

# 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

Contact Person: Joe Pearson II

Mailing Address: 214 South C Street

Phone: (805) 385-8272

City: Oxnard

Zip: 93030

County: Ventura

**Project Location:** County: Ventura

City/Nearest Community: Oxnard

Cross Streets: U.S. 101 and Riverpark Boulevard

Zip Code: 93036

Lat. / Long. (degrees, minutes, and seconds): 34° 142 04.43 N/ 119° 102 29.33 W  
0.25

Total Acres:

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

Other

Mit Neg Dec

Other

FONSI

## 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

Transportation: Type

Commercial: Sq.ft.

Acres

Employees

Mining: Mineral

Industrial: Sq.ft.

Acres

Employees

Power: Type

MW

Educational

Waste Treatment: Type

MGD

Recreational

Hazardous Waste: Type

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

## 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".

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

### 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

 for Joe Pearson II

Signature of Lead Agency Representative: .

Date: June 29, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**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.