fire Protection, Department of
  • General Services, Department of
  • Health Services, Department of
  • Housing & Community Development
X Native American Heritage Commission
  • Office of Historic Preservation
  • Office of Public School Construction
  • Parks & Recreation, Department of
  • Pesticide Regulation, Department of
  • Public Utilities Commission
X Regional WQCB # 4
  • Resources Agency
  • Resources Recycling and Recovery, Department of
  • S.F. Bay Conservation & Development Commission
  • San Gabriel & Lower L.A. Rivers and Mtns Conservancy
  • San Joaquin River Conservancy
  • Santa Monica Mountains Conservancy
  • State Lands Commission
  • SWRCB: Clean Water Grants
  • SWRCB: Water Quality
  • SWRCB: Water Rights
  • Tahoe Regional Planning Agency
  • Toxic Substances Control, Department of
  • Water Resources, Department of
  • Other
  • Other

Local Public Review Period (to be filled in by lead agency)

Starting Date  6/30/2022  Ending Date  7/29/2022

Lead Agency (Complete if applicable):

Consulting Firm: Environmental Science Associates
Address: 16755 Von Karman Avenue, Suite 200
City/State/Zip: Irvine, California 92606
Contact: Michael E. Houlihan, AICP
Phone: (714) 742-5375

Applicant: Foster Interstate Media, Inc.
Address: 1111 Broadway, Suite 1515
City/State/Zip: Oakland, CA 94607
Phone: (510) 832-7070 x1103

Signature of Lead Agency Representative: Michael E. Houlihan for Joe Pearson II
Date: June 29, 2022

Attachments to Notice of Completion & Environmental Document Transmittal for Riverpark Boulevard Electronic Billboard

**Attachment A:**
Rio Del Mar School, Rio Vista Middle School, Rio del Sol STEAM School, National University, Rio Del Norte Elementary School, Sierra Linda Elementary School, Assistance League School, Oxnard USD Fremont School, Curren School, James Foster School, Pacifica High School, Norman R Brekke Elementary, Rio Lindo Elementary School, Rio Real Elementary School, Rio Plaza Elementary School, Rio Del Valle Junior High School

**Attachment B:**
Amendment to the RiverPark Specific Plan and a Development Agreement

**Attachment C:**
Energy, Greenhouse Gas Emissions, Tribal Cultural Resources, Wildfire

**Attachment D:**
The Project involves the installation and operation of an electronic billboard on an approximately 0.25-acre undeveloped site (APN: 132-0-311-075) located between the U.S. 101 and Riverpark Boulevard approximately 850 feet north of Vineyard Avenue in the northern portion of the City of Oxnard. The Project site is located within the RiverPark Specific Plan “A” and was assessed as Public Facilities as part of the 2009 Addendum 8 to the RiverPark Specific Plan Final EIR. The 2030 General Plan land use designation is Commercial Regional. Implementation of the proposed Project would require the approval of a Special Use Permit (PZ 20-500-07), a Development Agreement (PZ 20-670-06), and Amendment to the RiverPark Specific Plan (PZ 20-630-02). The Special Use Permit allows for the development of an electronic billboard that would include a digital display of advertisements of various businesses, activities, services or products. The top of the billboard would be approximately 60 feet in height above the ground, and the dimensions of the electronic billboard sign would be 14.5 feet in height and 48.5 feet in width. The electronic billboard would have a two-sided light-emitting diode (LED) digital display that would have dimensions of 14 feet in height and 48 feet in width. The proposed Development Agreement will allow for the use of City property for the purpose of a Freeway Adjacent Digital Display Billboard and outline the required public benefits to be provided by the future development. The proposed Specific Plan Amendment would amend the RiverPark Specific Plan to allow for Freeway Adjacent Digital Display Billboards within the RiverPark Specific Plan.