

# VENTURA COUNTY GENERAL PLAN

# EL RIO/DEL NORTE AREA PLAN



Last Amended by the Ventura County Board of Supervisors  
June 28, 2011

# **1996 Decision-Makers and Contributors**

## **Ventura County Board of Supervisors**

Susan K. Lacey	First District
Frank Schillo, Chair	Second District
Maggie Kildee	Third District
Judy Mikels	Fourth District
John K. Flynn	Fifth District

## **Ventura County Planning Commission**

Laura K. Bartels, Chair  
Michael H. Wesner  
Rev. Johnie Carlisle  
Daryl Reynolds  
Brian Brennan

## **El Rio/Del Norte Municipal Advisory Committee**

Florence Young, Chairperson  
Don Hoffman, Vice Chairperson  
Bob Johnston  
Victor Nose  
Adelaide Rocha  
David Souza  
Julie Hernandez (Former member)  
Mike Barber (Alternate)  
David Gomez (Alternate)  
Evelyn Miller (Alternate)

## **Ventura County Resource Management Agency Planning Division**

Keith Turner, Planning Director  
Bruce Smith, Manager, General Plan Section  
Irma Unzueta, Project Manager

## **Word Processing**

Karen Avers, Kathy Evans, Nancy FaGaines

## **Graphics and Mapping**

Kay Clark, Carlos Mendoza, Yvonne Tello, Ramon Hernandez

# 2011 Decision-Makers

## Ventura County

### Board of Supervisors

Steve Bennett  
Linda Parks  
Kathy Long  
Peter Foy, Chair  
John Zaragoza

First District  
Second District  
Third District  
Fourth District  
Fifth District

### Planning Commission

Leo Molitor, PhD.  
Nora Aidukas, Chair  
W. Stephen Onstot, Vice Chair  
Michael Wesner  
Richard Rodriguez

### Ventura County Planning Division

Kim Prillhart, Planning Director  
Bruce Smith, Manager, Plans and Ordinances Section  
Kari Finley, Project Manager  
Shelley Sussman, Planner

### RMA GIS Mapping and Graphics Section

Jose Moreno  
Gloria Hennety

### County of Ventura Resource Management Agency Planning Division

800 South Victoria Avenue  
Ventura, CA 93009-1740  
(805) 654-2494  
FAX (805) 654-2509

<https://vcrma.org/divisions/planning>

**VENTURA COUNTY GENERAL PLAN**  
**EL RIO/DEL NORTE AREA PLAN**

Adopted by the Ventura County Board of Supervisors - December 10, 1996

Amended – November 15, 2005

Amended – June 28, 2011

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# Introduction

## Purpose

The El Rio/Del Norte Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 6,984 acres of unincorporated land adjacent to the City of Oxnard and within the City of Oxnard Sphere of Influence.

In general, the purpose of this Area Plan is to specify the distribution, location, types and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area.

The specific purposes for updating the 1980 El Rio Area Plan were to:

1. Update the Plan's technical information and goals, policies and programs in light of changing conditions.
2. Ensure that Area Plan policies are consistent with Countywide General Plan goals, policies and programs.
3. Reformat the Area Plan to be consistent with other County Area Plans.

## Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The County General Plan is divided into four chapters which encompass the State-mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The El Rio/Del Norte Area Plan is the detailed land use plan of the Ventura County General Plan for the El Rio/Del Norte area.

State law also mandates that all elements of a general plan be consistent with one another. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan. Since the Countywide General Plan applies to the El Rio/Del Norte area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

## Definitions

The goals, policies and programs in this Area Plan express the intent of the Board of Supervisors, with input from the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined below:

**Goal -** The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area in order to protect groundwater resources."

**Policy -** A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisor's Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters."

**Program -** A coordinated set of actions to carry out the goals of the Plan. Example: "The Planning Division will prepare a proposal for the Board of Supervisors' consideration to vigorously pursue code enforcement efforts in the El Rio/Del Norte area in order to enhance/upgrade existing neighborhoods."

\* An asterisk next to a program means that particular program will not be pursued until the budgetary constraints affecting the County are relieved and the Planning Division is given direction by the Board of Supervisors to proceed with the program.



# 1.0 Resources

## 1.1 Air Quality Resources

### 1.1.1 Goals:

1. Ensure that any potentially significant health risk resulting from the release of toxic, hazardous or odoriferous substances into the air are mitigated to less-than-significant levels.
2. Reduce reliance on the automobile by promoting alternative modes of transportation with the intent of improving air quality.

### 1.1.2 Policies:

1. Discretionary development which could have significant adverse air quality impacts shall be conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for its air quality impacts.
2. Discretionary development identified by the Air Pollution Control District as a use which could potentially release toxic or hazardous substances into the air shall be conditioned to mitigate any potentially significant health risks to less-than-significant levels.
3. Discretionary development identified by the Air Pollution Control District as a use which could potentially release odoriferous or nuisance substances into the air shall be conditioned to mitigate any potentially significant impacts to less-than-significant levels.

### 1.1.3 Program:

1. The County Public Works Agency will continue to work with the Air Pollution Control District and transportation planning agencies to develop and implement Transportation Control Measures (TCMs) to facilitate public transit and alternative transportation modes within the El Rio/Del Norte Area Plan boundary.

## 1.2 Water Resources

### 1.2.1 Goal:

1. Protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area in order to protect groundwater resources.

### 1.2.2 Policies:

1. In order to protect groundwater quantity, discretionary development shall not result in any net decrease in the quantity of groundwater, taking into account existing and projected water supply and demand factors (e.g. potable water demand, landscape irrigation, evapotranspiration, recharge). Discretionary development may utilize water offsets (e.g. plumbing fixture retrofits in existing structures) to achieve no decrease in the quantity of groundwater.
2. Discretionary development that would individually or cumulatively result in a significant adverse impact on groundwater quality shall be prohibited.
3. Discretionary development shall comply with all applicable NPDES (National Pollution Discharge Elimination System) standards to protect surface water quality.
4. Discretionary development that would significantly decrease the recharge capability of the property shall be prohibited.
5. Discretionary development in commercial or industrial designated areas that has the potential for release of hazardous materials which could seriously degrade groundwater resources shall be prohibited.

6. Reclaimed mining sites designated Agricultural or replanted in agriculture within the Oxnard Forebay shall be required to use crops with low nitrogen demand and shall provide a monitoring program subject to the approval of the Public Works Agency - Water Resources Division.

### **1.2.3 Program:**

1. The Agricultural Department will continue to encourage the use of alternatives to chemical methods of pest control and fertilization.

## **1.3 Mineral Resources**

### **1.3.1 Goal:**

1. Ensure compatibility between mineral extractions, or oil and gas exploration/production, and surrounding land uses.

### **1.3.2 Policies:**

1. All mineral resource extraction and oil and gas exploration/production sites shall be landscaped in accordance with an approved landscape plan to minimize incompatibility with other uses.
2. Oil and gas exploration and production permits shall utilize "Best Available Control Technology" (BACT), as outlined by Air Pollution Control District Rules and Regulations.
3. Gases emitted from oil wells shall be collected and used or removed for sale or proper disposal, if feasible. Flaring or venting should only be allowed in cases of emergency or testing purposes.
4. All discretionary development permits for oil and gas exploration and production shall be kept to a minimum size and area.
5. New refining facilities shall be prohibited within the El Rio/Del Norte Area Plan boundary.

### **1.3.3 Programs:**

1. The Planning Division will continue to work with the El Rio/Del Norte Municipal Advisory Council and mining operators to determine appropriate uses for the reclamation of mining sites consistent with the goals and policies of the County General Plan and the El Rio/Del Norte Area Plan, and applicable ordinances.
2. The Planning Division will continue to work with the El Rio/Del Norte Municipal Advisory Council and oil and gas exploration and production operators to determine appropriate uses for the reclamation of exploration and production sites consistent with the goals and policies of the County General Plan, the El Rio/Del Norte Area Plan, and applicable ordinances.

## **1.4 Biological Resources**

### **1.4.1 Goals:**

1. Protect the biological resources of the Santa Clara River and adjoining natural habitat areas including significant stands of Southern Willow within the Santa Clara River bounding the El Rio/Del Norte area.
2. Encourage revegetation or landscaping in natural habitat areas and the Santa Clara River that incorporates native plant species in order to restore habitat in already disturbed areas.

### **1.4.2 Policies:**

1. Discretionary development within the Santa Clara River and adjoining natural habitat areas which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.

2. Discretionary development which has the potential to deposit significant amount of sedimentation, oil residue or other urban pollutants into the surface water drainage system shall be conditioned, as appropriate, to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from runoff do not significantly impact downstream surface water quality and biological resources. The control devices used in the oily separators shall be properly maintained for the life of the authorized use.
3. Landscaping on lots adjacent to natural habitat areas in the Santa Clara River shall utilize appropriate native species.

## **1.5 Scenic Resources**

### **1.5.1 Goal:**

1. Protect and, if possible, improve the viewshed from U.S. 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232 (Vineyard Avenue), Rose Avenue, Santa Clara Avenue and Central Avenue within the El Rio/Del Norte Area Plan boundary.

### **1.5.2 Policies:**

1. Discretionary development on parcels adjacent to U.S. 101, Ventura Boulevard, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue and Central Avenue (within the El Rio/Del Norte Area Plan boundary) shall be subject to the following development standards:
  - a) A sign program shall be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
  - b) Outside open storage shall be landscaped and/or screened from public view to the maximum extent feasible.
  - c) The architectural design and building material of development shall be designed to enhance the visual quality of the surrounding areas.

### **1.5.3 Program:**

- \*1. The Planning Division will work with the United Water Conservation District to develop measures to incorporate vegetation buffers or park-like-settings into recharge basin designs to enhance the visual quality of the area.

## **1.6 Cultural Resources**

### **1.6.1 Goal:**

1. Encourage the maintenance and use of facilities and organizations (such as libraries, museums, schools and historical societies) which provide an understanding of the history and diversity of cultures in the El Rio/Del Norte area.

### **1.6.2 Policies:**

(There are no supplemental policies related to cultural resources.)

### **1.6.3 Programs:**

- \*1. The County Cultural Heritage Board will conduct a cultural and historical inventory of the El Rio/Del Norte area.
2. The Board of Supervisors' office representing the El Rio/Del Norte area will coordinate with appropriate entities to promote an understanding of the history and diversity of cultures within the community.

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## 2.0 Hazards

### 2.1 Flood Hazards

#### 2.1.1 Goal:

1. Ensure that development does not contribute to the existing flooding problems in the El Rio/Del Norte area without adequate flood control and drainage improvements.

#### 2.1.2 Policies:

1. The Santa Clara River within the Area Plan boundary shall be designated as Open Space on the Land Use Map ([Figures 1a](#) and [1b](#)) to minimize hazards from flooding.
2. Discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards shall be required to fund a Deficiency Study to identify existing flooding and erosion/siltation problems and, if necessary, an Improvement Plan to determine appropriate flood control and drainage facilities necessary to reduce these hazards to a less-than-significant level. If the Deficiency Study/Improvement Plan determines the need for flood control facilities, the discretionary development shall be required to construct and/or contribute to the construction of all necessary improvements necessary to reduce hazards to a less-than-significant level.

#### 2.1.3 Programs:

- \*1. The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, will prepare a budgetary proposal for the Board of Supervisors' consideration to evaluate the flooding hazards on Balboa Street, upper Rio Plaza area, Strickland Acres and the Rio Vista school yard in the El Rio/Del Norte area. The proposal will also include identification of necessary flood control and drainage facilities within the area, funding sources and priority schedule for construction of these facilities.
- \*2. The Ventura County Flood Control District will prepare a budgetary proposal for consideration by the Board of Supervisors to study the feasibility of assessing special area fees to development and other jurisdictions/special districts which contribute to the flooding or erosion/siltation problems of the El Rio/Del Norte area.

### 2.2 Noise Hazards

#### 2.2.1 Goals:

(There are no supplemental goals related to noise hazards.)

#### 2.2.2 Policies:

(There are no supplemental policies related to noise hazards.)

#### 2.2.3 Program:

- \*1. The Public Works Agency will prepare a proposal for consideration by the Board of Supervisors to study the feasibility of constructing noise barriers to protect existing noise sensitive uses which are or will be significantly impacted by traffic noise along the U.S 101 Highway from Vineyard Avenue to Alvarado Street (to join the existing noise barrier wall) and from Rice/Santa Clara Avenue to Del Norte Boulevard.

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## 3.0 Land Use

### 3.1 General Land Use

#### 3.1.1 Goals:

1. Preserve the character of the El Rio/Del Norte area. The character of the El Rio/Del Norte area is defined by its small town, semi-rural qualities, consisting of several separate and distinct neighborhoods situated within the Oxnard agricultural plain, and comprising one community of common social and political interest.
2. Provide a socially desirable and economically viable community which includes an appropriate mix of housing, employment, shopping and education/recreation facilities.
3. Locate new development primarily within the existing communities in order to avoid encroaching into established agricultural, open space lands, and to protect resources.
4. Ensure that future discretionary development within the area is of high quality, consistent with the character of the community, and beneficial to the El Rio/Del Norte area as a whole.
5. Encourage the enhancement/upgrading of existing neighborhoods.

#### 3.1.2 Policies:

1. All zoning shall be in conformance with the Land Use Map ([Figures 1a](#) and [1b](#)), and Zoning Compatibility Matrix ([Figure 2](#)).
2. All discretionary development projects shall be reviewed and conditioned to ensure that they are in conformance with the Building Intensity, Population Density Summary Table ([Figure 3](#)), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area, and are beneficial to the community as a whole.

#### 3.1.3 Programs:

- \*1. The Planning Division will prepare a proposal for Board of Supervisors' consideration to vigorously pursue code enforcement efforts in the El Rio/Del Norte area in order to enhance/upgrade existing neighborhoods.
- \*2. The Planning Division will prepare a budgetary proposal for Board of Supervisors' consideration to explore tax increment financing as a means of funding appropriate public improvements which stimulate private investment in order to enhance/upgrade existing neighborhoods.

### 3.2 Agricultural

#### 3.2.1 Goals:

1. Preserve irrigated agricultural lands in the El Rio/Del Norte area.
2. Minimize incompatibilities between agricultural operations and other land uses.

#### 3.2.2 Policies:

1. Land outside the Existing Community or Rural designated areas within the El Rio/Del Norte Area Plan boundary which is currently in, or suitable for agricultural production shall be designated Agricultural and zoned "A-E" (Agricultural Exclusive - 40 acre minimum).
2. Discretionary development located on land designated as Agricultural shall not conflict with the agricultural uses of those lands.
3. Discretionary development located adjacent to Agricultural designated land shall be conditioned to ensure that impacts on the agricultural uses are minimized.

4. Discretionary, non-agricultural land uses adjacent to Agricultural designated land shall be required to establish appropriate buffers as determined by the Agricultural Department.
5. Discretionary development on lands containing "prime" or "statewide" significant agricultural soils shall be conditioned to preserve topsoil for reuse as an agricultural soil amendment.
6. Discretionary development on lands containing "prime" or "statewide" significant agricultural soils shall be evaluated regarding the feasibility of dedicating land or a conservation easement or cash-in-lieu fees to preserve agricultural land which is comparable to any land which would be permanently lost due to the development.

### **3.3 Open Space**

#### **3.3.1 Goal:**

1. Preserve the essentially undeveloped lands which surround the Existing Community designated areas of the El Rio/Del Norte area to protect lands which contain biological and mineral resources and water recharge/storage basins.

#### **3.3.2 Policy:**

1. Discretionary development located on or adjacent to Open Space land shall be conditioned to ensure that impacts to biological and mineral resources and recharge/storage basins are minimized.

### **3.4 Institutional**

#### **3.4.1 Goal:**

1. Recognize the educational and institutional uses in the El Rio/Del Norte area that require large acreage.

#### **3.4.2 Policies:**

1. The principal uses allowed in the Institutional designation shall be institutional and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal uses, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.
2. The minimum parcel size consistent with the Institutional land use designation is 10 acres.

### **3.5 Rural Residential**

#### **3.5.1 Goal:**

1. Recognize and plan for low density, large lot (five acres in size) residential development and other compatible and ancillary land uses in a rural setting.

#### **3.5.2 Policy:**

1. Minimum parcel size consistent with the Rural Residential land use designation for residential parcels is five acres.

### **3.6 Urban Residential**

#### **3.6.1 Goals:**

1. Ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods which preserve the community character of the El Rio/Del Norte area.
2. Promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all economic segments of the population are provided.



3. Improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.
4. To the extent feasible, eliminate nonconforming uses in residential zones.

### **3.6.2 Policy:**

1. New discretionary residential development shall be conditioned to be compatible with its surrounding land uses and to maintain the character of the El Rio/Del Norte area.

### **3.6.3 Programs:**

1. The Area Housing Authority will continue to administer the Home Improvement Program (funded by Community Development Block Grants) to provide low interest loans, deferred payment loans and grants to qualified low income home owners within the El Rio/Del Norte area for the purpose of rehabilitating substandard or deteriorated housing.
- \*2. The Planning Division will prepare a proposal for Board of Supervisors' consideration to pursue the elimination of existing illegal land uses and nonconforming commercial and industrial land uses in residential zones, specifically illegal uses and nonconforming uses on Cortez Street, Balboa Street and Alvarado Street.

## **3.7 Commercial**

### **3.7.1 Goals:**

1. Provide sufficient commercially designated land to meet shopping and service needs of the community.
2. Maintain the economic vitality of the commercial districts.
3. Locate and design commercial uses to minimize land use incompatibility with residential, open space and agricultural land uses.
4. Locate and design commercial uses to promote pedestrian access and circulation.
5. Disallow the expansion of strip commercial development.

### **3.7.2 Policies:**

1. Commercial development shall be subject to either a Planned Development Permit or a Conditional Use Permit to assure compatibility with neighboring land uses. Such review shall give careful attention to landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing and mitigation of nuisance factors.
2. Commercial development shall be designed to promote ease of pedestrian/bicycle access in order to encourage walk-in business, as well as provide sufficient off-street parking.
3. Commercial development shall be designed to ensure consistency with the community character of the El Rio/Del Norte area.

## **3.8 Industrial**

### **3.8.1 Goals:**

1. Provide sufficient industrially designated land to meet the employment needs of the community.
2. Limit urban industrial land uses to existing industrial areas.
3. Locate and design industrial land uses so as to minimize land use incompatibilities with residential, commercial, open space and agricultural uses and to minimize adverse aesthetic impacts.

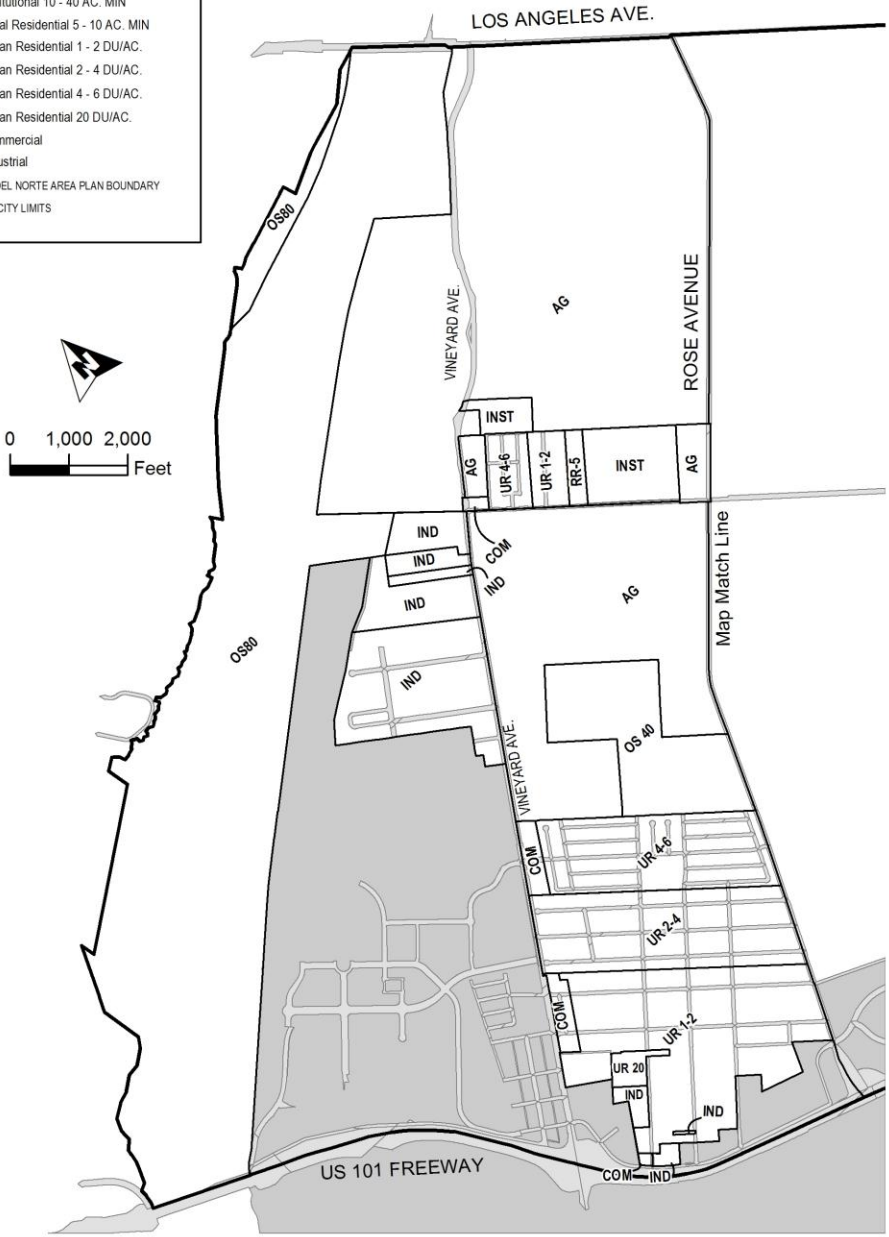
### **3.8.2 Policies:**

1. Expansion of industrial uses outside of areas presently planned for industrial shall be prohibited.
2. Industrial development shall be subject to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.
3. New or expanding industrial uses adjacent to residential, commercial, open space and agricultural areas shall provide buffers to protect these uses from nuisances and visual, audio and any air-borne intrusion, as well as minimizing truck traffic through residential areas.

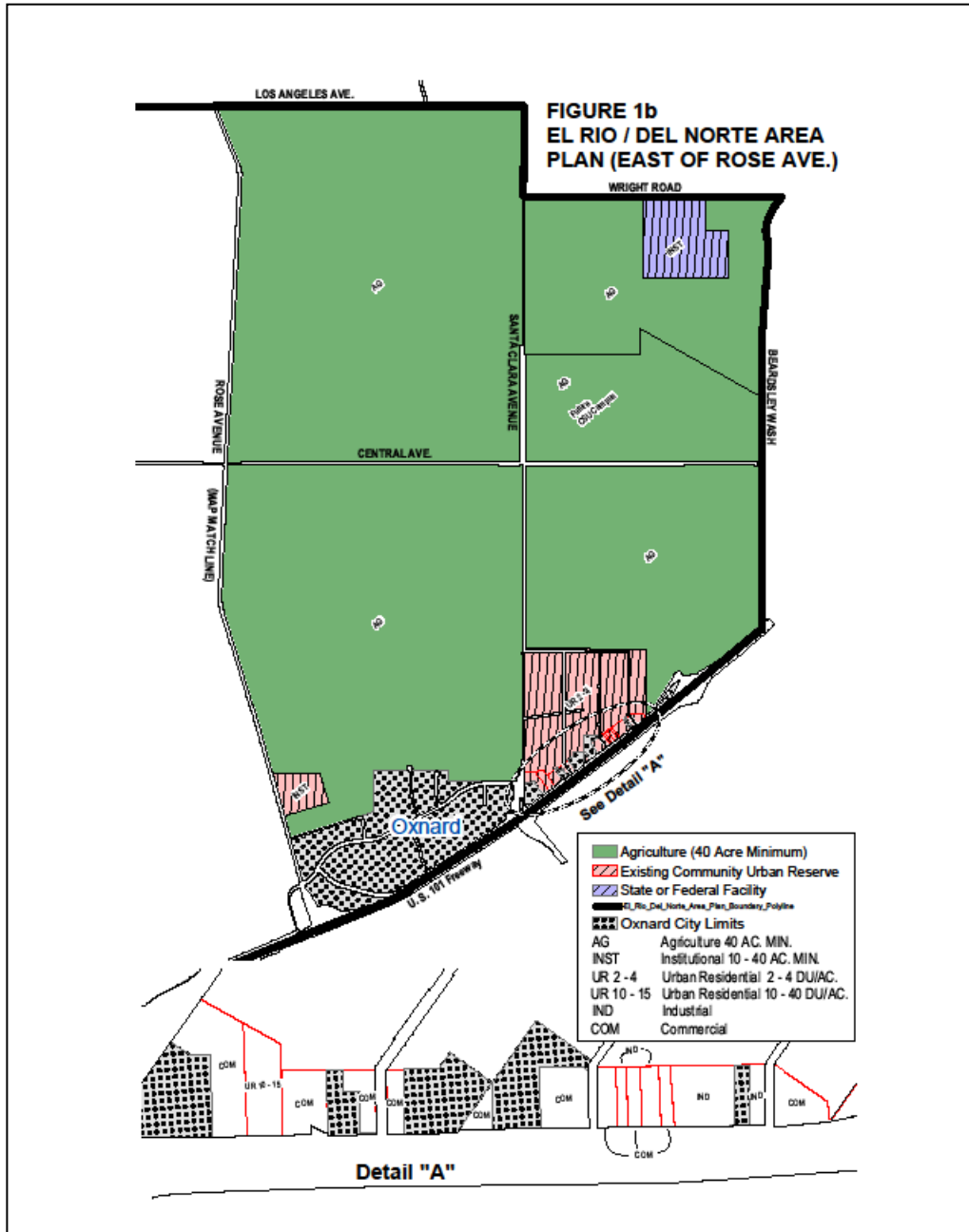
# Figure 1a Land Use Map (West of Rose Avenue)

OS 80	Open Space 80 Ac. Min
AG	Agriculture 40 AC. MIN
INST	Institutional 10 - 40 AC. MIN
RR 5	Rural Residential 5 - 10 AC. MIN
UR 1 - 2	Urban Residential 1 - 2 DU/AC.
UR 2 - 4	Urban Residential 2 - 4 DU/AC.
UR 4 - 6	Urban Residential 4 - 6 DU/AC.
UR 20	Urban Residential 20 DU/AC.
COM	Commercial
IND	Industrial
EL RIO / DEL NORTE AREA PLAN BOUNDARY	
OXNARD CITY LIMITS	

**FIGURE 1a - LAND USE MAP (WEST OF ROSE AVE.)**




**Figure 1b**  
**Land Use Map (East of Rose Avenue)**




**Figure 2  
Zoning Compatibility Matrix**


AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																KEY
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE(10,000 SF. Min.)	RO(20,000 SF. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	
OS 80	(Open Space 80 Acre Min.)	80 AC	80 AC															
OS 40	(Open Space 40 Acre Min.)	40 AC																
AG	(Agriculture 40 Acre Min.)																	
INST	(Institutional 10 Acre Min.)	40 AC			10 AC													
RR 5	(Rural Residential 5 Acre Min.)				5 AC	5 AC												
UR 1-2	(Urban Residential 1-2 DU/Ac.)				20		20		2 U									
UR 2-4	(Urban Residential 2-4 DU/Ac.)						10		4 U									
UR 4-6	(Urban Residential 4-6 DU/Ac.)								6 U									
UR 6-10	(Urban Residential 6-10 DU/Ac.)								10 U									
UR 10-15	(Urban Residential 10-15 DU/Ac.)								15 U									
UR 20	(Urban Residential 20 DU/Ac.)									20 Um								
COM	(Commercial)																	
IND	(Industrial)																	


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
 = Not compatible with Plan


 = Compatible with Plan

Compatible only with zone suffix equal to or more restrictive than that shown:

 = X thousand square feet minimum lot size

 = X acre minimum lot size

 = X units per acre maximum

 = X units per acre minimum

**Figure 3  
Summary Table - Building Intensity/Population Density Standards**

**Open Space/Agriculture**

<b>Designation</b>	<b>Acres</b>	<b>Max. Bldg. Coverage (% Of Lot Area)<sup>1</sup></b>	<b>Maximum Intensity (DU/Ac)<sup>2</sup></b>	<b>Dwelling Units</b>	<b>Average Pop/DU<sup>3</sup></b>	<b>Population</b>	<b>Avg. Population Density (Persons/Acre)</b>
OS 80 (80 Ac. Min.)	1,012	5%	0.013	13	5.60	72	0.07
OS 40 (40 Ac. Min.)	188	5%	0.025	4	5.60	22	0.14
AG (40 Ac. Min.)	4,860	5%	0.025	122	5.60	683	0.14
<b>TOTALS</b>	<b>6,060</b>			<b>139</b>		<b>777</b>	

**Residential**

<b>Designation</b>	<b>Acres</b>	<b>Max. Bldg. Coverage (% Of Lot Area)<sup>4</sup></b>	<b>Maximum Intensity (DU/Ac)<sup>2</sup></b>	<b>Dwelling Units</b>	<b>Average Pop/DU<sup>3</sup></b>	<b>Population</b>	<b>Avg. Population Density (Persons/Acre)</b>
<b>Rural Residential:</b>							
RR 5 (5-10 ac. Min.)	10	25%	0.2	2	5.6	11	1.12
<b>Urban Residential:</b>							
UR 1-2 (1-2 DU/Ac.)	206	28%	2.0	412	3.19	1,314	6.38
UR 2-4 (2-4 DU/Ac.)	220	35%	4.0	880	3.19	2,807	12.76
UR 4-6 (4-6 DU/Ac.)	121	45%	6.0	723	3.19	2,315	19.14
UR 6-10 (6-10 DU/Ac.)	0	50%	0.0	0	3.19	0	0.00
UR 10-15 (10-15 DU/Ac.)	2	60%	15.0	30	3.19	95	47.85
UR 20 (20 DU/Ac. Min.)	8.97	60%	20.0	179.4	3.19	572	63.8
<b>TOTALS</b>	<b>568</b>			<b>2,226</b>		<b>7,114</b>	

**Commercial/Industrial/Institutional**

<b>Designation</b>	<b>Acres</b>	<b>Max. Bldg. Coverage (% Of Lot Area)</b>	<b>Projected Floor Area (x 1000 SF)</b>	<b>Average No. Employees Per 1000 SF</b>	<b>Employees</b>	<b>Average Employees/Acre</b>
COM (Commercial)	29	60%	189	2.0	377	13.0
IND (Industrial)	175	50%	1,522	2.0	3,045	17.4
INST (Institutional)	152	60%	1,976	1.0	1,976	13.0
<b>TOTALS</b>	<b>356</b>		<b>3,687</b>		<b>5,398</b>	

Footnotes:

<sup>1</sup> Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum *building coverage* shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

<sup>2</sup> Excludes second dwelling units.

<sup>3</sup> Year 2010 Forecast for Oxnard Growth and Nongrowth Areas.

<sup>4</sup> For nonconforming lots of less than one acre in area, maximum *building coverage* shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

## **4.0 Public Facilities and Services**

### **4.1 Transportation/Circulation**

#### **4.1.1 Goals:**

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the El Rio/Del Norte area.
2. Plan for safe pedestrian and bicycle pathways throughout the El Rio/Del Norte area.
3. Encourage the expansion of bus service to serve the El Rio/Del Norte area.

#### **4.1.2 Policies:**

(There are no supplemental policies related to transportation/circulation.)

#### **4.1.3 Programs:**

1. The Public Works Agency will seek to revise the Reciprocal Traffic Mitigation Agreement with the City of Oxnard to fund all necessary road improvements within each respective jurisdiction, including but not limited to the U.S. 101 overpasses (e.g., Rice Road, Rose Avenue).
2. The General Services Agency will continue to work with the El Rio/Del Norte Municipal Advisory Council, Ventura County Transportation Commission (VCTC) and other planning agencies to develop and implement the Regional Trails and Pathways Plan to facilitate the installation of bicycle lanes and trails within the El Rio/Del Norte Area Plan.
3. The Public Works Agency will continue to work with the Ventura County Transportation Commission, South Coast Area Transit (SCAT) and appropriate private bus companies to fund and provide increased bus services to the residents of the El Rio/Del Norte area.
4. The Public Works Agency will meet annually with the El Rio/Del Norte Municipal Advisory Council to discuss the five year Capital Improvement Plan.

### **4.2 Waste Treatment and Disposal Facilities**

#### **4.2.1 Goals:**

1. Encourage the construction of an adequate sewage collection system to serve the El Rio/Del Norte area.
2. Ensure that sewage collection and treatment facilities are available to serve future development in the Existing Community designated areas and are sized so as not to facilitate future development outside the existing communities.
3. Ensure that sewage treatment facilities provide maximum feasible protection and/or enhancement of groundwater resources.
4. Ensure practices that reduce the volume of waste disposed of in landfills.

#### **4.2.2 Policies:**

1. Discretionary development shall be either served by a sewage treatment facility or an on-site septic system where the total percolate from the property to the groundwater basin does not exceed the Primary Standards - Inorganic Chemicals (Article 4, Title 22, California Code of Regulations). Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code and County Service Area 32.
2. Discretionary development within Commercial or Industrial designations served by on-site septic systems shall be conditioned to:
  - a. Ensure to the satisfaction of the Environmental Health Division that any accidental release of industrial wastewater, hazardous materials, or hazardous waste will be remedied in a

timely and safe manner. Satisfactory insurance may include demonstration of financial responsibility, including posting of a bond or surety.

- b. Grant an access easement to County Service Area 32. In addition, regular testing and monitoring of septic systems shall be performed to the satisfaction of the Environmental Health Division.
3. Water discharged from sewage treatment systems located within the Oxnard Forebay shall, if feasible, be utilized for agricultural and/or landscaping purposes.
4. Discretionary development shall employ practices that reduce the quantities of solid wastes generated and shall be required to engage in recycling activities.

## **4.3 Public Utilities**

### **4.3.1 Goals:**

(There are no supplemental goals related to public utilities.)

### **4.3.2 Policy:**

1. Utility lines shall use or parallel existing utility right-of-ways where feasible and avoid impacting the viewshed from U.S. 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232, Rose Avenue, Santa Clara Avenue and Central Avenue (within the El Rio/Del Norte Area Plan Boundary) when not in conflict with the rules and regulations of the California Public Utilities Commission. When such viewsheds cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.

### **4.3.3 Program:**

- \*1. The Board of Supervisors' office representing the El Rio/Del Norte area will prepare a proposal for Board of Supervisors' consideration to study the feasibility of regulating the cable rates and services in the area.

## **4.4 Flood Control and Drainage Facilities**

### **4.4.1 Goal:**

1. Construct necessary flood control and drainage facilities to minimize flood hazards in the El Rio/Del Norte area.

### **4.4.2 Policy:**

1. Discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards shall be required to fund a Deficiency Study and Improvement Plan to identify existing flooding and erosion/siltation problems and determine appropriate flood control and drainage facilities necessary to reduce these hazards. If the Deficiency Study determines the need for flood control facilities, the discretionary development project shall be required to construct and/or contribute to the construction of all improvements necessary to reduce hazards to a less-than-significant level.

### **4.4.3 Programs:**

- \*1. The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, will prepare a budgetary proposal for the Board of Supervisors' consideration to evaluate the flooding hazards on Balboa Street, upper Rio Plaza area, Strickland Acres and the Rio Vista school yard in the El Rio/Del Norte area in order to provide adequate and appropriate flood control and drainage facilities within the area. The proposal will also include identification of funding sources and consideration of priority status for construction of these facilities.



2. The Ventura County Flood Control District will continue to investigate State and Federal funding sources to construct flood control and drainage facilities which will reduce flooding hazards in the area.

## **4.5 Law Enforcement and Emergency Services**

### **4.5.1 Goals:**

(There are no supplemental goals related to law enforcement and emergency services.)

### **4.5.2 Policies:**

(There are no supplemental policies related to law enforcement and emergency services.)

### **4.5.3 Program:**

- \*1. The County Sheriff's Department will prepare a proposal for Board of Supervisors' consideration to evaluate the efficiency of law enforcement services in the West County area. Included in this study would be the identification of new technologies and methods to implement them in order to promote efficiency.

## **4.6 Education and Library Facilities**

### **4.6.1 Goal:**

1. Encourage the funding, development and operation of adequate school and library facilities in the El Rio/Del Norte area.

### **4.6.2 Policies:**

1. All residential development projects shall comply with the school districts' impact mitigation fee programs consistent with limitations imposed by State law.
2. Privately initiated General Plan Amendments and/or zone changes for new development which would increase the number of school-aged children shall be required to enter into a binding agreement with the affected school district to mitigate the projects' impact on school facilities.
3. The Oxnard Union High School District and Rio School District shall be provided the opportunity to review discretionary residential development and public park and recreational facility proposals.

### **4.6.3 Program:**

1. The Board of Supervisors' Office in conjunction with the El Rio/Del Norte Municipal Advisory Council will continue to provide a library facility in the El Rio/Del Norte area.

## **4.7 Parks and Recreation**

### **4.7.1 Goals:**

1. Ensure that the recreational needs of existing and future residents within the El Rio/Del Norte area are adequately provided for.
2. Promote full use of existing County, city and school district park and recreational facilities.
3. Encourage the development of new bicycle and equestrian trails, and an El Rio community gymnasium.
4. Ensure that recreational uses in the Santa Clara River preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

### **4.7.2 Policies:**

1. Discretionary development which may be expected to benefit from or contribute to the need for bicycle paths and trails systems shall be required to a) dedicate, improve, or pay a fee for

planned bicycle lanes and trails and public trail access points, and b) install appropriate signage to the standards of the County of Ventura.

2. School facilities should be utilized for parks and recreation activities whenever possible.

#### **4.7.3 Programs:**

1. The County General Services Agency will work with the City of Oxnard, local civic groups and public and private schools throughout the area to establish cooperative agreements for use of each others' facilities to provide parks and recreational opportunities for all residents of the El Rio/Del Norte area.
- \*2. The County's General Services Agency will prepare a budget proposal, for the Board of Supervisors' consideration, for preparation of a Master Plan for community recreational facilities including an El Rio community gymnasium.

### **4.8 Governmental Organization**

#### **4.8.1 Goals:**

1. Maintain the governmental mechanisms used to communicate the residents' needs and desires to their elected representatives.

#### **4.8.2 Policies:**

1. The El Rio/Del Norte Municipal Advisory Council shall continue to be the Board of Supervisors' recognized public review group for the El Rio/Del Norte area. All County and city applications for discretionary permits and all environmental documents for projects which would affect the El Rio/Del Norte area shall be sent to the Board of Supervisors' Office for transmittal to the El Rio/Del Norte Municipal Advisory Council as early in the process as possible.
2. All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisors' Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters.

#### **4.8.3 Program:**

1. The County Planning Division will continue to coordinate an information exchange with the City of Oxnard to ensure that each is informed of proposed projects that could affect the other's jurisdiction.