

# 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

Lat. / Long. (degrees, minutes, and seconds): 34° 142 30.63 N/ 119° 112 14.33 W

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:

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
(Prior SCH No.)  
 Other

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other

## Local Action Type:

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan
- Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan
- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)
- Annexation  
 Redevelopment  
 Coastal Permit  
 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 \_\_\_\_\_
- Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Electronic Billboard

## Project Issues Discussed in Document:

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

## 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

## 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".

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