**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:** Ventura Road 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 Ventura Road  
**Zip Code:** 93036  
**Total Acres:** 0.02  

**Assessor's Parcel No.:** N/A  
**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:**  
☐ NOP  
☐ Draft EIR  
☐ NEPA:  
☐ NOI  
☐ Other:  
☐ Joint Document  
☐ Final Document

**Local Action Type:**  
☐ General Plan Update  
☐ Specific Plan  
☐ Master Plan  
☐ Rezone  
☐ Annexation  
☐ General Plan Amendment  
☐ Use Permit  
☐ Redevelopment  
☐ Prezone  
☐ Coastal Permit  
☐ General Plan Element  
☐ Land Division (Subdivision, etc.)  
☐ Other

**Development Type:**  
☐ Residential:  
☐ Units  
☐ Acres  
☐ Employees  
☐ Transportation:  
☐ Type  
☐ Commercial:  
☐ Sq.ft.  
☐ Acres  
☐ Employees  
☐ Power:  
☐ Type  
☐ Industrial:  
☐ Sq.ft.  
☐ Acres  
☐ Employees  
☐ Waste Treatment:  
☐ Type  
☐ Educational  
☐ Recreation/ Parks  
☐ Other:  
☐ Other

**Project Issues Discussed in Document:**  
☐ Aesthetic/Visual  
☐ Agricultural Land  
☐ Flood Plain/Flooding  
☐ Schools/Universities  
☐ Vegetable  
☐ Air Quality  
☐ Forest Land/Fire Hazard  
☐ Septic Systems  
☐ Water Quality  
☐ 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:  

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

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

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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.
**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

<table>
<thead>
<tr>
<th>Listing</th>
<th>Agency Name</th>
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</thead>
<tbody>
<tr>
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<td>Office of Historic Preservation</td>
</tr>
<tr>
<td>. Boating &amp; Waterways, Department of</td>
<td>Office of Public School Construction</td>
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<tr>
<td>. California Emergency Management Agency</td>
<td>Parks &amp; Recreation, Department of</td>
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<tr>
<td>X California Highway Patrol</td>
<td>Pesticide Regulation, Department of</td>
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<tr>
<td>X Caltrans District # 7</td>
<td>Public Utilities Commission</td>
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<td>. Caltrans Division of Aeronautics</td>
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<td>. Caltrans Planning</td>
<td>Resources Recycling and Recovery, Department of</td>
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<tr>
<td>. Central Valley Flood Protection Board</td>
<td>S.F. Bay Conservation &amp; Development Commission</td>
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<tr>
<td>. Coachella Valley Mountains Conservancy</td>
<td>San Gabriel &amp; Lower L.A. Rivers and Mtns Conservancy</td>
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<td>. Coastal Commission</td>
<td>San Joaquin River Conservancy</td>
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<td>. Colorado River Board</td>
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<td>. Conservation, Department of</td>
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<td>. Corrections, Department of</td>
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<td>. Delta Protection Commission</td>
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<tr>
<td>. Education, Department of</td>
<td>SWRCB: Water Rights</td>
</tr>
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<td>. Energy Commission</td>
<td>Tahoe Regional Planning Agency</td>
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<td>X Fish &amp; Wildlife Region # 5</td>
<td>Toxic Substances Control, Department of</td>
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<tr>
<td>. Food &amp; Agriculture, Department of</td>
<td>Water Resources, Department of</td>
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<tr>
<td>. Forestry and Fire Protection, Department of</td>
<td>Other</td>
</tr>
<tr>
<td>. General Services, Department of</td>
<td>Other</td>
</tr>
<tr>
<td>. Health Services, Department of</td>
<td>Native American Heritage Commission</td>
</tr>
<tr>
<td>. Housing &amp; Community Development</td>
<td>Regional WQCB # 4</td>
</tr>
<tr>
<td>X Native American Heritage Commission</td>
<td>SWRCB: Water Rights</td>
</tr>
</tbody>
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**Local Public Review Period (to be filled in by lead agency)**

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

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**Lead Agency (Complete if applicable):**

Consulting Firm: Environmental Science Associates  
Applicant: Foster Interstate Media, Inc.  
Address: 16755 Von Karman Avenue, Suite 200  
Address: 1111 Broadway, Suite 1515  
City/State/Zip: Irvine, California 92606  
City/State/Zip: Oakland, CA 94607  
Contact: Michael E. Houlihan, AICP  
Phone: (714) 742-5375  
Phone: (510) 832-7070 x1103

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Signature of Lead Agency Representative: ____________________________  
Date: June 29, 2022

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Attachments to Notice of Completion & Environmental Document Transmittal for Ventura Road 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, Oxnard USD Fremont School, Curren School, Little Scholars Montessori, Montalvo Elementary School, ENCOUNTER Preschool, Thurgood Marshall Elementary School, Rio Lindo Elementary School, Rio Real Elementary School, Rio Plaza Elementary School, Providence Court School

Attachment B:
Development Agreement and Street Vacation

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 1,000-square foot undeveloped site located on the north side of the U.S. 101 and immediately west of Ventura Road in the northern portion of the City of Oxnard. The 2030 General Plan land use designation is Commercial Regional. The Project site is located within the RiverPark Specific Plan and designated as Commercial Retail. Implementation of the proposed Project would require the approval of a Special Use Permit (PZ 20-500-06), a Development Agreement (PZ 20-670-05), and Street Vacation (PZ 21-660-03). 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 80 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 Street Vacation would vacate the existing right-of-way to the City of Oxnard.