

EL RIO / DEL NORTE AREA PLAN

September 2020



Please see the next page.

VENTURA COUNTY GENERAL PLAN
EL RIO/DEL NORTE AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Please see the next page.

Table of Contents

Section Title	Page
Introduction.....	ED-1
Local Setting	ED-3
Land Use Designations and Standards	ED-3
Land Use and Community Character.....	ED-10
Circulation, Transportation, and Mobility.....	ED-13
Public Facilities, Services, and Infrastructure	ED-14
Conservation and Open Space	ED-17
Hazards and Safety.....	ED-19
Water Resources	ED-19
Economic Vitality	ED-20

List of Figures

Figure ED-1	El Rio/Del Norte Area Plan	ED-4
Figure ED-2	General Plan Land Use Map - El Rio/Del Norte Area Plan	ED-9

List of Tables

Table ED-1	El Rio/Del Norte Area Plan Land Use Designations.....	ED-5
Table ED-2	Zoning Compatibility Matrix	ED-6
Table ED-3	Summary – Building Intensity/Population Density Standards	ED-7
Table ED-4	Implementation Programs.....	ED-21

Please see the next page.

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. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. 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 Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs and maps of the Ventura County General Plan 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.

Area Plan Chronology

The County adopted the El Rio/Del Norte Area Plan in 1980 and prepared a comprehensive update in 1996. The County subsequently amended the Area Plan in 2011. As part of the 2040 General Plan Update process, the County updated this El Rio/Del Norte Area Plan.

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.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the 2011 El Rio Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the El Rio/Del Norte area.
- Provide continuity and consistency among the 2040 General Plan and other 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. In addition to the general goals, policies and programs contained in the General Plan, 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. 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 Area 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.

Local Setting

Overview of Plan Area

The El Rio/Del Norte area covers nearly 7,000 acres of unincorporated land northeast of U.S. Highway 101 and Oxnard and south of the Santa Clara River. The area is within the City of Oxnard Sphere of Influence (SOI). El Rio/Del Norte is characterized as a small town with semi-rural qualities.

Land Use Designations and Standards

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. This Area Plan includes a distinguished set of land use designations that are specific to the unique needs, resources, and history of El Rio/Del Norte. The Area Plan Land Use Map (see Figure ED-1) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Table ED-1 describes the land use designations in the Area Plan, which dictate the type and intensity of land use within each category. Table ED-2 outlines the compatibility between the Area Plan land use designations and County zones. Table ED-3 lists each land use designation and their total area, building intensity, population capacity, and population density.

As described in the Introduction, the General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future, and Area Plans focus on El Rio/Del Norte community to refine the policies of the General Plan. Figure ED-2 shows the General Plan land use designations within the El Rio/Del Norte Area Plan. This figure also indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space and Agricultural Resources (SOAR) Ordinance.

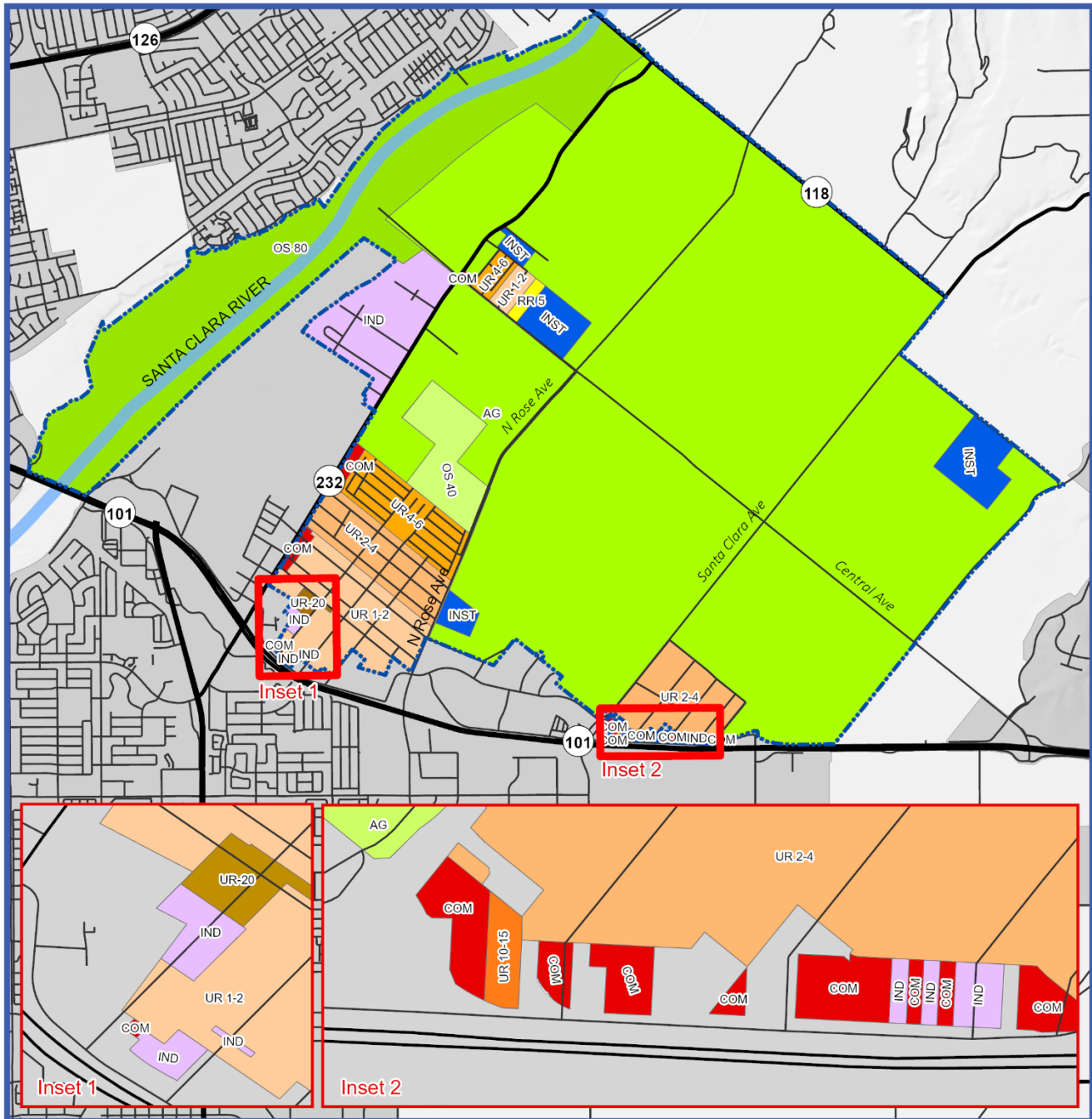
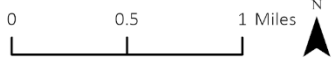


Figure ED-1:
Area Plan Land Use Diagram –
El Rio/Del Norte Area Plan

Revision Date: December 17, 2024

Source: County of Ventura, 2016.



- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Open Space 80 AC Min.
- Open Space 40 AC Min.
- Agriculture 40 AC Min.
- Institutional 10 AC Min.
- Rural Residential 5 AC Min.
- Urban Residential 1-2 DU/AC
- Urban Residential 2-4 DU/AC
- Urban Residential 4-6 DU/AC
- Urban Residential 6-10 DU/AC
- Urban Residential 10-15 DU/AC
- Urban Residential 20 DU/AC
- Commercial
- Industrial
- Cities

Table ED-1 El Rio/Del Norte Area Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
Open Space (OS 40)	The purpose of the Open Space designation is to 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.	40-ac min lot size
Open Space (OS 80)		80-acre min lot size
Agricultural	The purpose of the Agricultural designation is to preserve irrigated agricultural lands in the El Rio/Del Norte area. 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.	40-ac min. lot size
Institutional	The purpose of the Institutional designation is to recognize the educational and institutional uses in the El Rio/Del Norte area that require large acreage. 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.	10-ac min. lot size
Rural Residential (RR 5)	The purpose of the Rural Residential designation is to recognize and plan for low density, large lot residential development and other compatible and ancillary land uses in a rural setting.	5-ac min. lot size
Urban Residential (UR 1 – 2)	The purpose of the Urban Residential designation is to 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.	1 – 2 du/ac
Urban Residential (UR 2 – 4)		2 – 4 du/ac
Urban Residential (UR 4 – 6)		4 – 6 du/ac
Urban Residential (UR 6 - 10)		6 – 10 du/ac
Urban Residential (UR 10 -15)		10 – 15 du/ac
Urban Residential (UR 20)		20 du/ac
Commercial	The purpose of the Commercial designation is to provide sufficient commercially designated land to meet shopping and service needs of the community.	
Industrial	The purpose of the Industrial designation is to provide sufficient industrially designated land to meet the employment needs of the community.	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

Table ED-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. 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	M3
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 U min								
COM	(Commercial)													■				
IND	(Industrial)																■	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

Table ED-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space/Agriculture						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
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
TOTALS		6,060			139		777	
LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
RR 5	(5-10 ac. Min.)	10	25%	0.2	2	5.6	11	1.12
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
TOTALS		568			2,226		7,114	

Area Plan

LAND USE DESIGNATION		Commercial/Industrial/Institutional					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/Acre
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
TOTALS		356		3,687		5,398	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

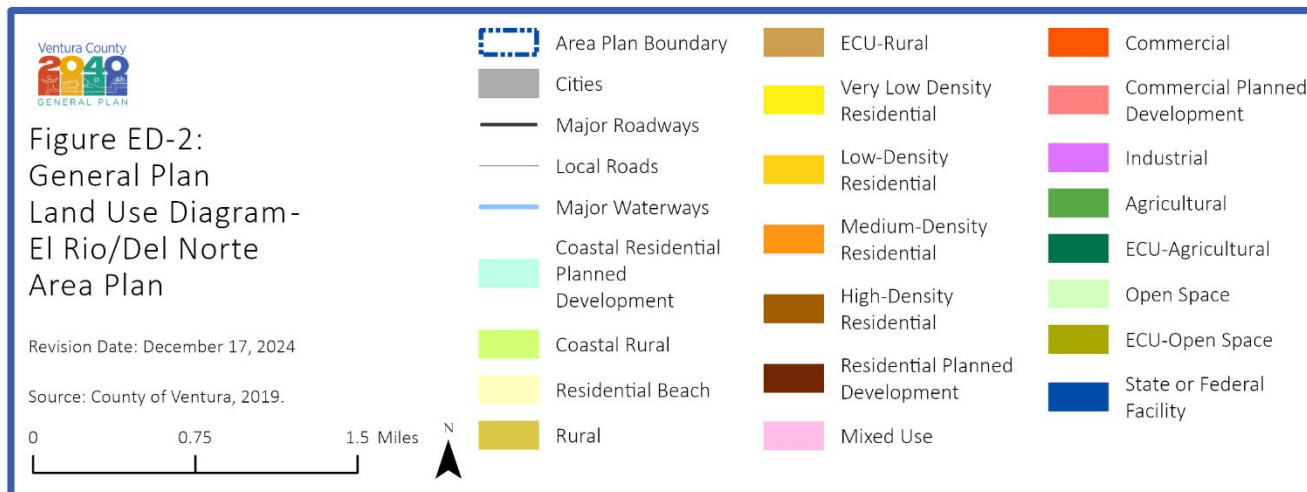
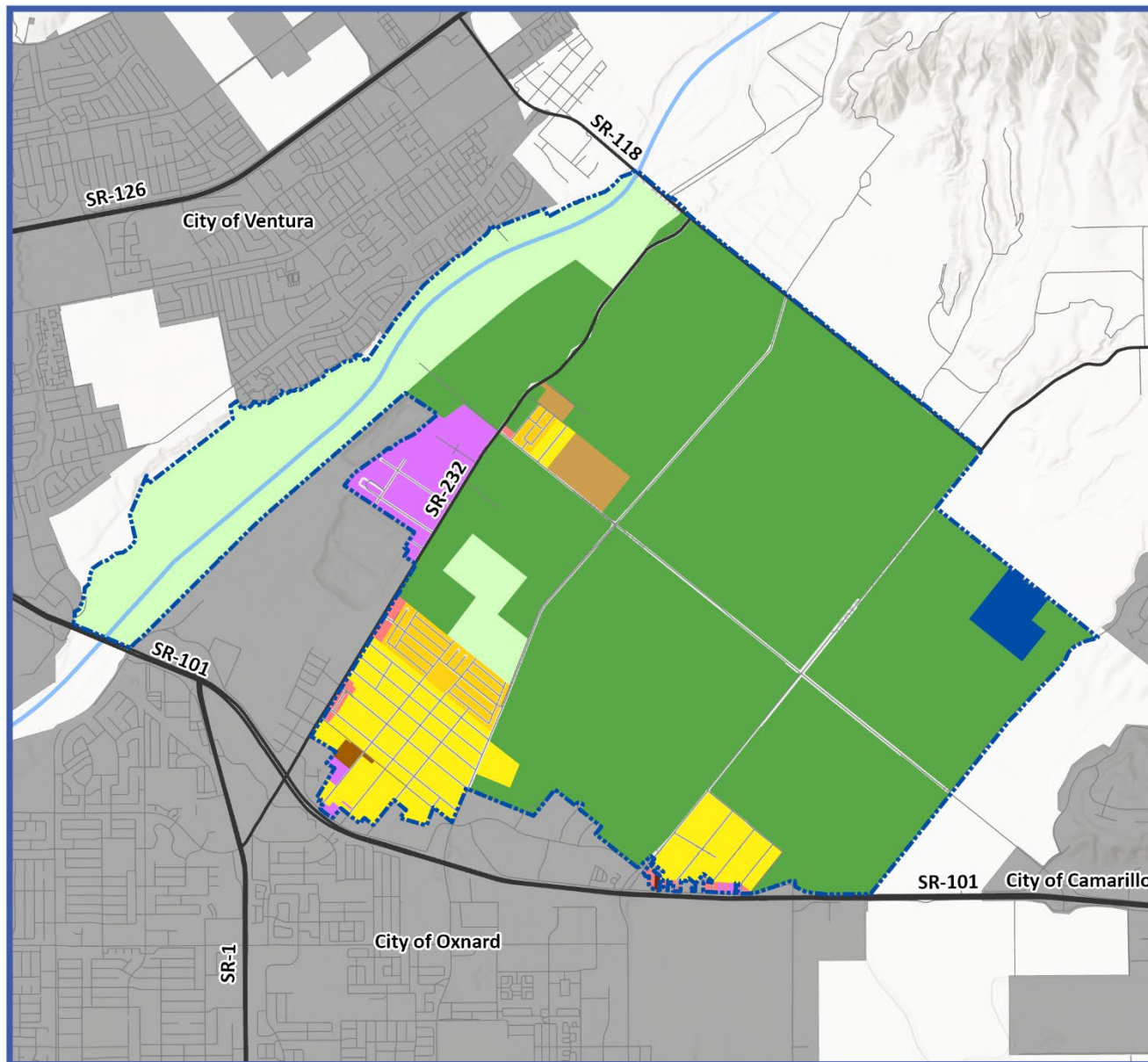
Notes:

¹ 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.

² Excludes second dwelling units.

³ Year 2010 Forecast for Oxnard Growth and Nongrowth Areas.

⁴ 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.



Land Use and Community Character

Land Use Designations and Standards

ED-1

To preserve irrigated agricultural lands in the El Rio/Del Norte area.

ED-2

To minimize incompatibilities between agricultural operations and other land uses.

ED-2.1

Agricultural Use on Agricultural Land

The County shall require discretionary development located on land designated as Agricultural to not conflict with the agricultural uses of those lands.

ED-2.2

Areas Appropriate for the Agricultural Exclusive Designation

The County shall designate 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 as Agricultural and zone as "A-E" (Agricultural Exclusive - 40 acre minimum).

ED-2.3

Minimize Impacts on Agricultural Uses

The County shall condition discretionary development located adjacent to Agricultural designated land to minimize the impacts on the agricultural uses.

ED-2.4

Buffers for Agricultural Land

The County shall require discretionary, non-agricultural land uses adjacent to Agricultural designated land to establish appropriate buffers, as determined by the Agricultural Department.

ED-2.5

Discretionary Development on Lands Containing Significant Agricultural Soils

The County shall evaluate discretionary development on lands containing "prime" or "statewide" significant agricultural soils 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.

ED-2.6

Topsoil Preservation

The County shall condition discretionary development on lands containing "prime" or "statewide" significant agricultural soils to preserve topsoil for reuse as an agricultural soil amendment.

ED-3

To 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.

ED-3.1

Discretionary Development on or Adjacent to Open Space

The County shall condition discretionary development located on or adjacent to Open Space land to ensure that impacts to biological and mineral resources and recharge/storage basins are minimized.

ED-3.2 Santa Clara River Land Use Designation

The County shall designate the Santa Clara River within the Area Plan boundary as Open Space on the Land Use Map (Figures ED-1 and ED-2) to minimize hazards from flooding.

ED-4

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

ED-4.1 Allowed Uses in the Institutional Land Use Designation

The County shall allow the principal uses in the Institutional designation to 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.

ED-4.2 Minimum Parcel Size for the Institutional Land Use Designation

The minimum parcel size consistent with the Institutional land use designation is 10 acres.

ED-5

To 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.

ED-5.1 Minimum Parcel Size for the Rural Residential Land Use Designation

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

ED-6

To 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.

ED-7

To 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.

ED-8

To encourage the enhancement/upgrading of existing neighborhoods.

ED-9

To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

ED-9.1 Discretionary Residential Development in El Rio/Del Norte

The County shall condition new discretionary residential development to be compatible with its surrounding land uses and to maintain the character of the El Rio/Del Norte area.

ED-10

To provide sufficient commercially designated land to meet shopping and service needs of the community.

ED-11

To locate and design commercial uses to minimize land use incompatibility with residential, open space and agricultural land uses.

ED-11.1

Discretionary Commercial Development in El Rio/Del Norte

The County shall require commercial development to be designed to ensure consistency with the community character of the El Rio/Del Norte area.

ED-11.2

Discretionary Review of Commercial Development

The County shall subject commercial development 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.

ED-12

To limit urban industrial land uses to existing industrial areas.

ED-13

To 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.

ED-13.1

Limit on Industrial Uses

The County shall prohibit the expansion of industrial uses outside of areas presently planned for industrial.

ED-13.2

Buffers for Industrial Uses

The County shall require new or expanding industrial uses adjacent to residential, commercial, open space, and agricultural areas to 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.

ED-13.3

Discretionary Review of Industrial Development

The County shall subject industrial development 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.

Character and Design

ED-14

To 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.

ED-15

To provide a socially desirable and economically viable community which includes an appropriate mix of housing, employment, shopping and education/recreation facilities.

ED-16

To locate new development primarily within the existing communities in order to avoid encroaching into established agricultural, open space lands, and to protect resources.

ED-17

To 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.

ED-17.1

Zoning Compatibility

The County shall require all zoning to be in conformance with the Land Use Map (Figures ED-1 and ED-2), and Zoning Compatibility Matrix (Table ED-2).

ED-17.2

Review of All Discretionary Development

The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table (Table ED-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.

Circulation, Transportation, and Mobility

Roadways

ED-18

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the El Rio/Del Norte area.

Regional Multimodal System

ED-19

To plan for safe pedestrian and bicycle pathways throughout the El Rio/Del Norte area.

ED-20

To encourage the expansion of bus service to serve the El Rio/Del Norte area.

Public Facilities, Services, and Infrastructure

Public Facilities and Services

ED-21

To maintain the governmental mechanisms used to communicate the residents' needs and desires to their elected representatives.

ED-21.1

Public Review Authority

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.

ED-21.2

Notification of the El Rio/Del Norte Municipal Advisory Council

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.

Wastewater Treatment and Disposal

ED-22

To encourage the construction of an adequate sewage collection system to serve the El Rio/Del Norte area.

ED-23

To 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.

ED-24

To ensure that sewage treatment facilities provide maximum feasible protection and/or enhancement of groundwater resources.

ED-25

To ensure practices that reduce the volume of waste disposed of in landfills.

ED-25.1

Percolation Standards for Discretionary Development

The County shall require discretionary development to 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). The County Environmental Health Division shall

regulate the installation and maintenance of septic systems in accordance with the County's Sewer Policy, County Building Code and County Service Area 32.

ED-25.2 Requirements for Discretionary Commercial or Industrial Development

The County shall condition discretionary development within Commercial or Industrial designations served by on-site septic systems 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.

ED-25.3 Water Discharge from Oxnard Forebay

The County shall utilize, if feasible, water discharged from sewage treatment systems located within the Oxnard Forebay for agricultural and/or landscaping purposes.

ED-25.4 Solid Waste Reduction

The County shall require discretionary development to employ practices that reduce the quantities of solid wastes generated and to engage in recycling activities.

Flood Control and Drainage Facilities

ED-26

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

ED-26.1 Deficiency Study and Improvement Plan for Flooding and Erosion/Siltation

The County shall require discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards 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.

Public Utilities

ED-26.2 Visual Impacts from Utility Lines

The County shall require utility lines to use or parallel existing utility right-of-way's 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, the County should require transmission lines to be designed and located in a manner to minimize their visual impact.

Education and Library Facilities

ED-27

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

ED-27.1

School Impact Fees

The County shall require all residential development projects to comply with the school districts' impact mitigation fee programs consistent with limitations imposed by State law.

ED-27.2

Mitigation of Project Impacts on School Facilities

The County shall require privately initiated General Plan Amendments and/or zone changes for new development which would increase the number of school-aged children to enter into a binding agreement with the affected school district to mitigate the projects' impact on school facilities.

ED-27.3

School District Review of Discretionary Residential Development

The County shall provide the Oxnard Union High School District and Rio School District the opportunity to review discretionary residential development and public park and recreational facility proposals.

Parks and Recreational Facilities

ED-28

To ensure that the recreational needs of existing and future residents within the El Rio/Del Norte area are adequately provided for.

ED-29

To promote full use of existing County, city and school district park and recreational facilities.

ED-30

To encourage the development of new bicycle and equestrian trails, and an El Rio community gymnasium.

ED-31

To 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.

ED-31.1

Contribution to the Trail Network

The County shall require discretionary development which may be expected to benefit from or contribute to the need for bicycle paths and trails systems 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.

ED-31.2

Recreational Use of School Facilities

The County should use school facilities for parks and recreation activities whenever possible.

Conservation and Open Space

Biological Resources

ED-32

To 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.

ED-33

To 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.

ED-33.1

Discretionary Development within the Santa Clara River Habitat Area

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

ED-33.2

Landscaping on Lots Adjacent to Santa Clara River Habitat Areas

The County shall require landscaping on lots adjacent to natural habitat areas in the Santa Clara River to utilize appropriate native species.

Scenic Resources

ED-34

To 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.

ED-34.1

Discretionary Development Adjacent to Highways and Major Roadways

The County shall subject 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) 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.

Cultural, Historical, Paleontological, and Archaeological Resources

ED-35

To 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.

Soil and Mineral Resources

ED-36

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

ED-36.1 **Landscaping for Mineral Resource Extraction and Oil and Gas Exploration/Production**

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.

Oil and Gas Resources

ED-36.2 **Oil and Gas Exploration and Production Permits**

The County shall require oil and gas exploration and production permits to utilize "Best Available Control Technology" (BACT), as outlined by Air Pollution Control District Rules and Regulations.

ED-36.3 **Collection and Use of Gases Emitted from Oil Wells**

The County shall require gases emitted from oil wells to be collected and used or removed for sale or proper disposal, if feasible. The County should only allow flaring or venting in cases of emergency or testing purposes.

ED-36.4 **Limit on New Refining Facilities**

The County shall prohibit new refining facilities within the El Rio/Del Norte Area Plan boundary.

ED-36.5 **Retention Basins and Oil Separators Requirements**

The County shall condition, as appropriate discretionary development that has the potential to deposit a significant amount of sedimentation, oil residue, or other urban pollutants into the surface water drainage system 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 County shall require control devices used in the oily separators to be properly maintained for the life of the authorized use.

Hazards and Safety

Flood Hazards

ED-37

To 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.

ED-37.1

Runoff from Discretionary Development

The County shall require discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards 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, then the County shall require the discretionary development to construct and/or contribute to the construction of all necessary improvements necessary to reduce hazards to a less-than-significant level.

Air Quality

ED-38

To 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.

ED-38.1

Adverse Air Quality Impacts from Discretionary Development

The County shall condition discretionary development which could have significant adverse air quality impacts with all feasible mitigation measures to avoid, minimize, or compensate (offset) for its air quality impacts.

ED-38.2

Discretionary Development Identified by the Air Pollution Control District

The County shall condition discretionary development identified by the Air Pollution Control District as a use which could potentially release toxic or hazardous substances into the air to mitigate any potentially significant health risks to less-than-significant levels.

Water Resources

ED-39

To protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area to protect groundwater resources.

ED-39.1

Groundwater Quality Protection

In order to protect groundwater quantity, the County shall require discretionary development to 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.

- ED-39.2 Adverse Impacts on Groundwater Quality**
The County shall prohibit discretionary development that would individually or cumulatively result in a significant adverse impact on groundwater quality.
- ED-39.3 Compliance with National Pollution Discharge Elimination System (NPDES)**
The County shall require discretionary development to comply with all applicable NPDES (National Pollution Discharge Elimination System) standards to protect surface water quality.
- ED-39.4 Recharge Capability Protection**
The County shall prohibit discretionary development that would significantly decrease the recharge capability of the property.
- ED-39.5 Release of Hazardous Materials**
The County shall prohibit discretionary development in commercial or industrial designated areas that has the potential for release of hazardous materials which could seriously degrade groundwater resources.
- ED-39.6 Agricultural Uses within Reclaimed Mining Sites**
Within reclaimed mining sites designated Agricultural or replanted in agriculture within the Oxnard Forebay, the County shall require the use crops with low nitrogen demand and to provide a monitoring program subject to the approval of the Public Works Agency – Water Resources Division.

Economic Vitality

ED-40

To maintain the economic vitality of the commercial districts.

Table ED-4 Implementation Programs

Programs	
A	<p>Home Improvement Program</p> <p>The Area Housing Authority shall 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.</p>
B	<p>Nonconforming Land Uses</p> <p>The Planning Division shall 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.</p>
C	<p>Code Enforcement</p> <p>The Planning Division shall 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.</p>
D	<p>Tax Increment Financing Exploration</p> <p>The Planning Division shall 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.</p>
E	<p>Reciprocal Traffic Mitigation Agreement</p> <p>The Public Works Agency shall 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).</p>
F	<p>Bicycle Lanes and Trails</p> <p>The General Services Agency shall 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.</p>
G	<p>Bus Service</p> <p>The Public Works Agency shall continue to work with the Ventura County Transportation Commission, Gold Coast Transit District, and appropriate private bus companies to fund and provide increased bus services to the residents of the El Rio/Del Norte area.</p>
H	<p>Capital Improvement Plan</p> <p>The Public Works Agency shall meet annually with the El Rio/Del Norte Municipal Advisory Council to discuss the five-year Capital Improvement Plan.</p>
I	<p>Information Exchange on Proposed Projects</p> <p>The County Planning Division shall 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.</p>

Programs	
J	<p>Flood Hazard Evaluation</p> <p>The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, shall 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 shall also include identification of funding sources and consideration of priority status for construction of these facilities.</p>
K	<p>Funding for Flood Control and Drainage Facilities</p> <p>The Ventura County Flood Control District shall continue to investigate State and Federal funding sources to construct flood control and drainage facilities which will reduce flooding hazards in the area.</p>
L	<p>Study on Regulations for Telecommunications Service Rates</p> <p>The Board of Supervisors' office representing the El Rio/Del Norte area shall prepare a proposal for Board of Supervisors' consideration to study the feasibility of regulating the cable rates and services in the area.</p>
M	<p>Adequate Library Facility</p> <p>The Board of Supervisors' Office, in conjunction with the El Rio/Del Norte Municipal Advisory Council, shall continue to provide a library facility in the El Rio/Del Norte area.</p>
N	<p>Cooperative Agreements for Parks and Recreation</p> <p>The County General Services Agency shall 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.</p>
O	<p>Community Recreational Facilities Master Plan</p> <p>The County's General Services Agency shall 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.</p>
P	<p>Study on Law Enforcement Services in the West County Area</p> <p>The County Sheriff's Department shall prepare a proposal for Board of Supervisors' consideration to evaluate the efficiency of law enforcement services in the West County area. The County shall include identification of new technologies and methods to implement them in order to promote efficiency.</p>
Q	<p>Visual Quality of Recharge Basins</p> <p>The Planning Division shall 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.</p>
R	<p>Cultural and Historical Inventory</p> <p>The County Cultural Heritage Board shall conduct a cultural and historical inventory of the El Rio/Del Norte area.</p>

Programs	
S	<p>History of Local Cultures</p> <p>The Board of Supervisors' office representing the El Rio/Del Norte area shall coordinate with appropriate entities to promote an understanding of the history and diversity of cultures within the community.</p>
T	<p>Reclamation of Mining Sites</p> <p>The Planning Division shall 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.</p>
U	<p>Reclamation of Oil and Gas Sites</p> <p>The Planning Division shall 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.</p>
V	<p>Flood Management Study</p> <p>The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, shall 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 shall also include identification of necessary flood control and drainage facilities within the area, funding sources and priority schedule for construction of these facilities.</p>
W	<p>Special Areas Fees Study for Flooding and Erosion</p> <p>The Ventura County Flood Control District shall 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.</p>
X	<p>U.S. 101 Highway Noise Barriers Study</p> <p>The Public Works Agency shall 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.</p>
Y	<p>Alternatives to Chemical Pest Control and Fertilization</p> <p>The Agricultural Department shall continue to encourage the use of alternatives to chemical methods of pest control and fertilization.</p>

Please see the next page.