

June 25, 2025

El Rio Municipal Advisory Council

# El Rio/Del Norte Area Plan Update Background Report Findings

*Case No. PL22-0138*



Resource Management Agency, Planning Division

Donald Nielsen, Case Planner

Aaron Engstrom, Planning Manager

Dave Ward, AICP, Planning Director

# Presentation Overview



1. Project Purpose & Background
2. Area History
3. State & Local Regulations
4. Demographics
5. Land Use & Character
6. Public Facilities
7. Circulation & Transportation
8. Hazards & Safety

# Tribal Acknowledgment



Ventura County lies within the traditional territories of at least six greater Chumash Tribal Nations, including the following: Micqanaqa'n (Ventureño), Shmuwich (Barbareño), Fernandeno Tataviam, Tongva (Gabrieleno), Kuyam, and Michumash (made up of the Channel Islands 'Anyapax, Limuw, Wi'ma, and Tuqan tribes).

We honor the connection of the tribes to this region and hope to work together in the spirit of community to conduct this plan update.



# Project Background



# Brief History



1980

- **Area Plan Created**

1996

- **Comprehensive Update**

2011

- Amendment – Introduced Residential High-Density Zone

2020

- 2020 General Plan Update – Program to Update Area Plans

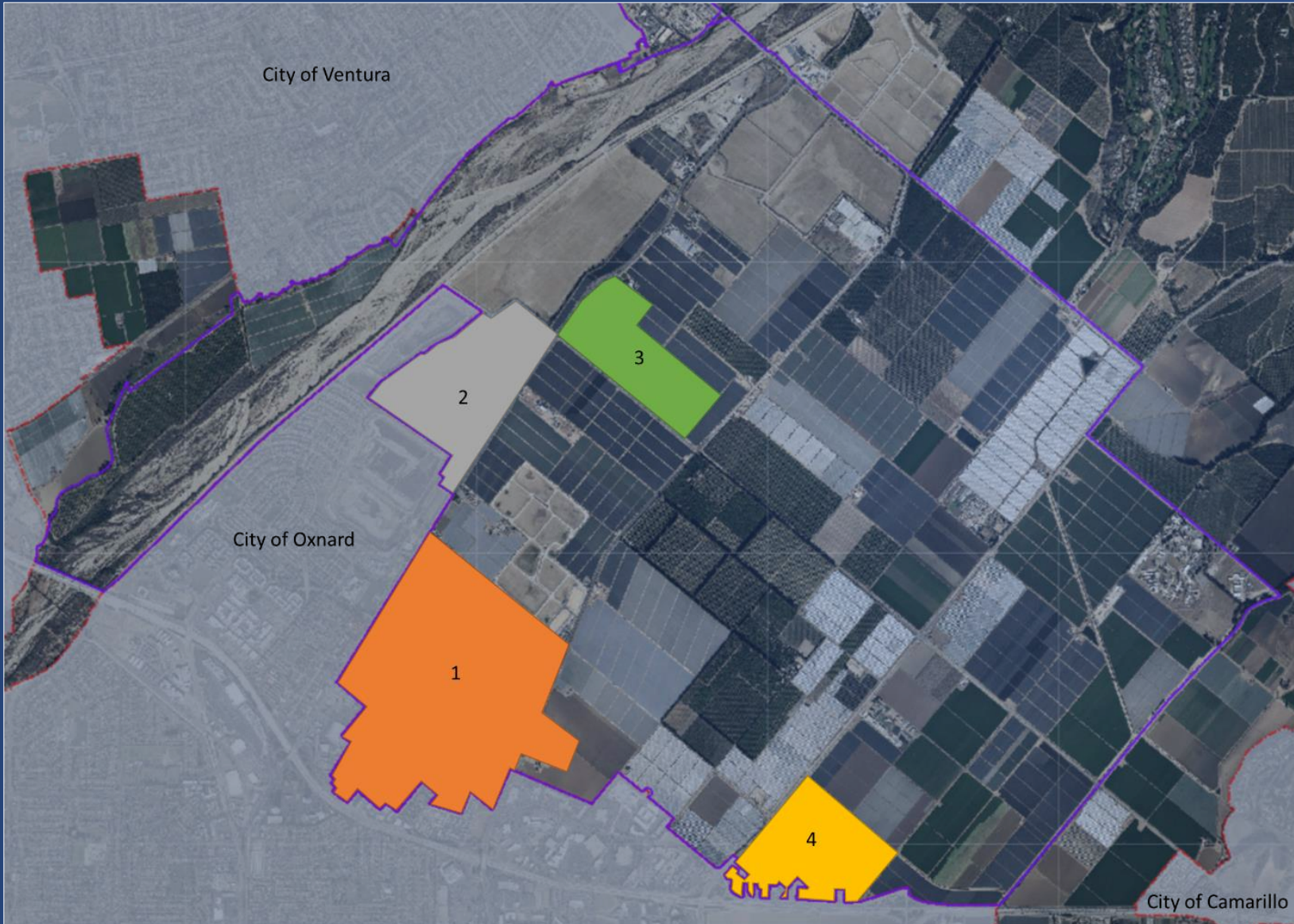
2023

- Start El Rio/Del Norte Area Plan Comprehensive Update

2026?

- **Comprehensive Update Adoption**

# Communities



- 1 El Rio
- 2 Del Norte Industrial Center
- 3 Strickland
- 4 Nyeland Acres





## General Plan

- Guiding future of Ventura County

## Area Plan Update

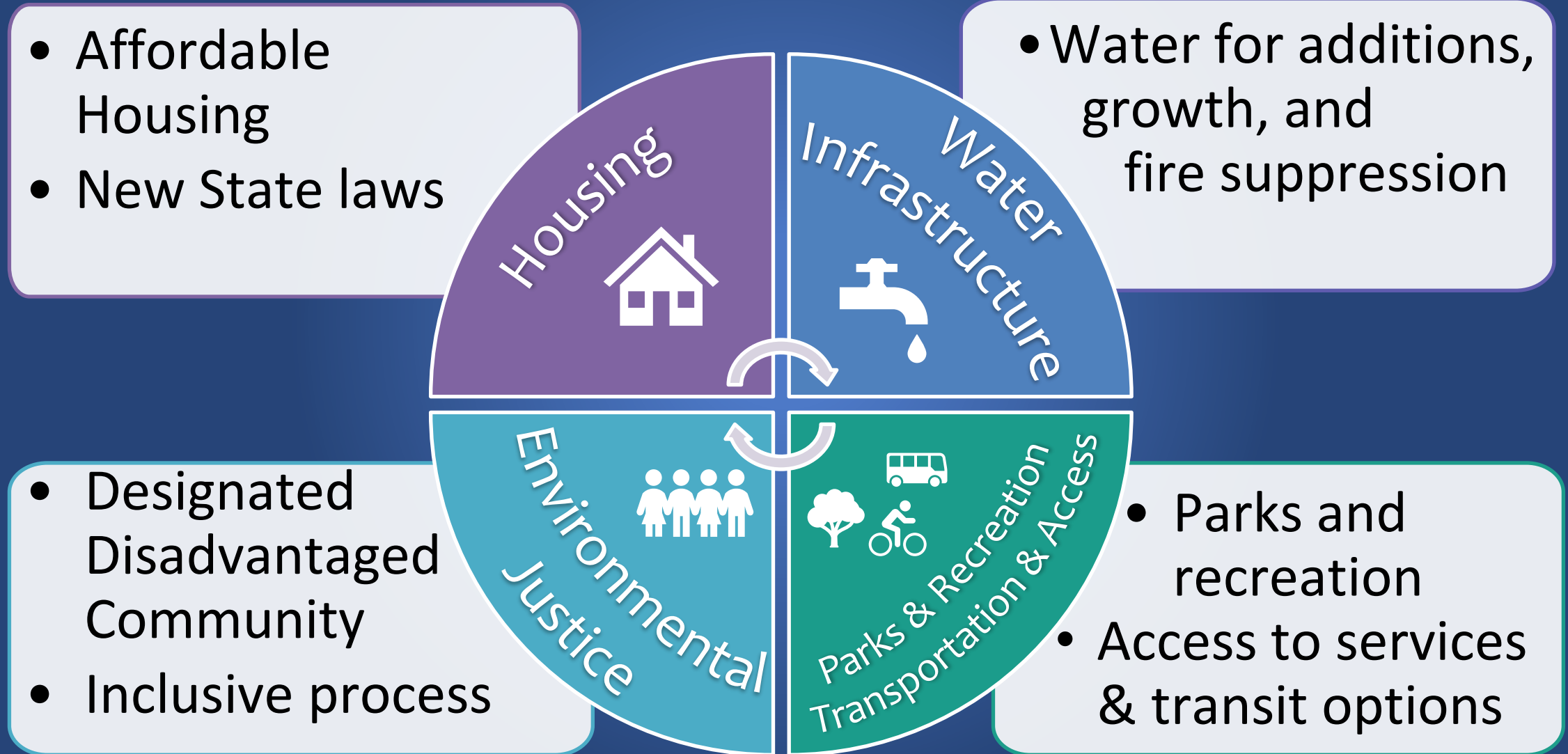
- General Plan requires comprehensive updates to Area Plans

## MAC Meeting

- Present Background Report Findings
- Discuss & receive comments



# Overarching Themes





# Area History



# Area History



## Chumash Era

- Settled Oxnard Plain about 13,000-9,000 years ago
- Major settlements outside Area Plan

## Spanish Colonization

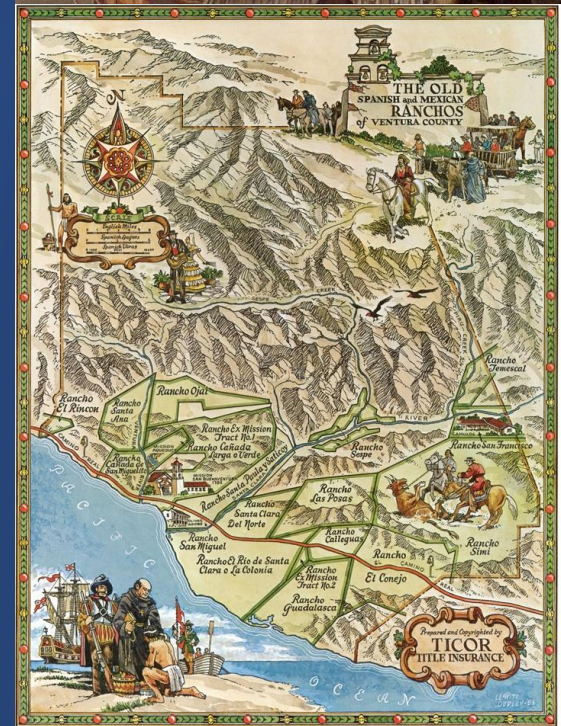
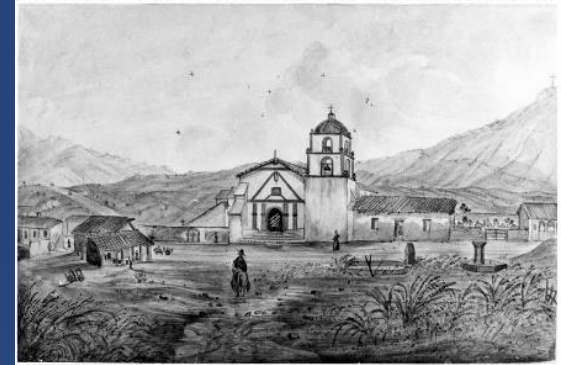
- 1760's – Spanish colonized California
- 1782 – Mission San Buenaventura established

## Mexican Independence

- 1821 – Mexico gained independence from Spain
- Juan Maria Sanchez granted Rancho Santa Clara del Norte

## Mexican American War

- January 1846 – Mexican-American War
- January 1847 – Skirmish in Saticoy



# Area History



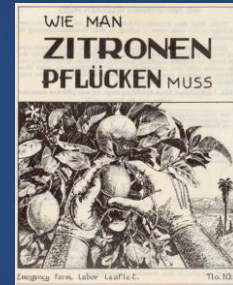
## New Jerusalem

- Simon Cohen bought 7 acres
- 1876 - Established “New Jerusalem”



## World War II

- Establishment of military bases at Port Hueneme
- Housing demand due to military & civilian population growth



## Post World War II

- Suburban expansion and growth of manufacturing
- Creation of the California freeway system

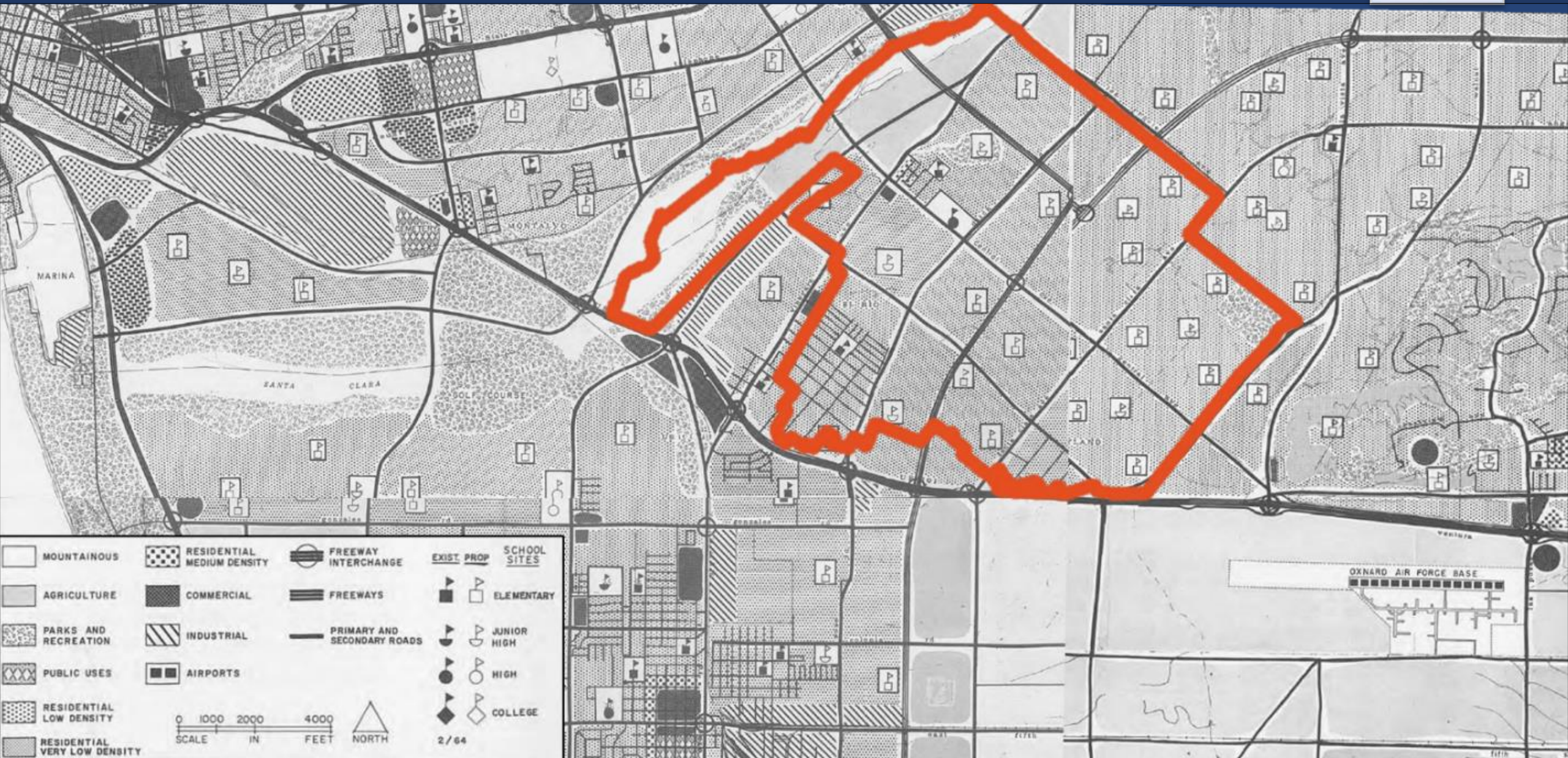


## Midcentury & Beyond

- 1967 Greenbelt agreements focused development in cities
- 1973 Open Space & Conservation Element



# Area History







# State and Local Regulations

# State Laws & Legislation



Reduces & prevents regulatory hurdles, new permit review timelines



Increased density when building affordable units



Allows residential in retail & commercial zones



Allows housing to be built on college campuses & religious sites



Regulations for multiple individuals living in one residential unit



Removes minimum parking requirements in certain areas



Funds sustainable water projects







# Ventura County – General Plan



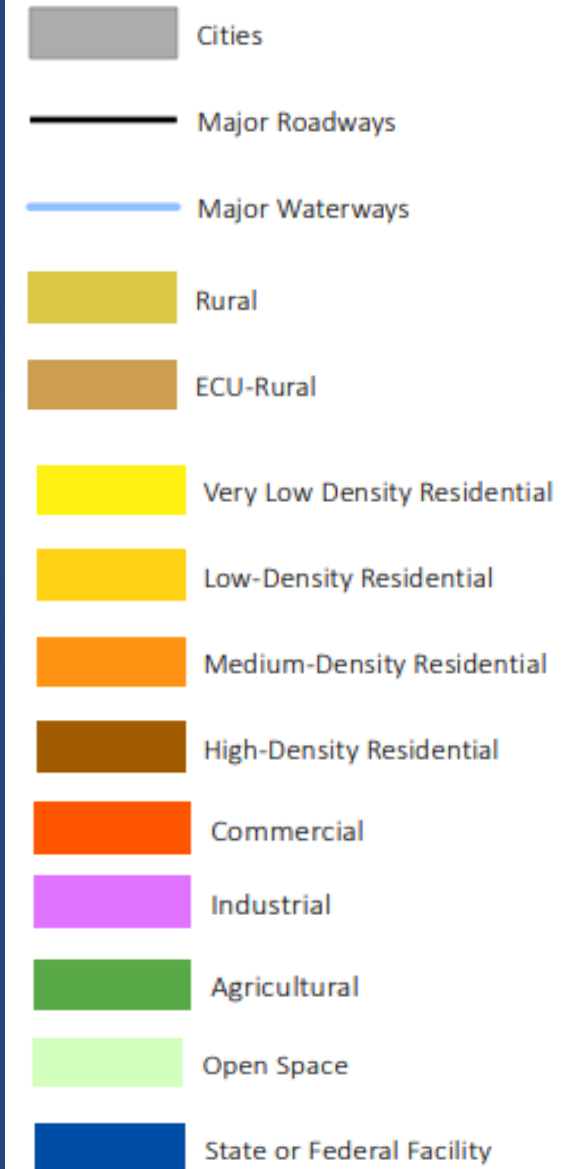
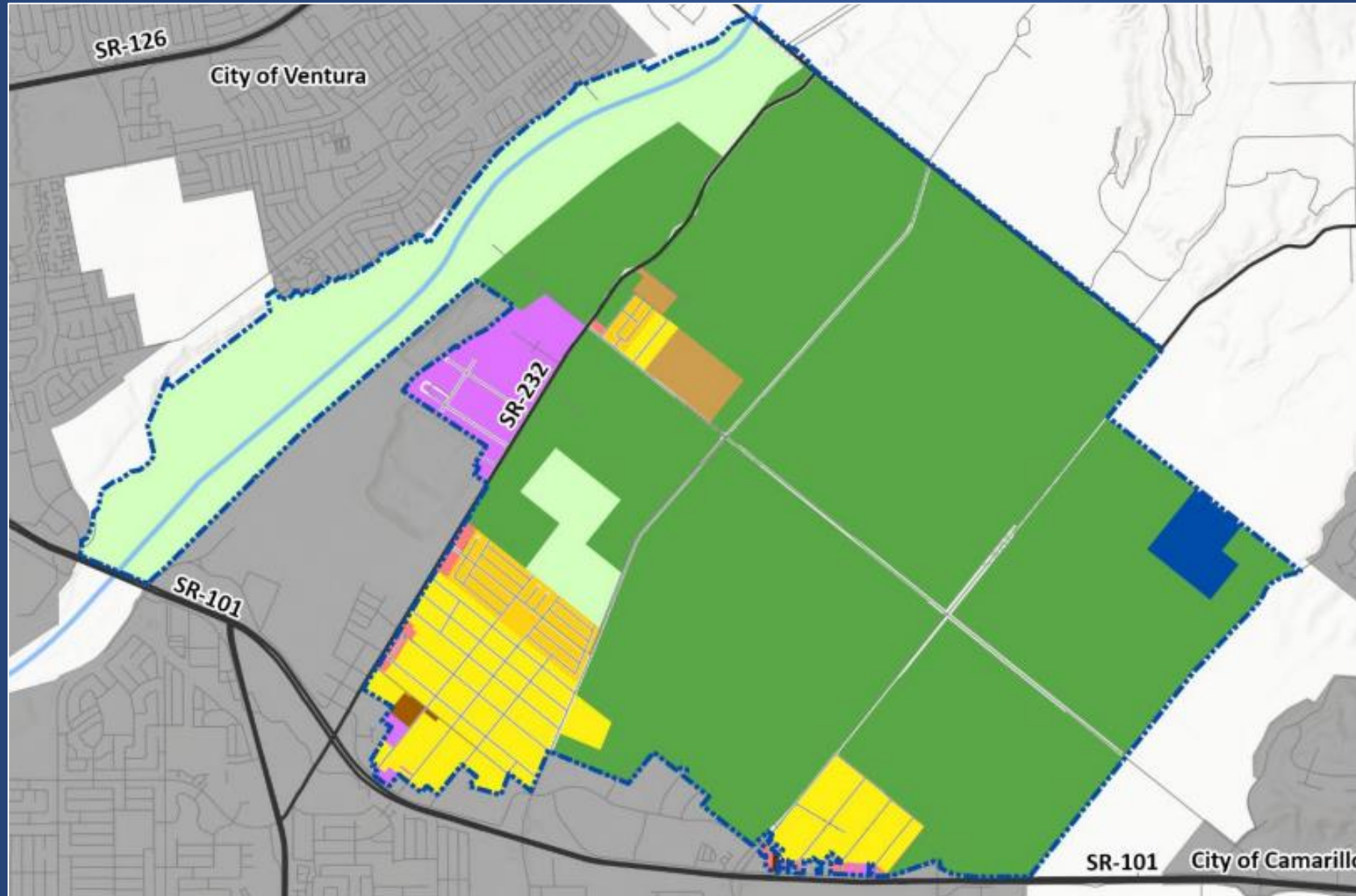
- **Land Use Element Program F (LU-F)**

**Comprehensive Area Plan Updates:** The County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations.

- **Housing Element Program D (HE-D)**

**Infrastructure Constraints:** The County's Land Use and Community Character Element identifies the El Rio/Del Norte Area, a designated disadvantaged community, to be updated first and will assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Sites Inventory.

# Ventura County – General Plan Land Use



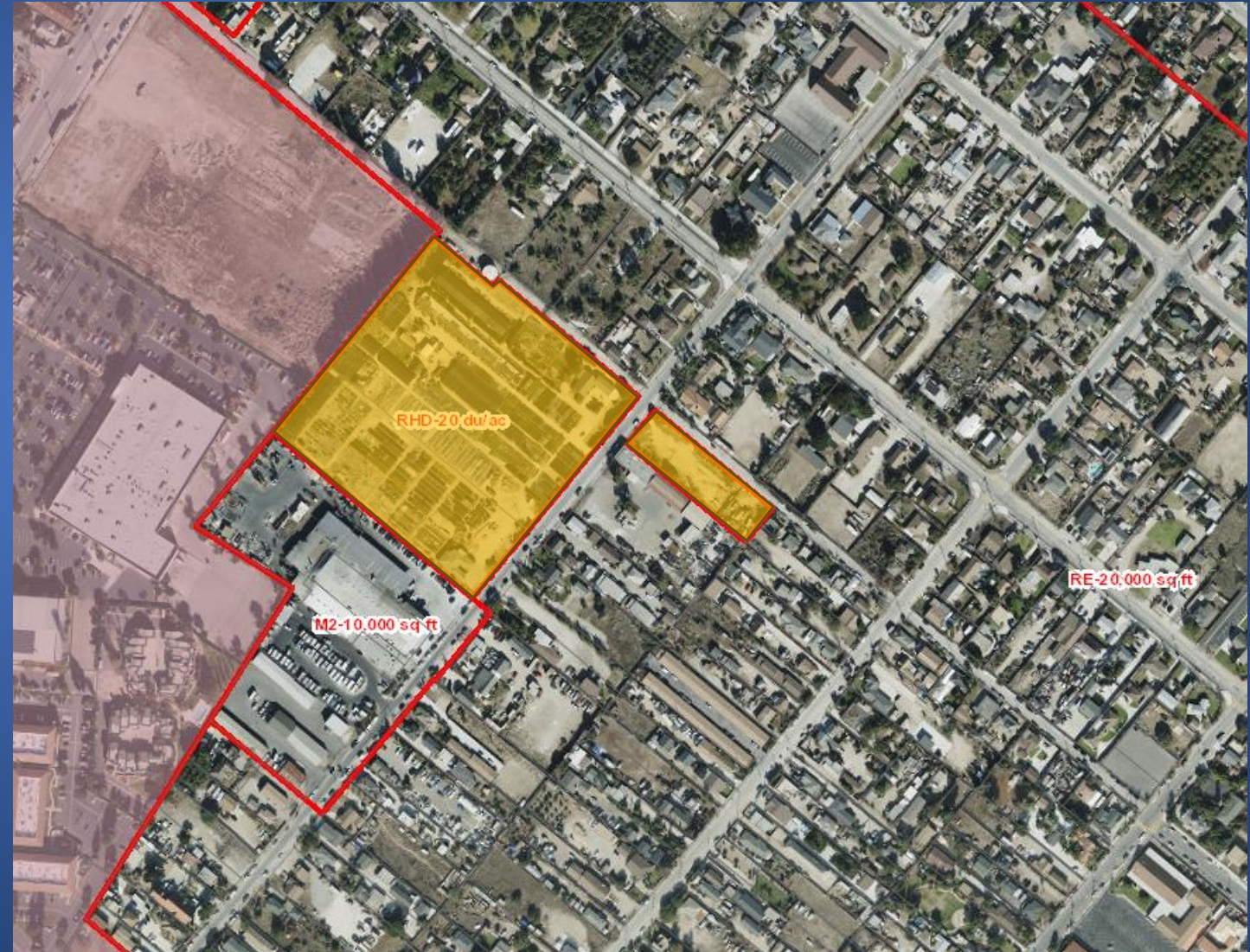


# Ventura County – Housing Element



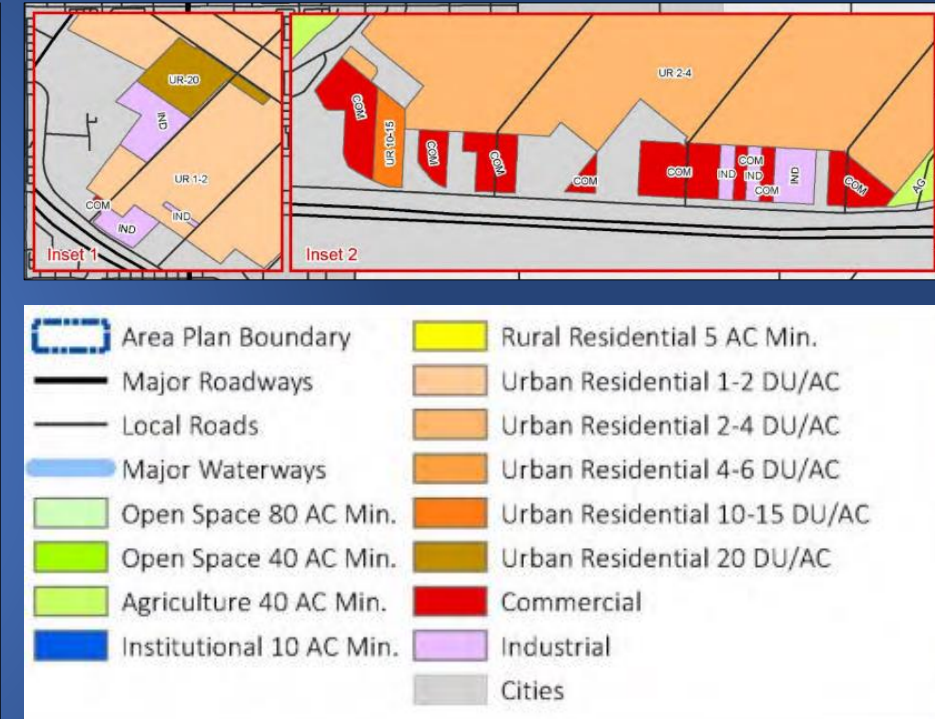
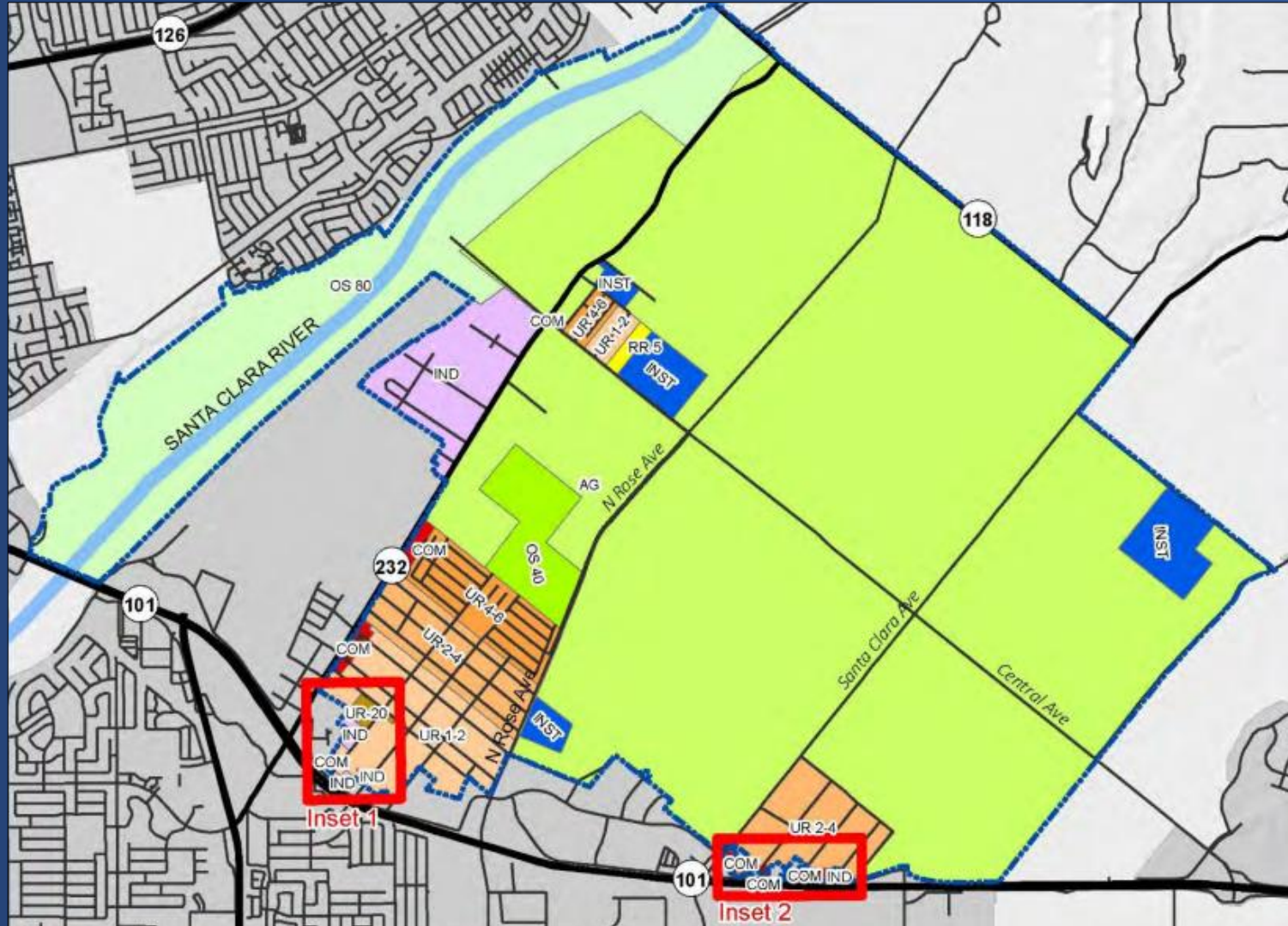
## Four Parcels Identified

- RHD-20du/ac
- 179 Affordable Units



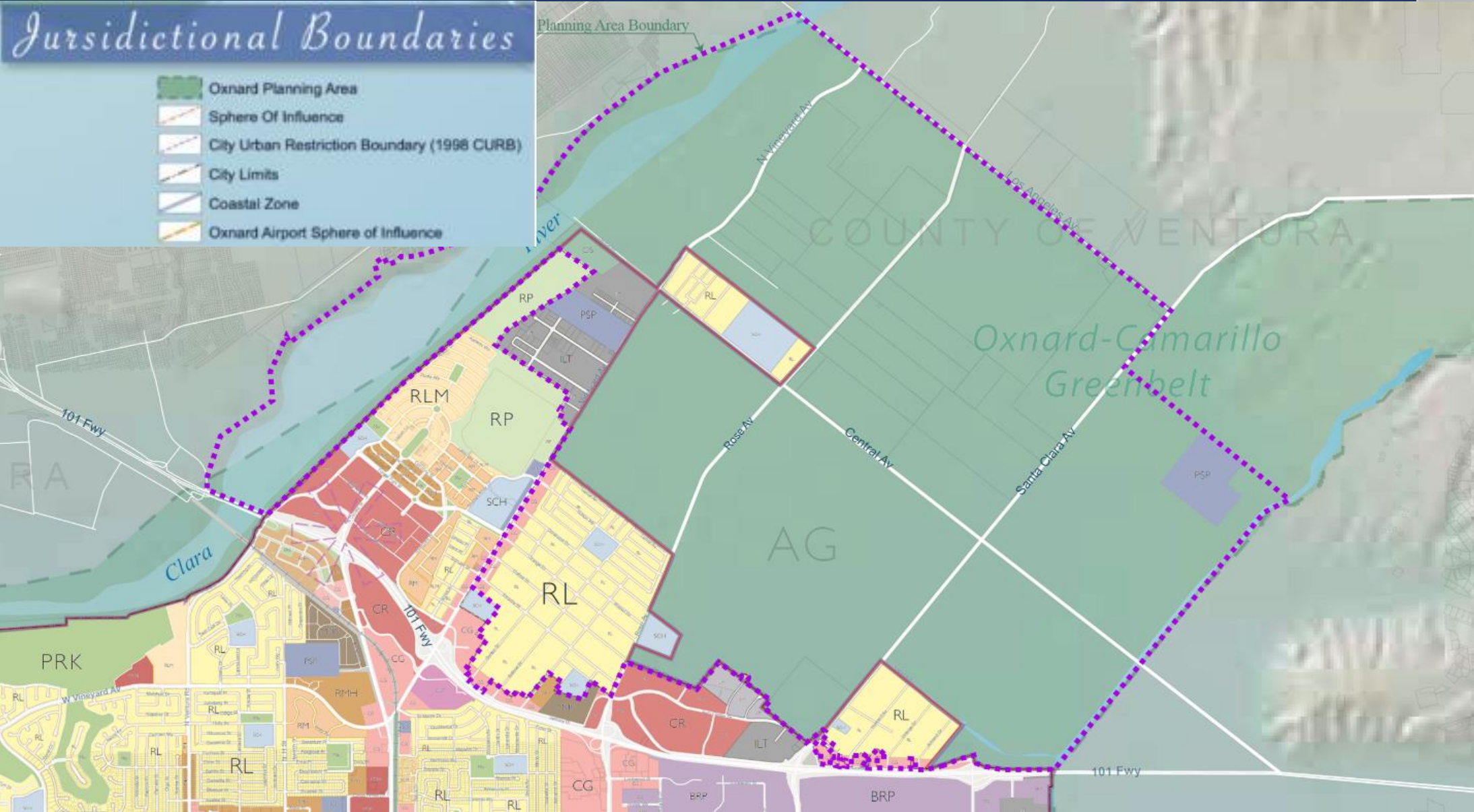


# Ventura County – El Rio/Del Norte Area Plan





# Oxnard – General Plan



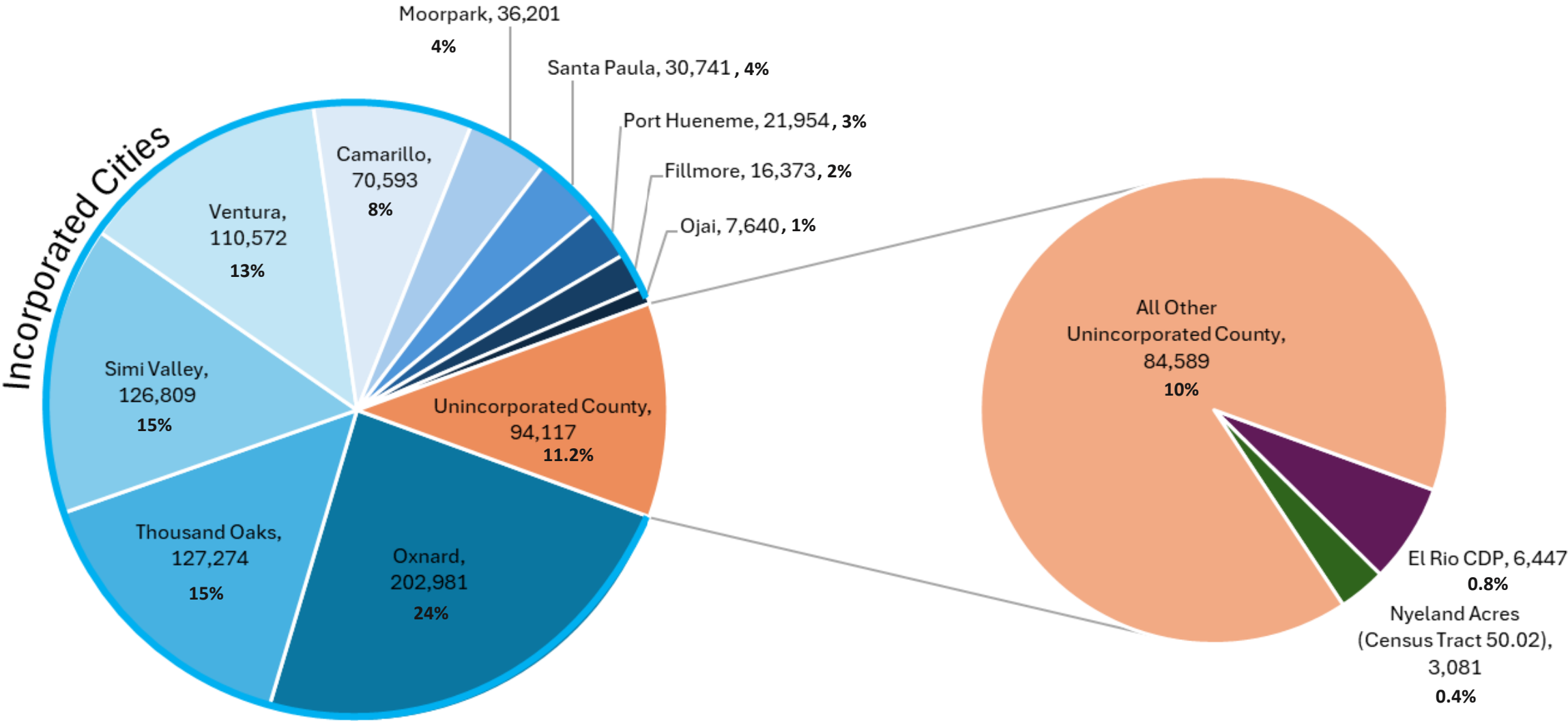


# Demographics, Economics, & Education

# County Population



Ventura County Population (ACS 2021)



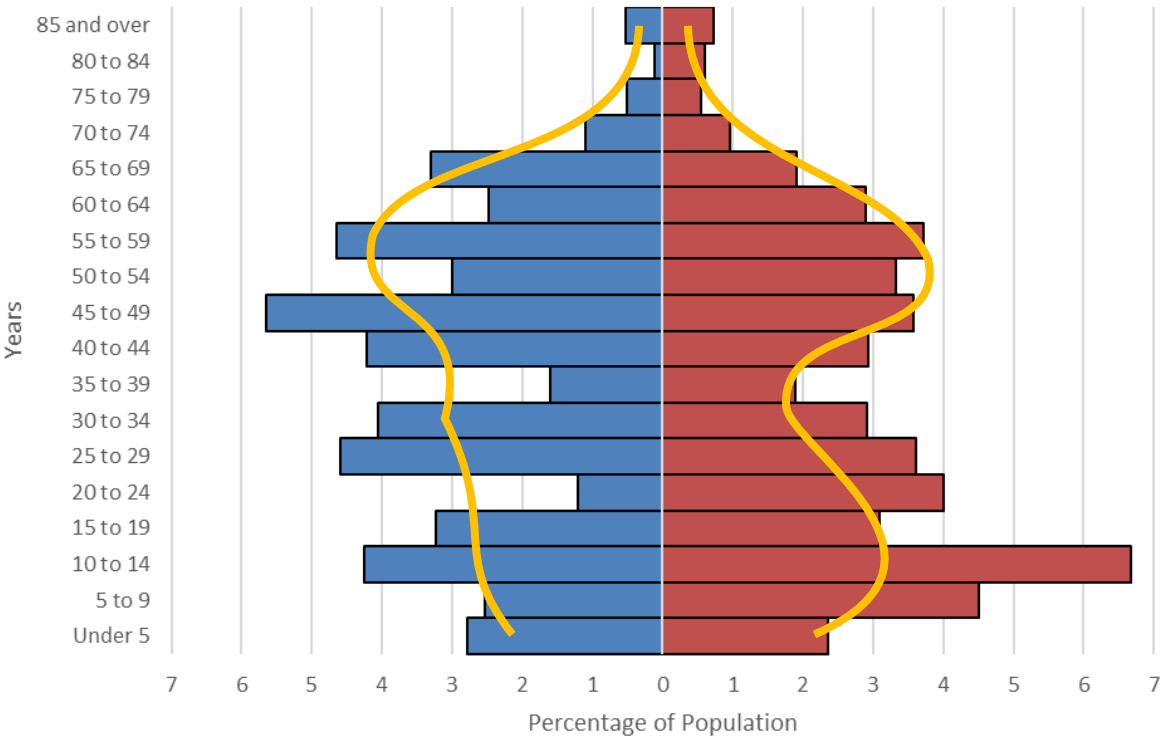


# Population Age



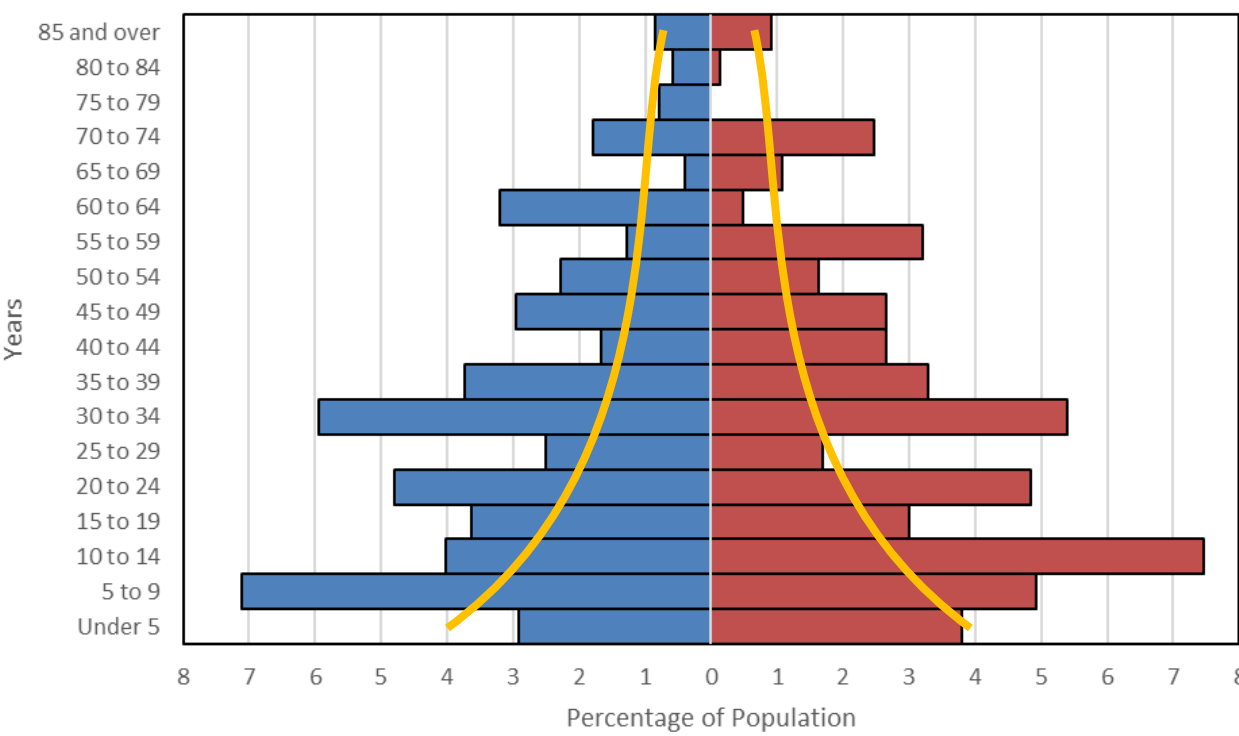
## El Rio/Del Norte Area

El Rio CDP Population (ACS 2021)



## Nyeland Acres Area

Census Tract 50.02 Population by Age (ACS 2021)

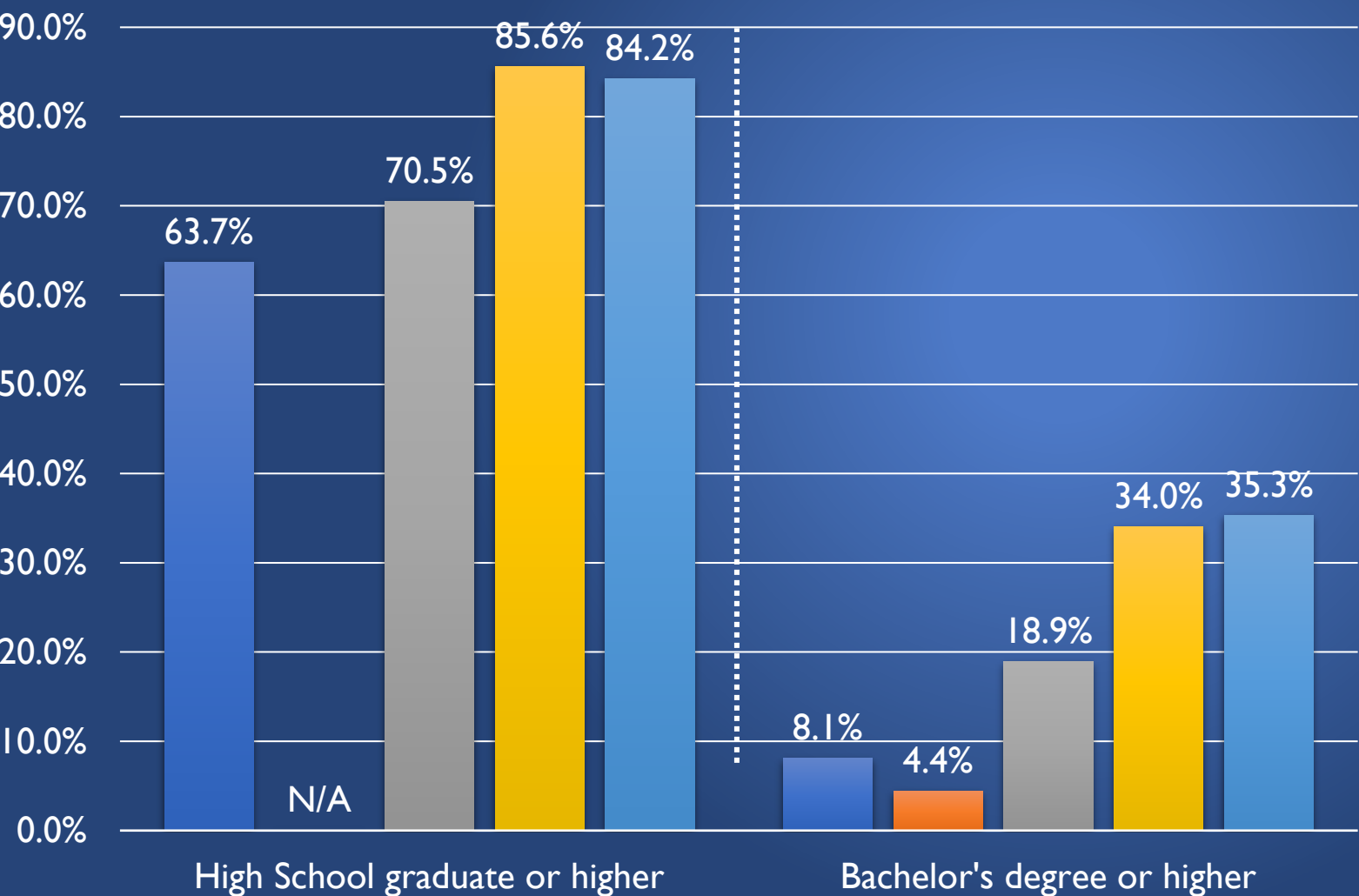


MALE FEMALE

# Education



Educational Attainment



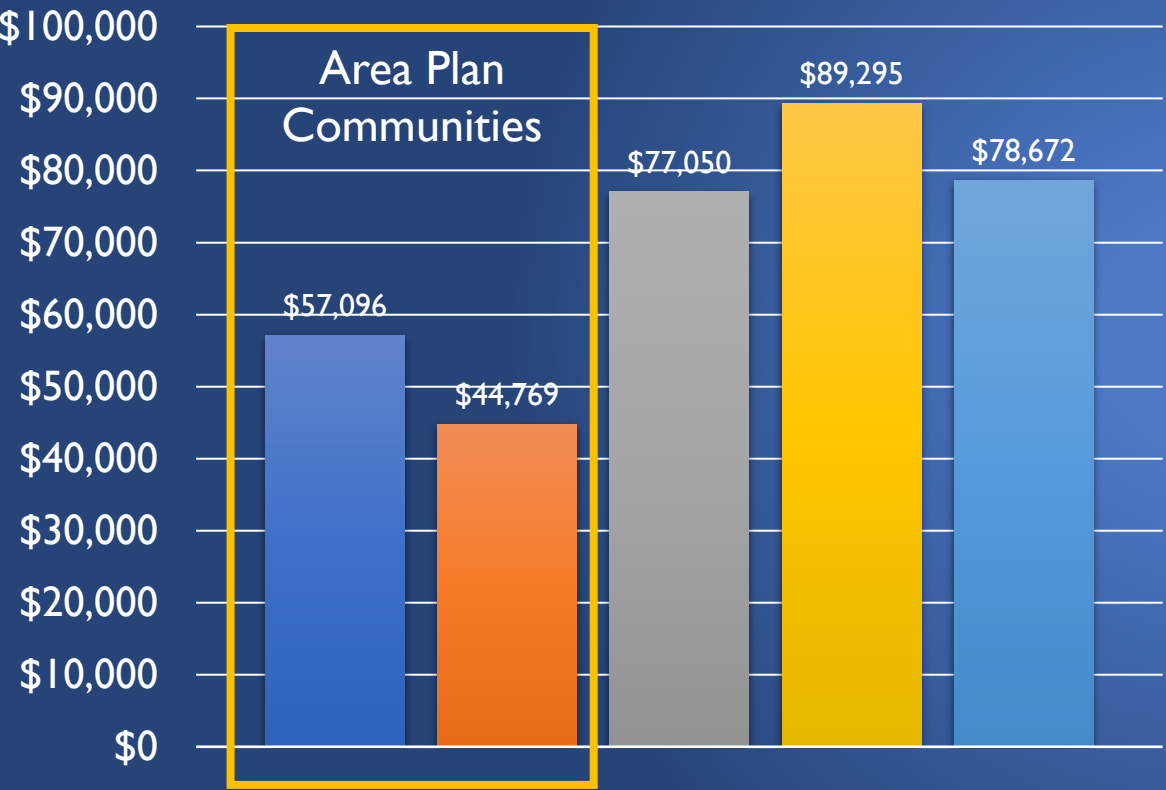
- El Rio CDP
- Nyeland Acres Census Tract
- Oxnard
- Ventura County
- California



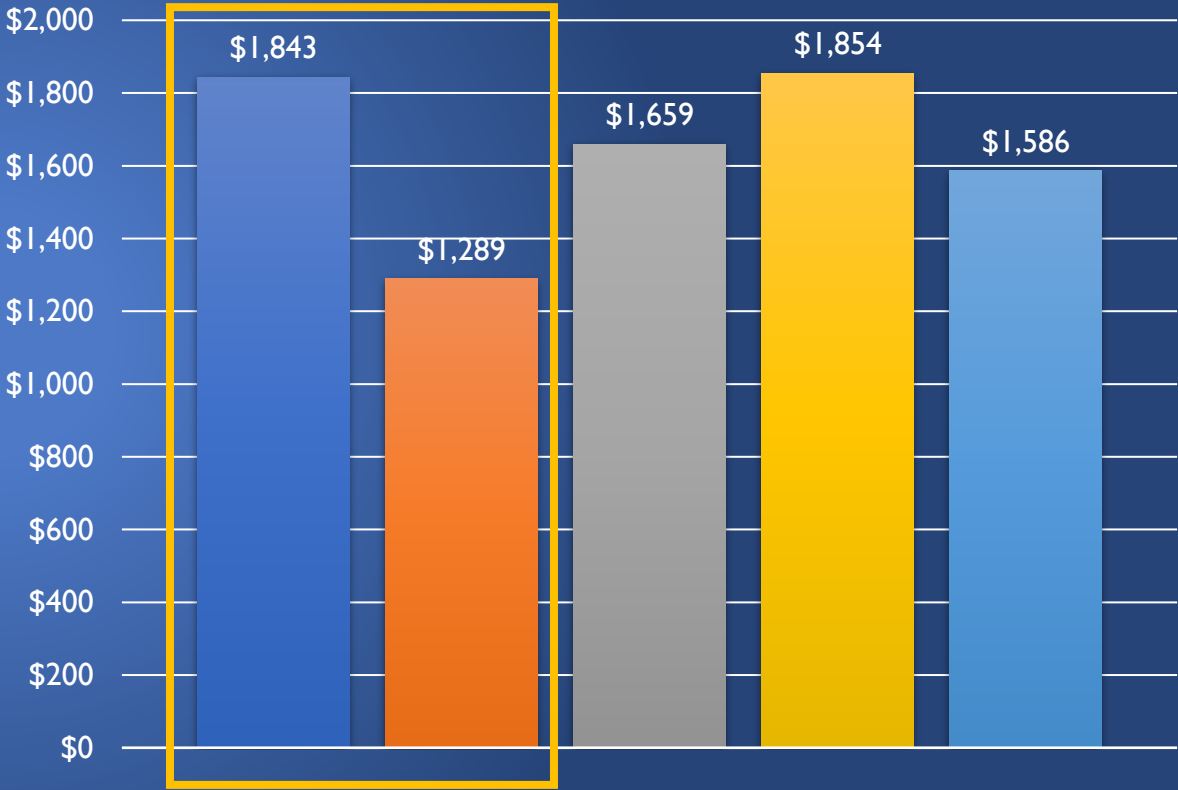
# Income and Rent



### Median Household Income



### Median Gross Rent, 2016-2020

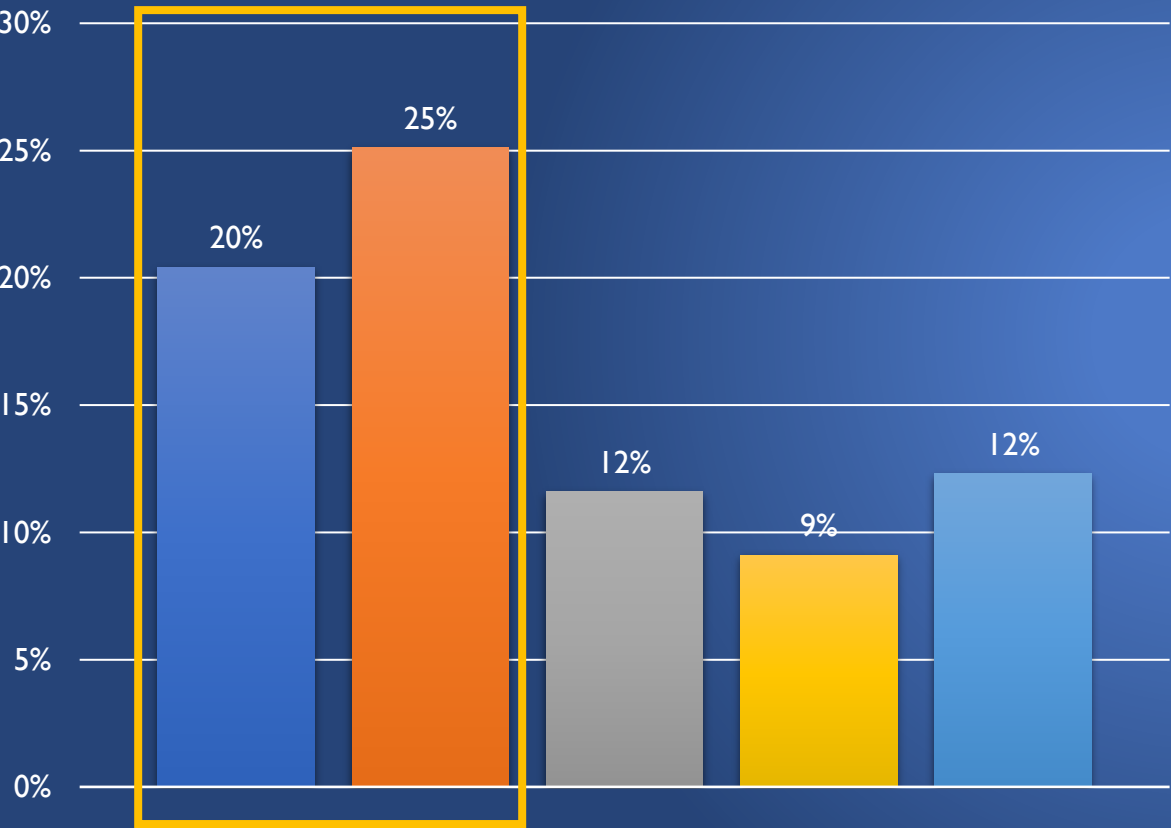


■ El Rio CDP   ■ Nyeland Acres Census Tract   ■ Oxnard   ■ Ventura County   ■ California

# Income

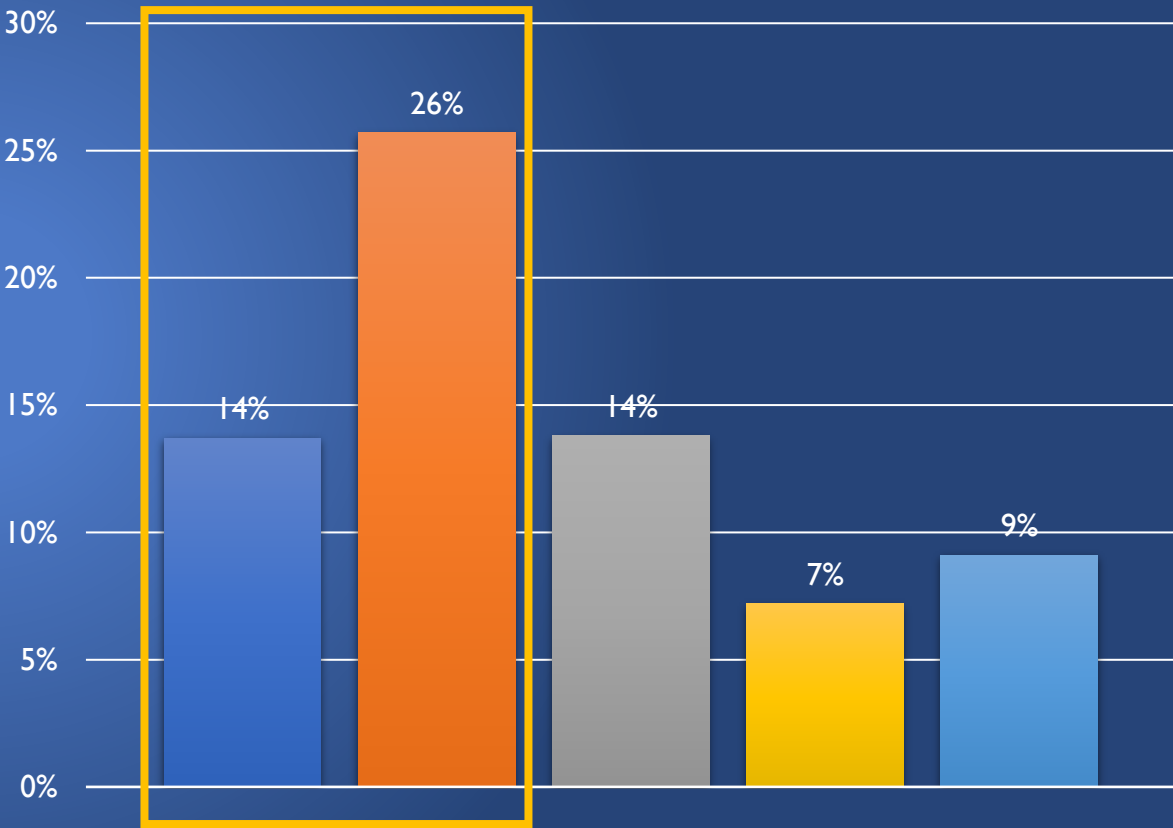


Population Below the Poverty Level



■ El Rio CDP   ■ Nyeland Acres Census Tract

Households Receiving SNAP



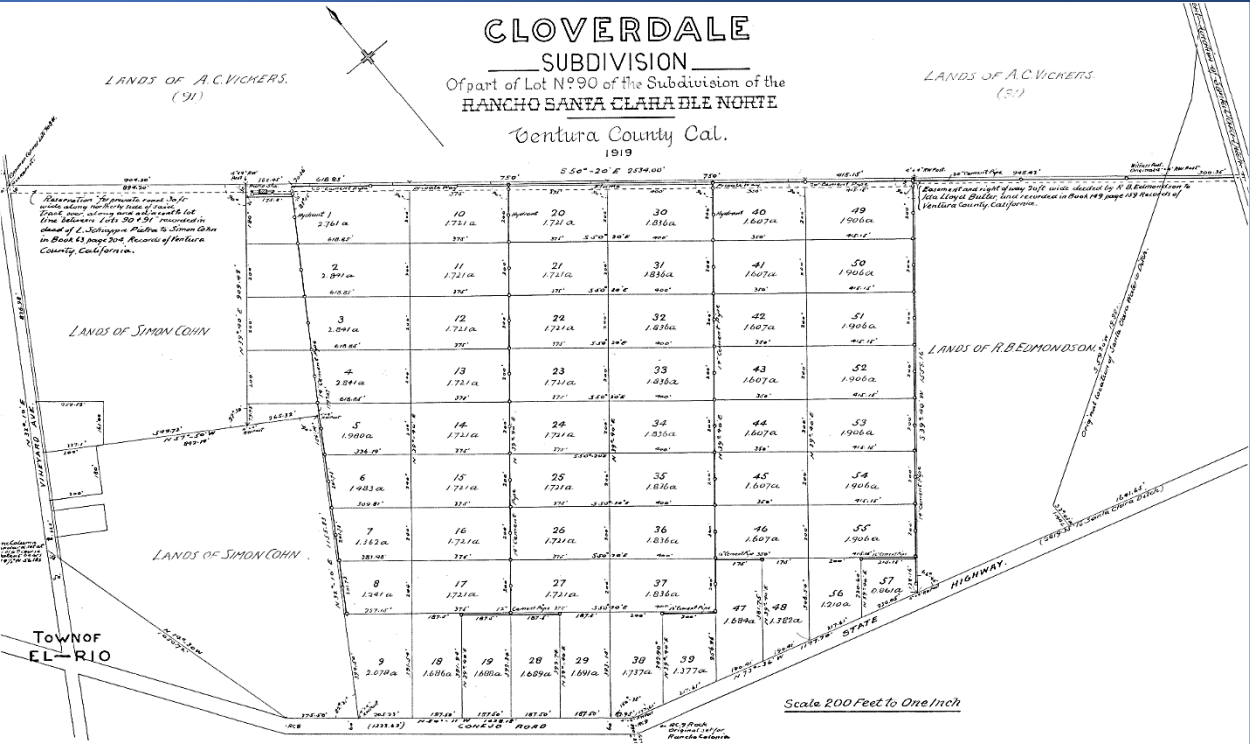
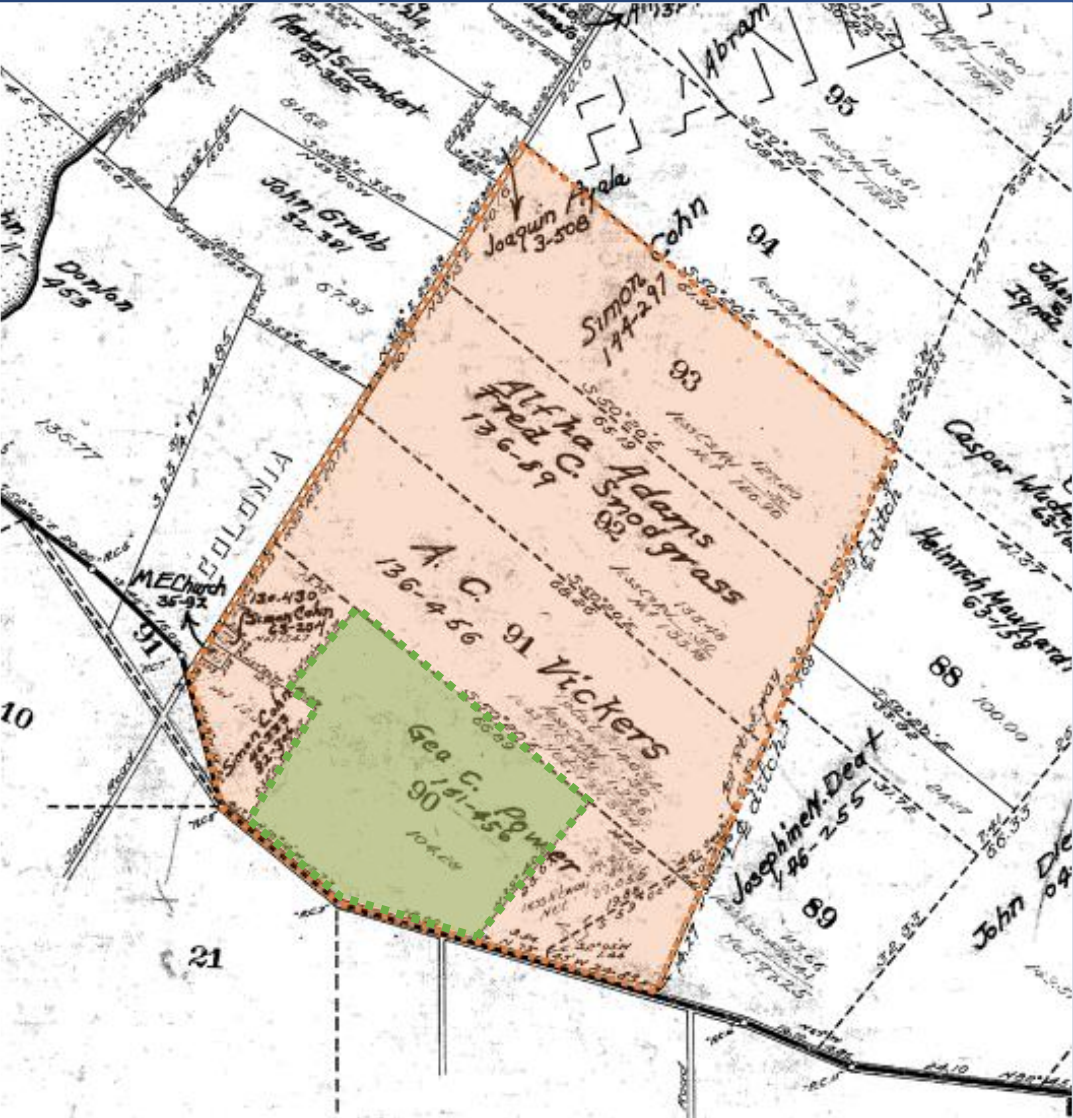
■ Oxnard   ■ Ventura County   ■ California





# Land Use and Community Character

# Historical Land Use Pattern





# Land Use



**Agriculture** | Irrigated agricultural lands



**Open Space** | Undeveloped lands & resource extraction



**Residential** | Range of residential uses



**Industrial** | Employment & manufacturing



**Commercial** | Shopping and services



**Institutional** | Educational & institutional uses

# Land Use

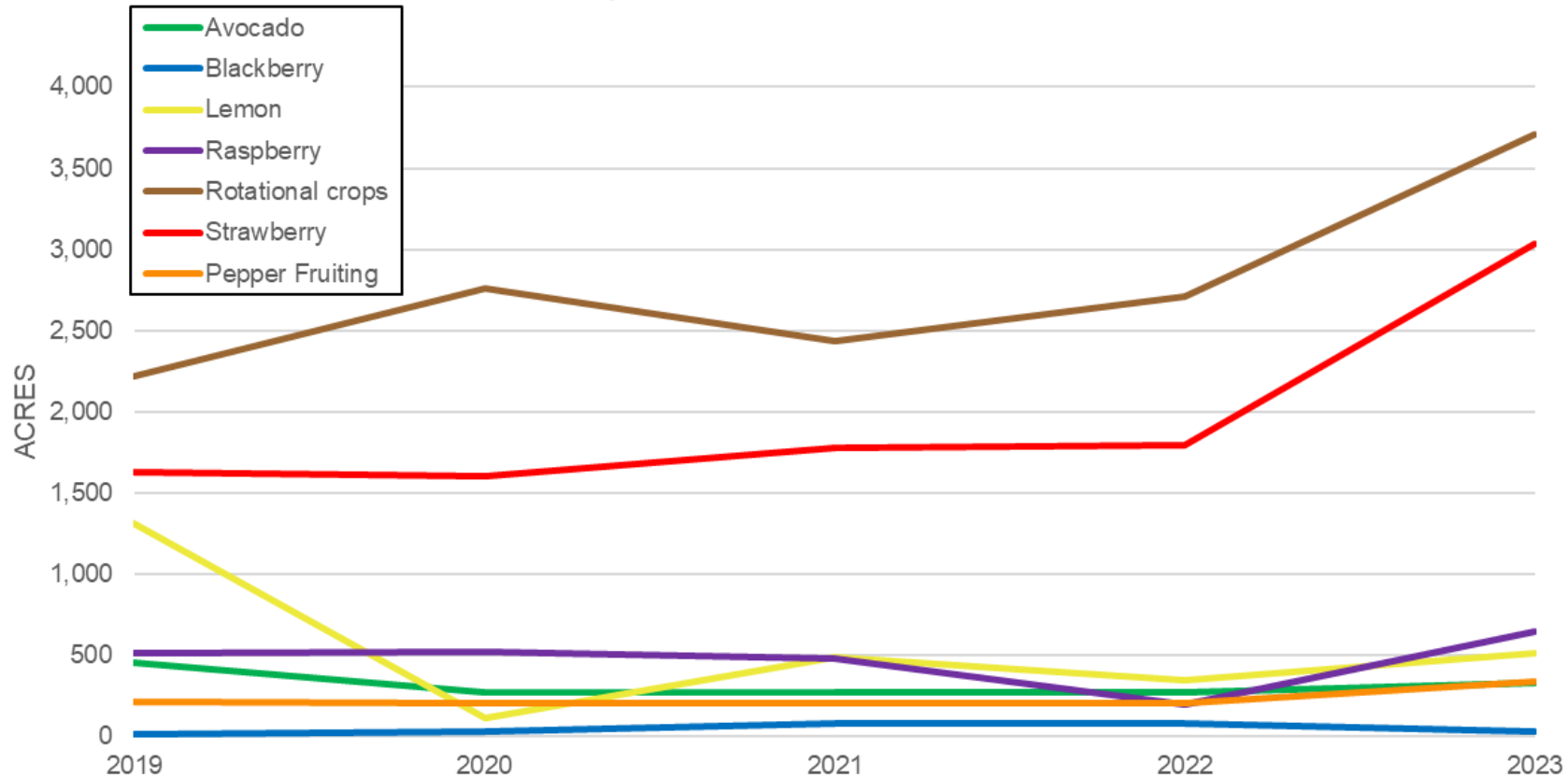




# Agriculture: Crop Types



Select Crops in El Rio/Del Norte Plan Area 2019-2023



# Employment



	Area Plan Communities				
	El Rio CDP*	Nyeland Acres Census Tract**	Oxnard	Ventura County	California
<b>Agriculture, forestry, fishing and hunting and mining</b>	5.7%	<b>23.1%</b>	12.5%	5.0%	2.1%
<b>Construction</b>	<b>14.6%</b>	<b>11.6%</b>	6.5%	6.2%	6.7%
<b>Manufacturing</b>	9.6%	8.9%	11.0%	9.9%	8.9%
<b>Retail Trade</b>	<b>14.2%</b>	11.1%	10.4%	10.3%	10.3%
<b>Transportation and warehousing, and utilities</b>	7.7%	3.0%	4.4%	3.8%	5.9%
<b>Professional, scientific, and management, and administrative and waste management services</b>	5.8%	<b>14.8%</b>	10.6%	12.8%	14.1%
<b>Educational services, and health care and social assistance</b>	<b>18.5%</b>	10.0%	16.5%	20.1%	21.4%





Any questions on the previous material?

Question to consider:

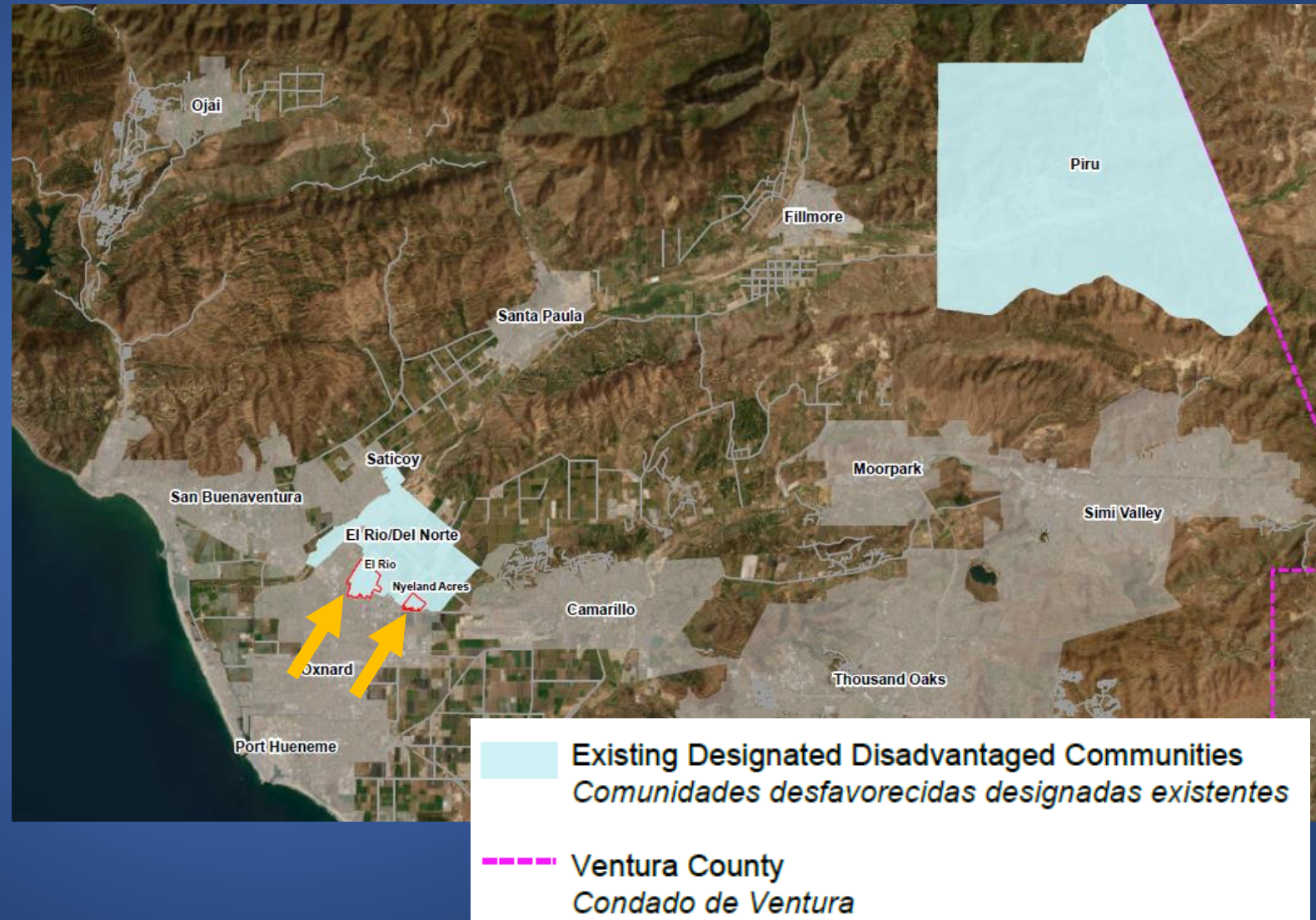
**Which land use opportunities do you seek in your community? More commercial? Industrial? Residential? A mix of all?**

# Environmental Justice



## Designated Disadvantaged Communities (DDc)

- Experience environmental pollution and related health issues more than other communities in the state
- Include low-income areas (median household incomes  $\leq$  80% of the statewide median income)



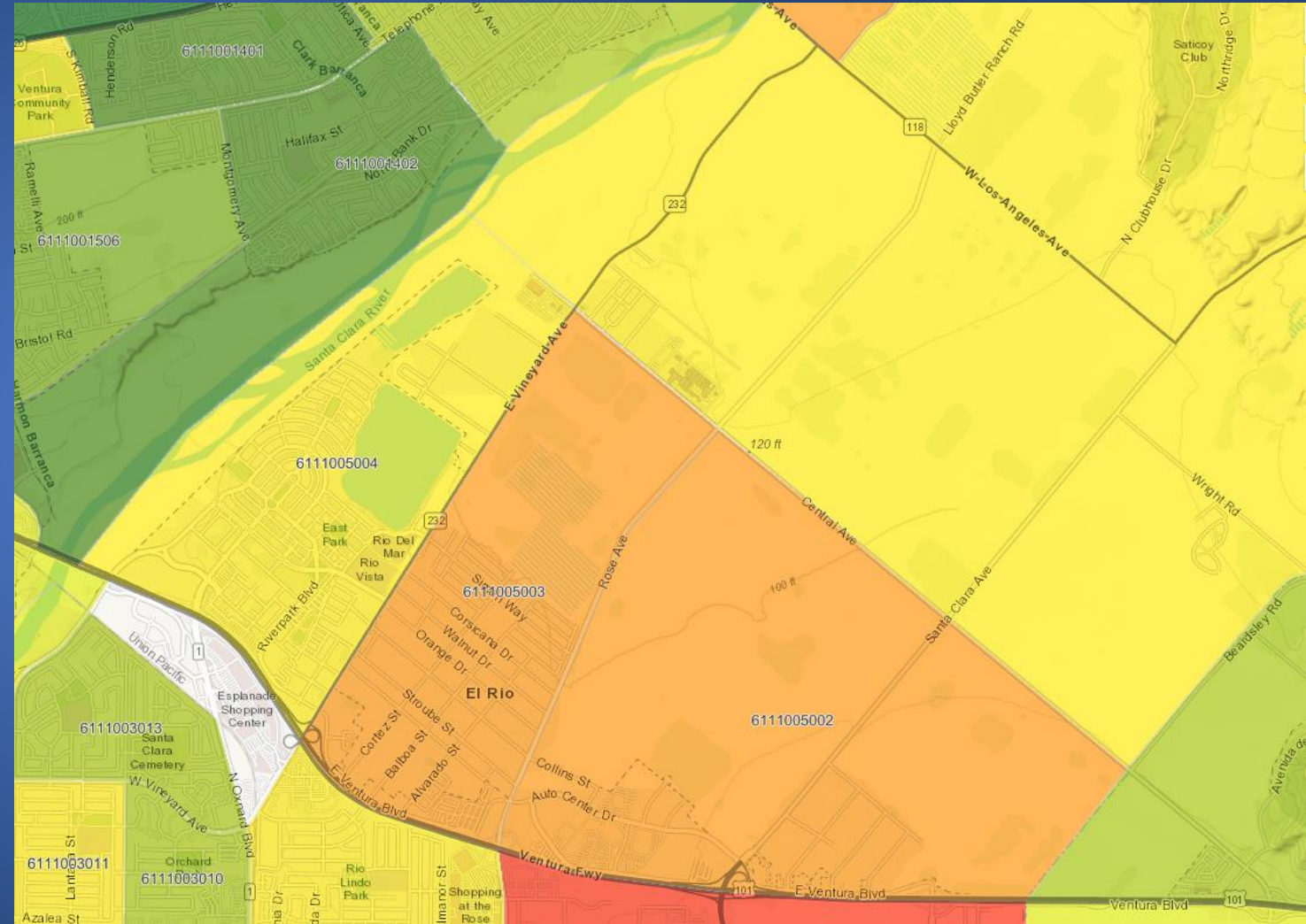


# Environmental Justice



## CalEnviroScreen

- Online interactive map developed by the state
- Census tracts that score at least 75% experience more pollution than other census tracts in the state
- Available in both English and Spanish at [oehha.ca.gov/calenviroscreen](http://oehha.ca.gov/calenviroscreen)





# Environmental Justice – Potential Benefits



- Additional Grant funding opportunities for services & infrastructure
- Prioritized funding

## Funding



- Enhanced communication goals between Staff and the community
- Increased participation in new projects and planning efforts

## Participation




- Enhanced review of potential pollution impacts from new development

## Reviews



# Environmental Justice – Grocery/Markets



-  ElRio/Del Norte Area Plan Boundary
-  Incorporated Cities
-  ElRio\_Buffer
-  Grocery Stores

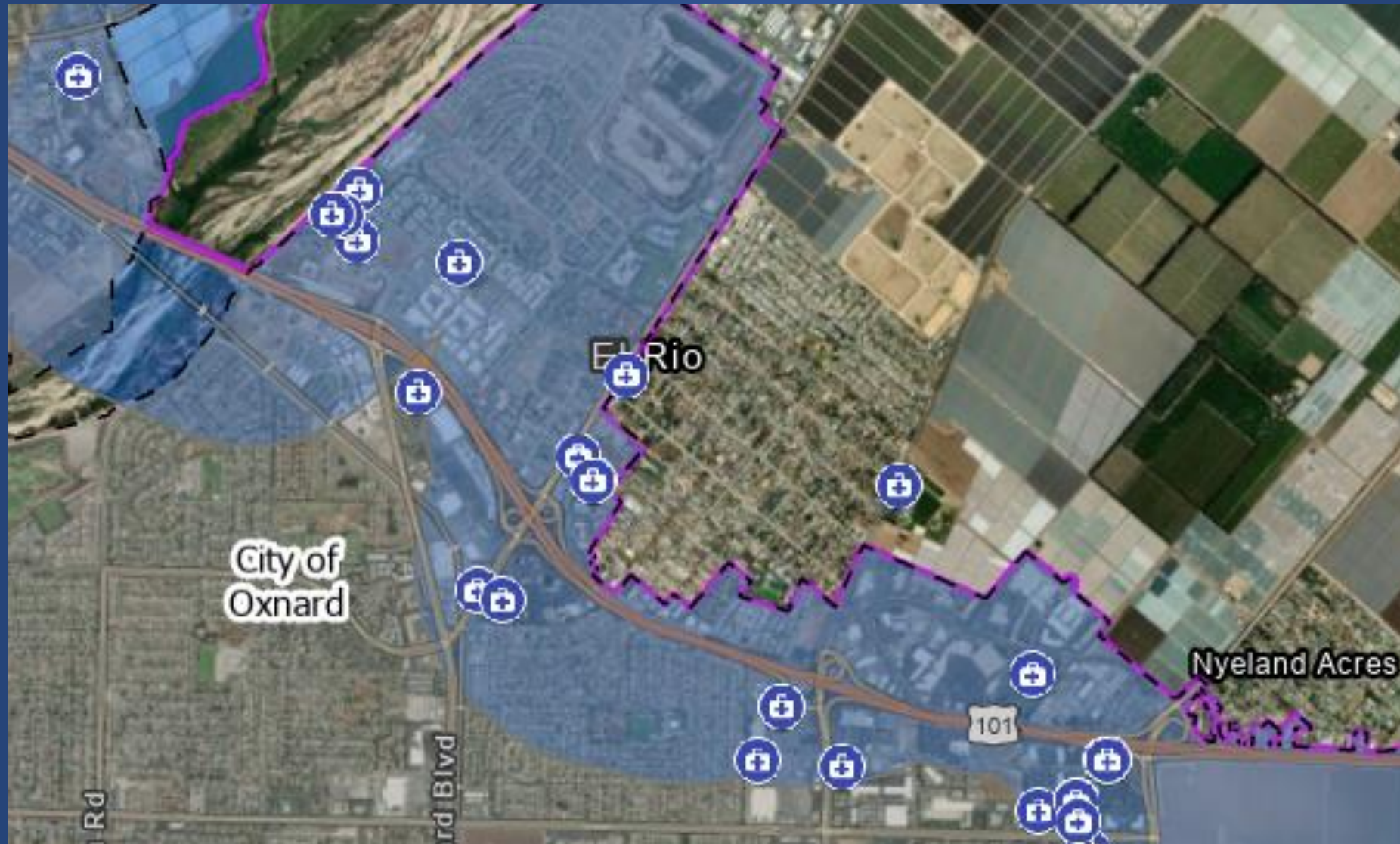


# Environmental Justice – Fast/Convenience Food





# Medical Services



-  ElRio/Del Norte Area Plan Boundary
-  Incorporated Cities
-  ElRio\_Buffer
-  Medical Offices



Any questions on the previous material?

Question to consider:

**Are there any ideas for outreach events or techniques that we should consider beyond public meetings and online materials?**





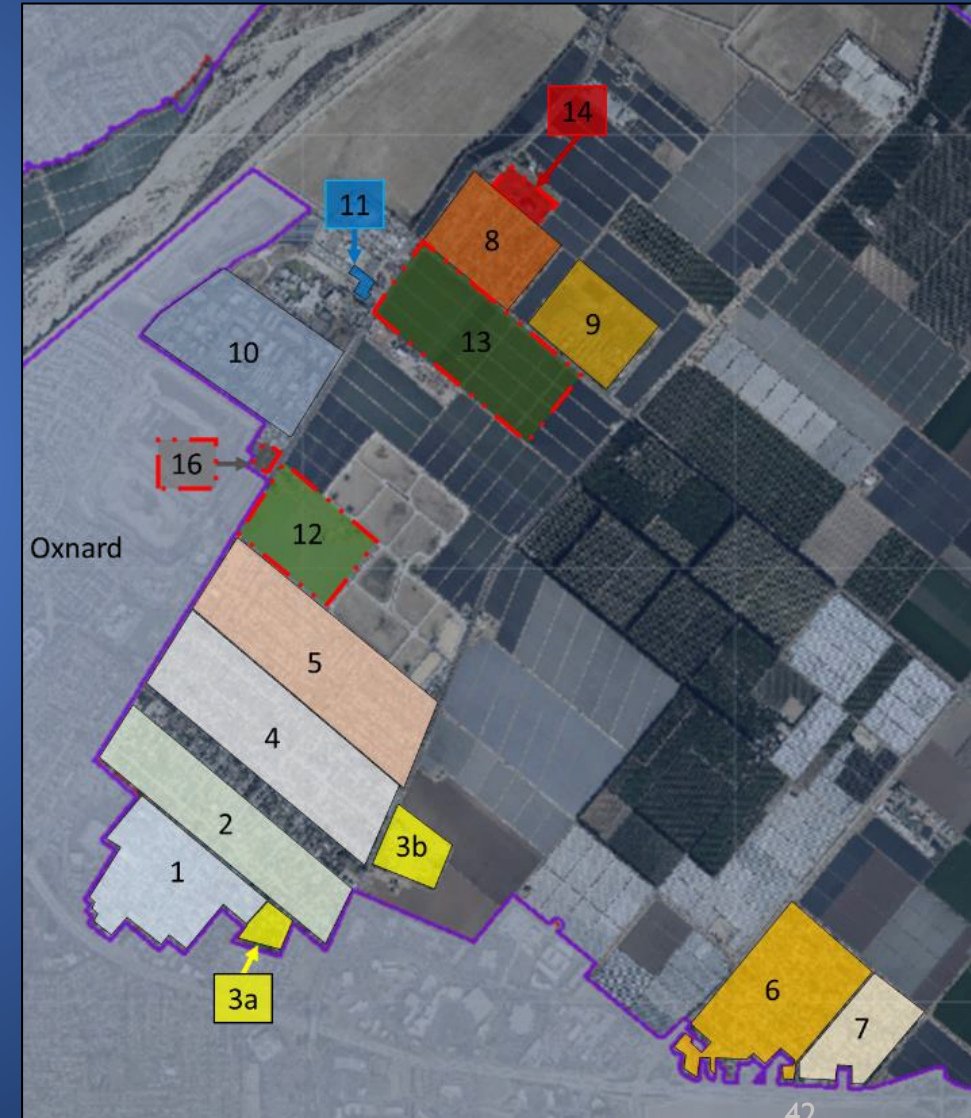
# Public Facilities & Services



# Water – Systems



	Public Water Systems	PWA Will Serve Letter
1	Cloverdale Mutual Water Company	No
2	Vineyard Avenue Acres Mutual	No
3a	Rio School District – Rio Real School	No
3b	Rio School District – Rio del Valle School	No
4	The Mutual Water Company of Vineyard Avenue Estates	Yes
5	California American Water - Rio Plaza	No
6	Nyeland Acres Mutual	No
7	Garden Acres Mutual	Yes
8	Strickland Acres Mutual Water Company	No
9	Oxnard Union High School District	No
10	Vineyard Mutual Water Company	Yes
11	Beedy Water Company	No
<b>Single User Purveyors (red dashed outline)</b>		
12	Alger Family Trust	N/A
13	El Rio Processing	N/A
14	Linda Vista Junior Academy*	N/A
15	Ventura Youth Correctional Facility	N/A
16	Ventura Oil Company Inc.	N/A



# Water – Constraints



Public Water Systems	Exceeded Primary Contamination Thresholds	Exceeded Secondary Contamination Thresholds
Cloverdale Mutual	No	No
Vineyard Avenue Acres Mutual	Yes (nitrate)	Yes (iron, total dissolved solids)
Rio School District – Rio Real School	No	No
Rio School District – Rio del Valle School	No	No
Vineyard Avenue Estates Mutual Water Company	Yes (nitrate, selenium)	Yes (sulfate, total dissolved solids)
California American Water - Rio Plaza	No	No
Nyeland Acres Mutual	No	No
Garden Acres Mutual	No	No
Strickland Acres Mutual Water Company	No	Yes (iron, manganese, sulfate, total dissolved solids, turbidity)
Oxnard Union High School District	Yes (gross alpha)	Yes (sulfate, total dissolved solids)
Vineyard Mutual Water Company	No	Yes (iron, sulfate, total dissolved solids)
Beedy Water Company	No	Yes (iron, sulfate, total dissolved solids)

\*Information based off reports from the State Water Resources Control Board – Division of Drinking Water

# Water – Baseline Demand Availability



Water System	Adequate Supply for Average Day Demand <sup>1</sup> ?	Adequate Supply for Maximum Day Demand <sup>1</sup> ?	Adequate Storage for Maximum Day Demand <sup>2</sup> ?	Adequate Supply Flow for Fire Flow <sup>3</sup> ?	Adequate Storage for Fire Flow <sup>4</sup> ?
Beedy Water Company	Yes	No	Yes	No	No
California American Water – Rio Plaza	Yes	Yes	No	No	No
Cloverdale Mutual Water Company	Yes	Yes	No	Yes	No
Garden Acres Mutual Water Company	Yes	No	Yes	Yes	Yes
Nyeland Acres Mutual Water Company	Yes	No	Yes	No <sup>3</sup>	No
Strickland Acres Mutual Water Company	Yes	Yes	No	No	No
Vineyard Avenue Acres Mutual Water Company	Yes	Yes	No	No	No
Vineyard Avenue Estates Mutual Water Company	Yes	No	Yes	No <sup>3</sup>	Yes
Vineyard Mutual Water Company	Yes	Yes	Yes	No <sup>3</sup>	Yes
Rio School District – Rio Del Valle School	Yes	No	Yes	No	No
Oxnard Union High School District – Rio Mesa High School	Yes	Yes	No	No	No
Rio School District – Rio Real School	Yes	No	No	No	No



# Library & Community Centers





# Parks and Recreation



	Local Parks/Facilities (Acres)		Regional Trails/Corridors (Miles)	
	El Rio CDP	Census Tract 50.02	El Rio CDP	Census Tract 50.02
Parks/Facilities Acres Per Capita	32.2	15.4	16.1	7.7
Existing Parks/Facilities	1.2	2.3	0	0
Balance of Parks/Facilities	31	13.1	16.1	7.7





Any questions on the previous material?

Question to consider:

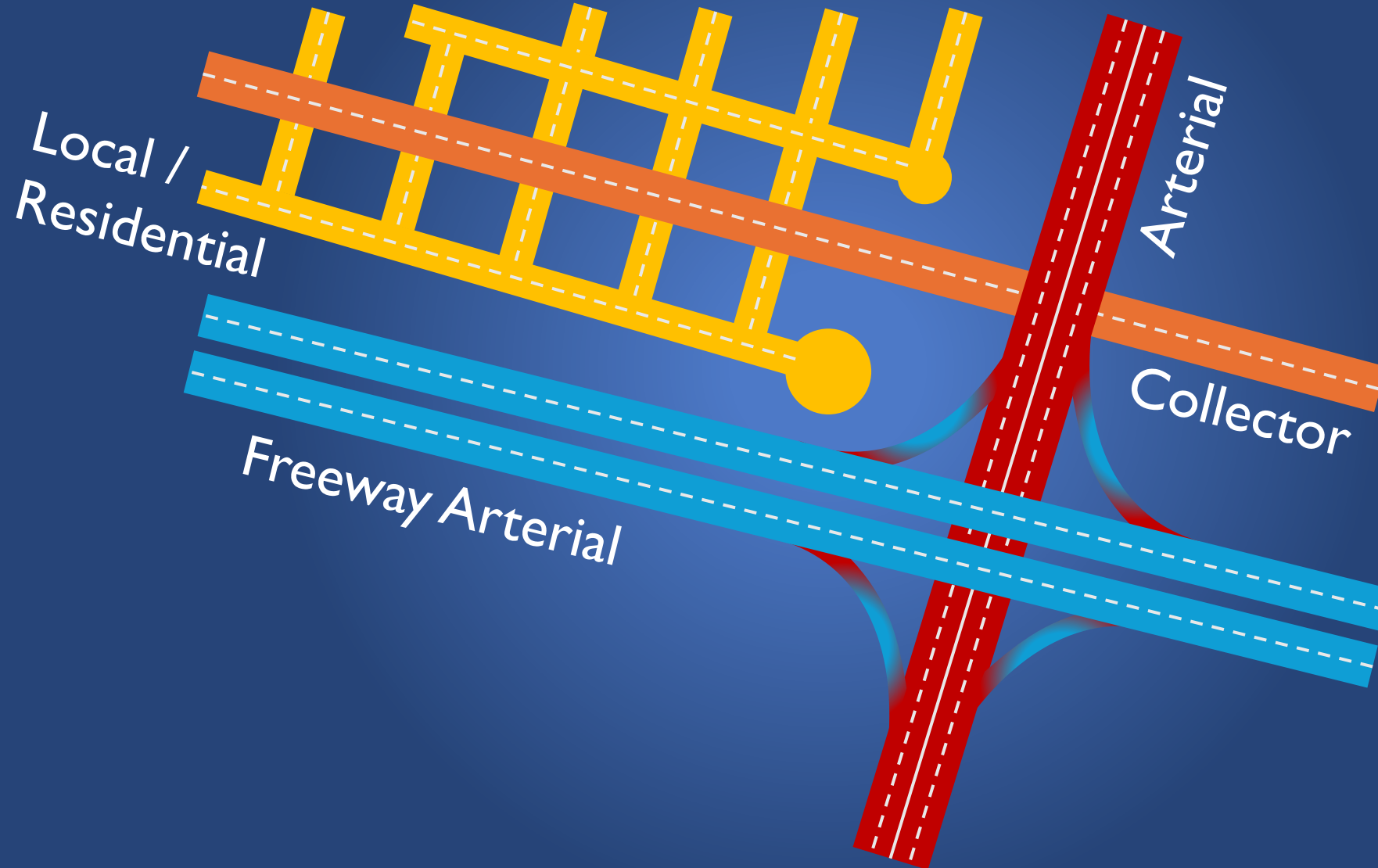
**Which public facilities and services would you like to see improved and why?**





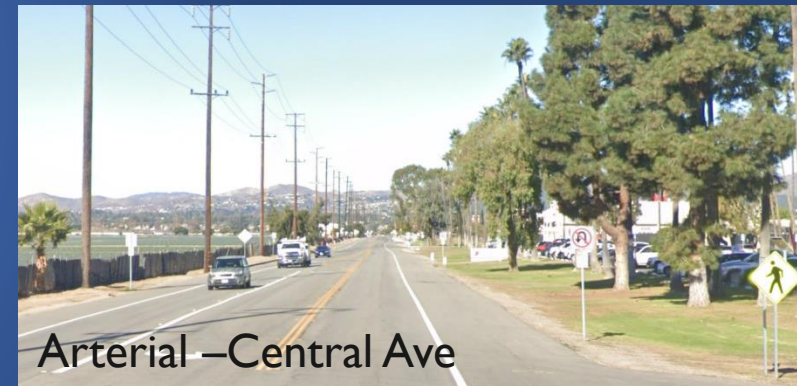
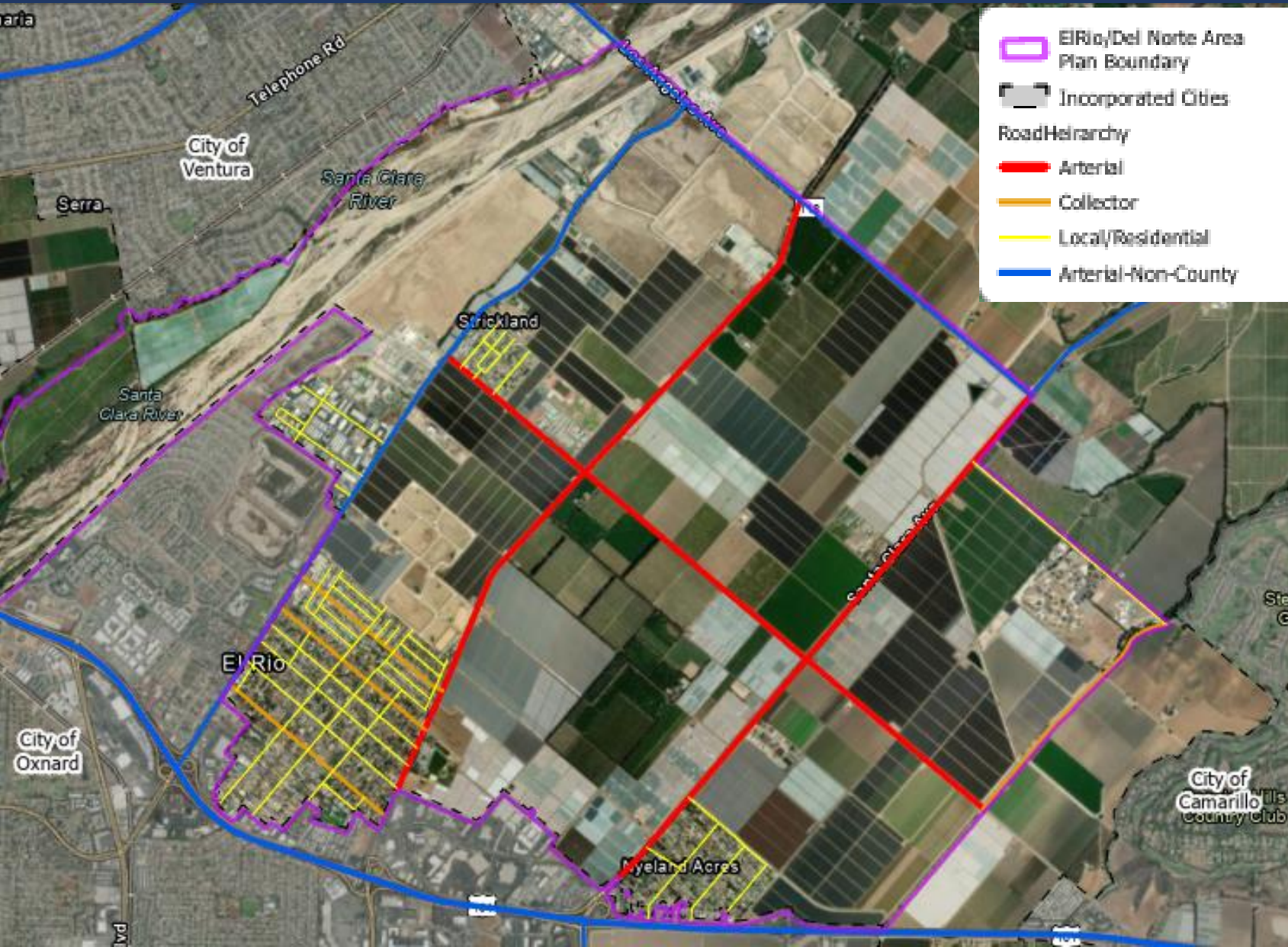
# Circulation, Transportation, & Mobility

# Circulation – Road Hierarchy







# Circulation








# Transportation Planning

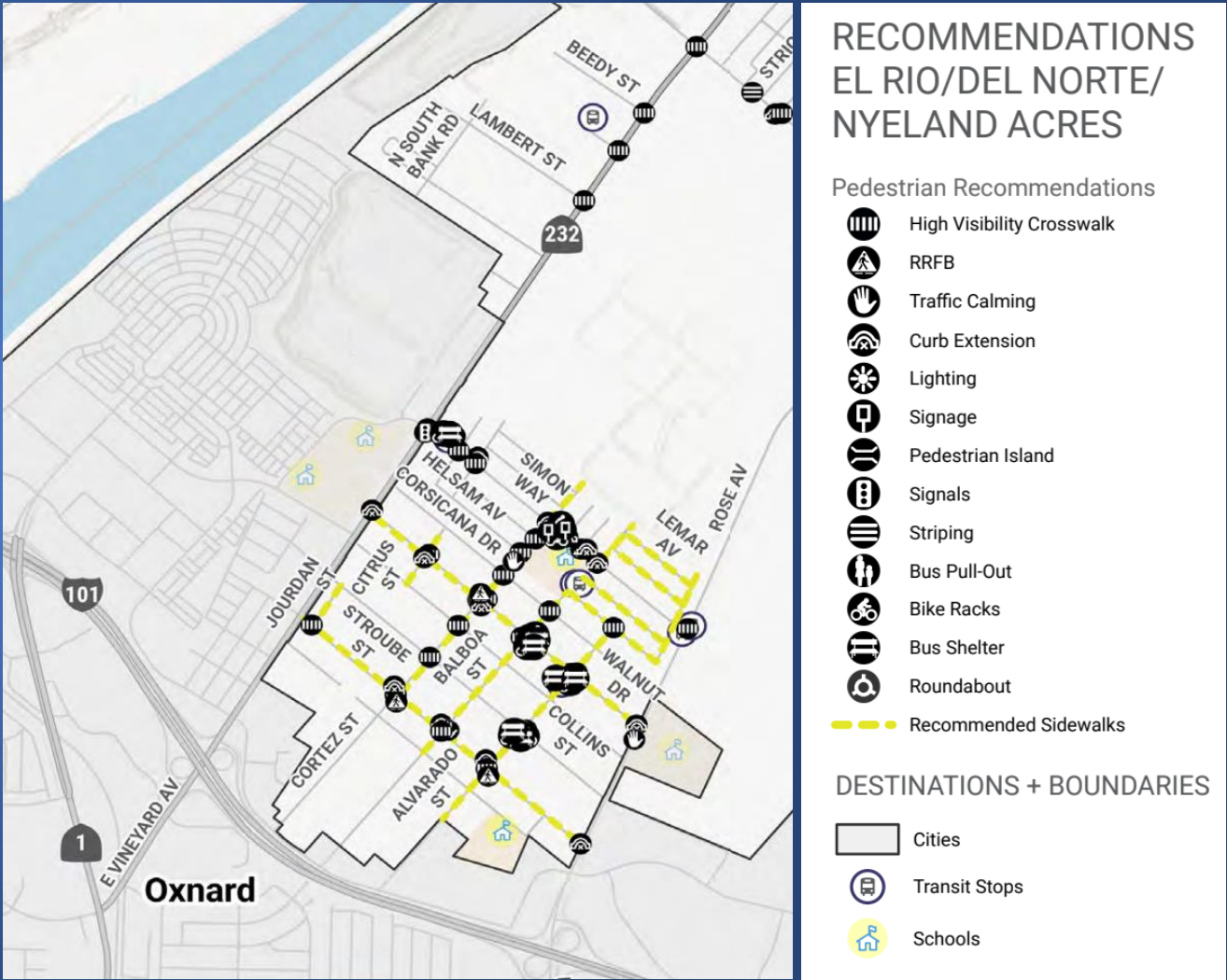




**VENTURA COUNTY  
ACTIVE TRANSPORTATION PLAN**

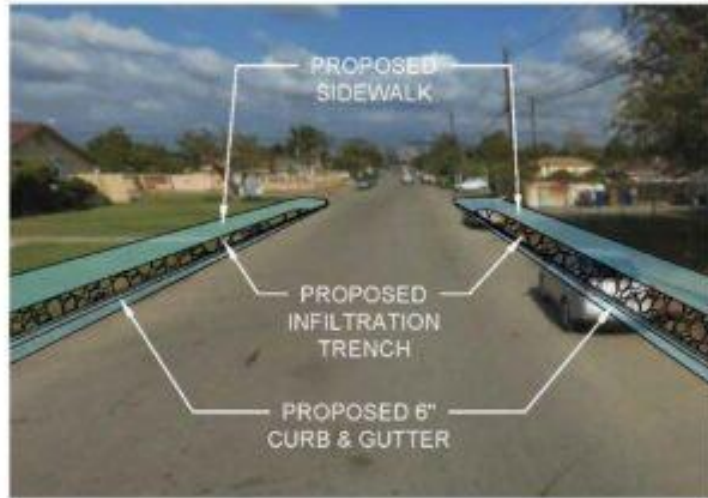
/ Final Plan / February 2024 /





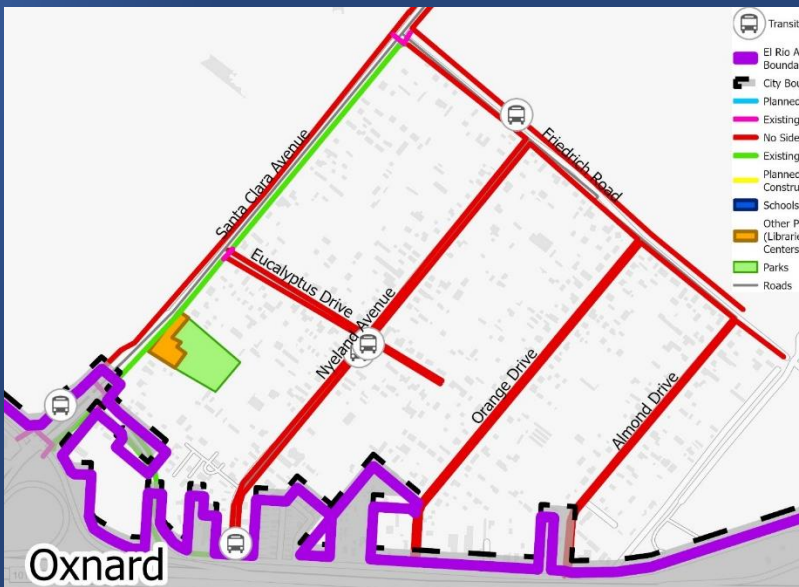
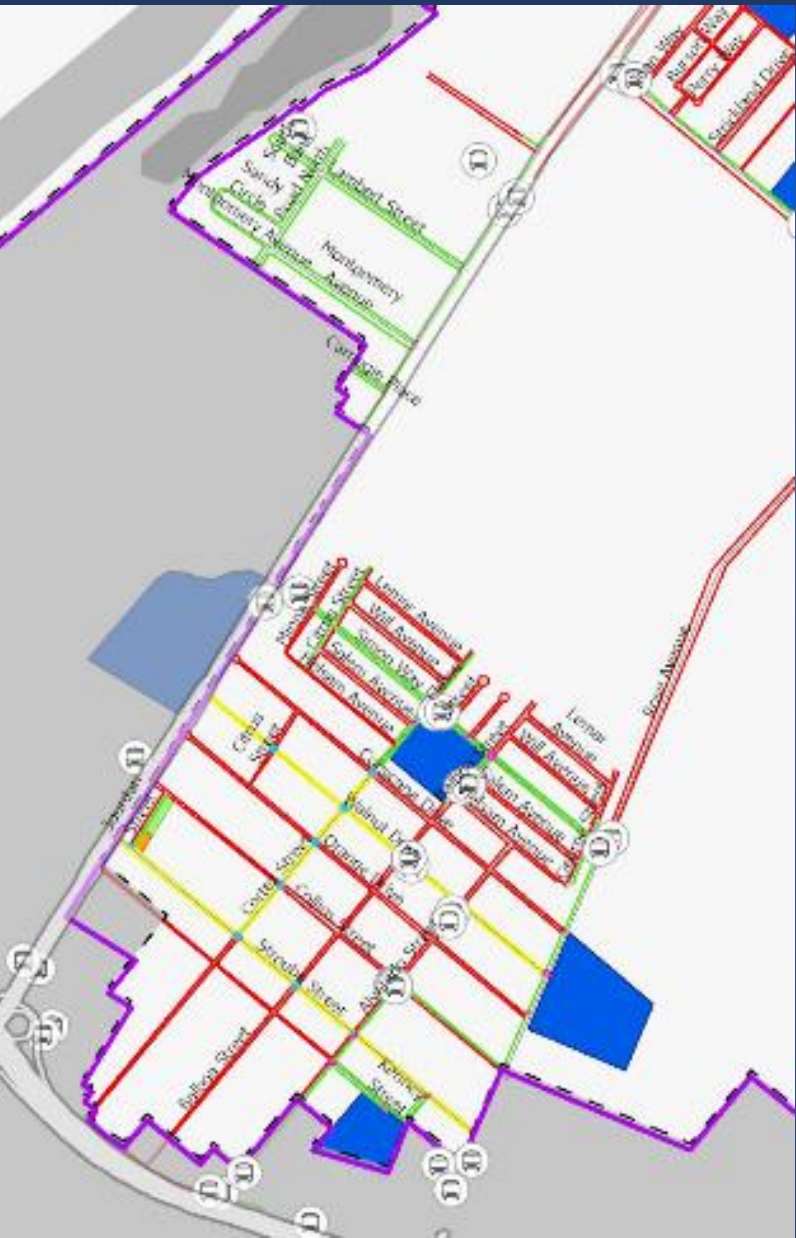


# Sidewalk Improvements





# Pedestrian Facilities





# Bicycle Facilities



## Class 1

Shared Use  
Path



Riverpark Pathway, Oxnard

## Class 2A

Bicycle Lane



Central Avenue, Strickland

## Class 2B

Buffered  
Bicycle Lane



Telephone Road, Ventura

## Class 3

Bicycle Route



Ventura Avenue, Ventura

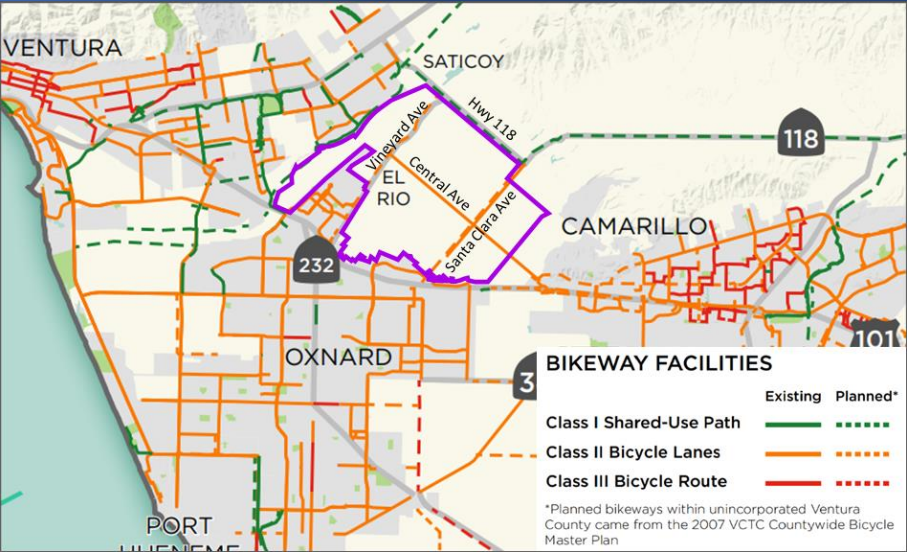
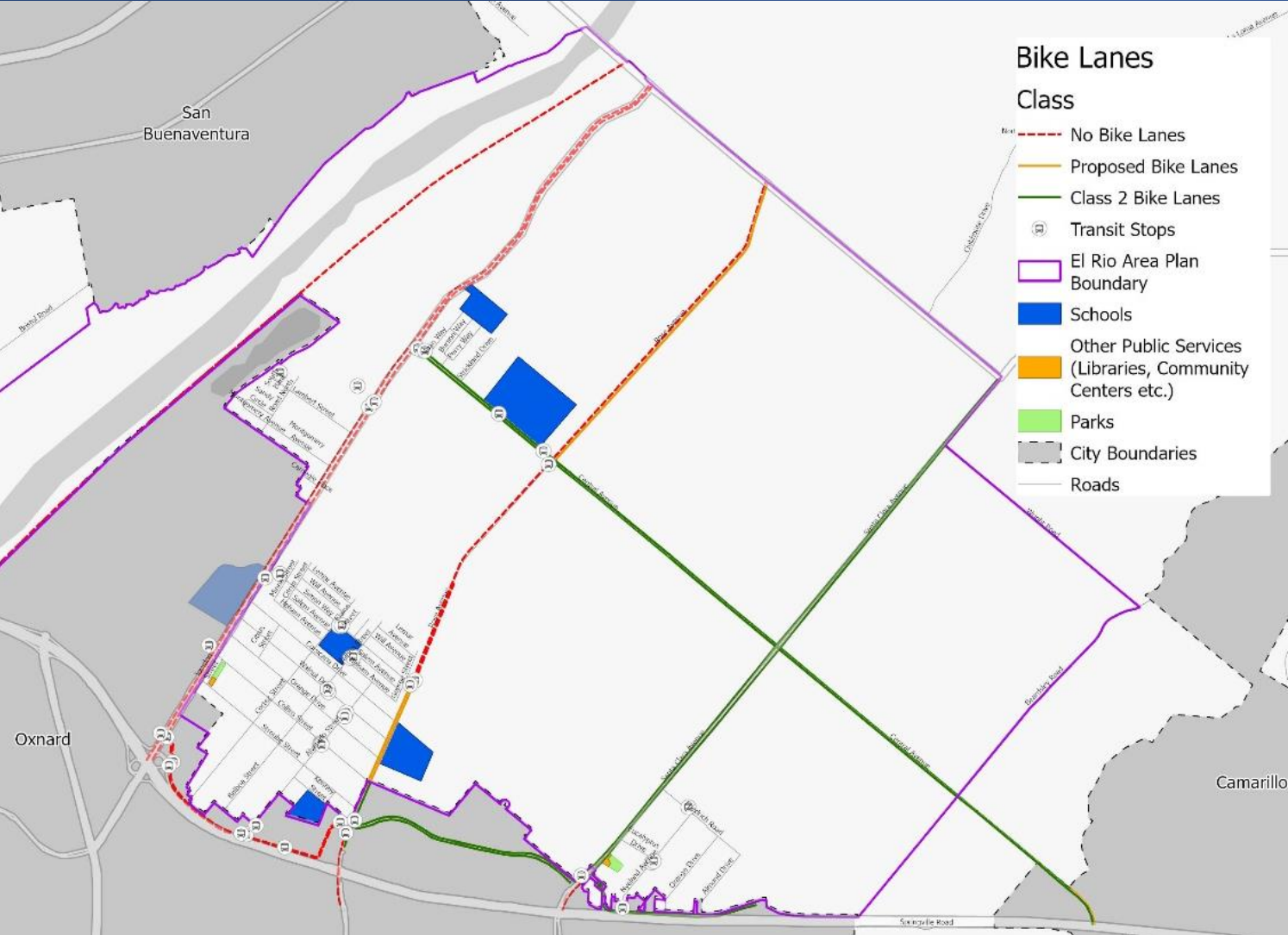
## Class 4

Separated  
Bikeway



Telephone Road, Ventura

# Bicycle Facilities





# Bicycle Facilities – Interesting Fact



## 1932 Los Angeles Olympics Cross Country Cycling Race

Race went through El Rio on both Highway 118 and Vineyard Avenue





Any questions on the previous material?

Question to consider:

**Are there additional transportation improvements that your community is looking for that we should explore?**

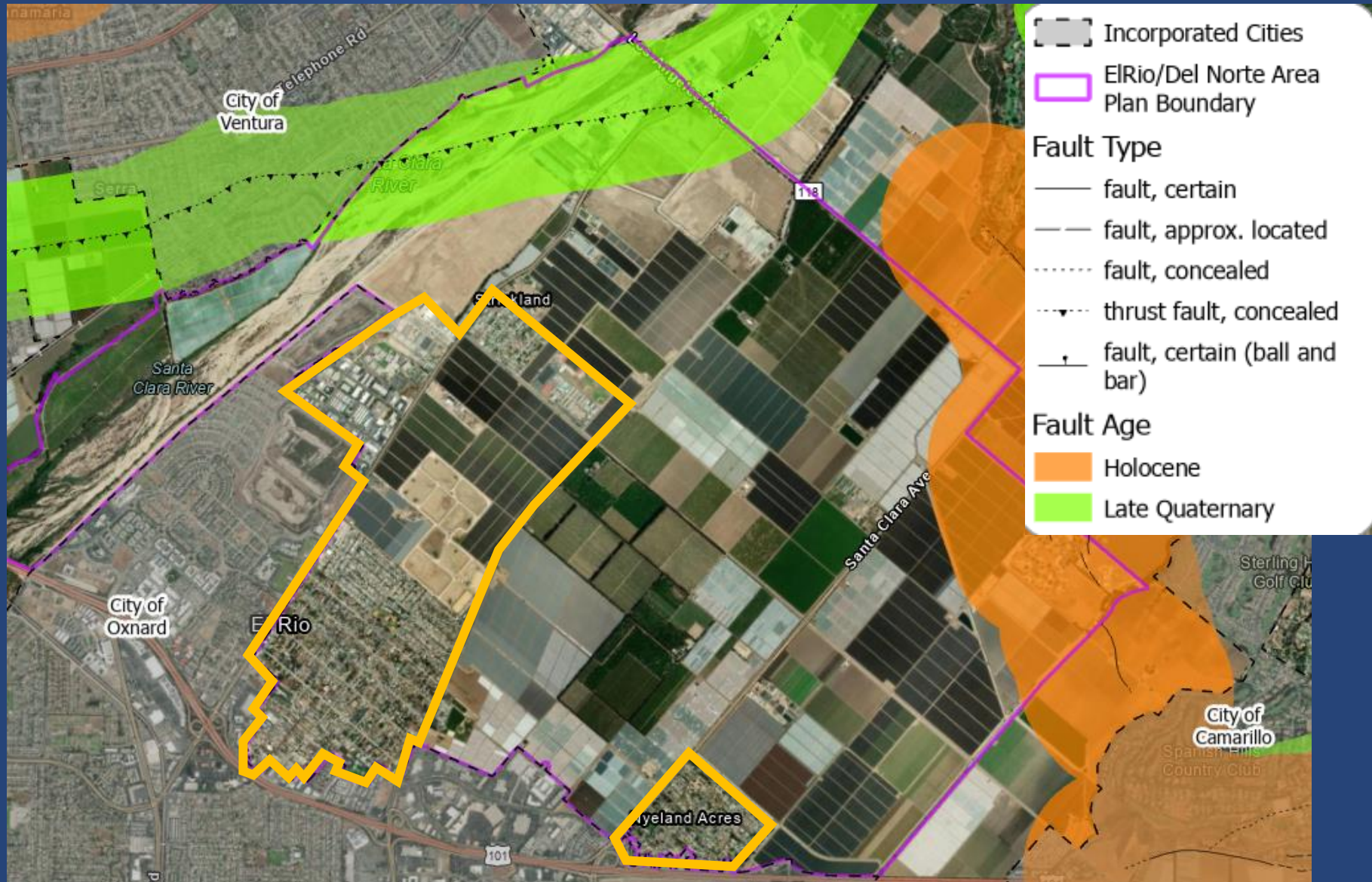




# Hazards & Safety

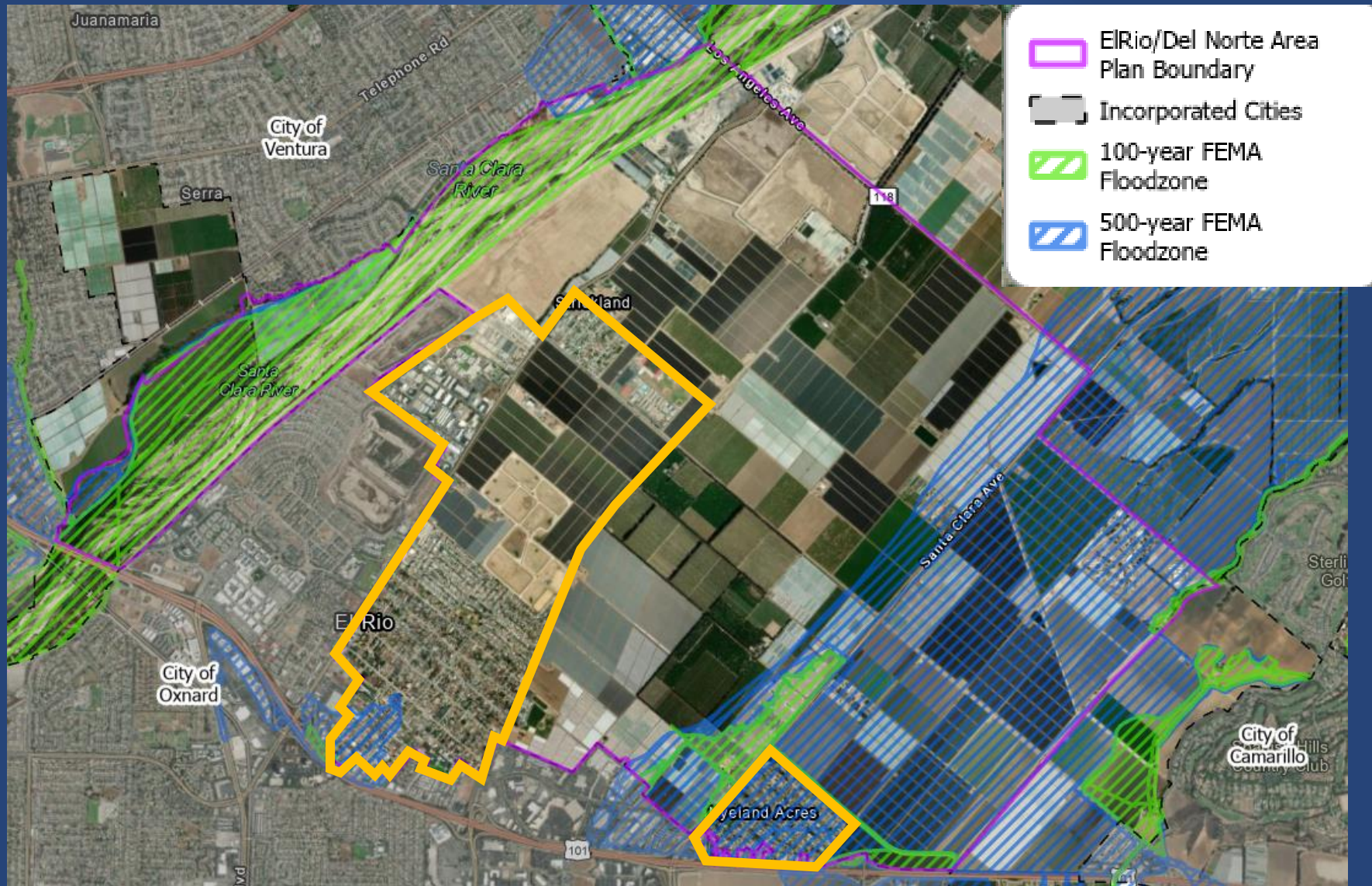


# Earthquakes and Faults





# Flood Potential



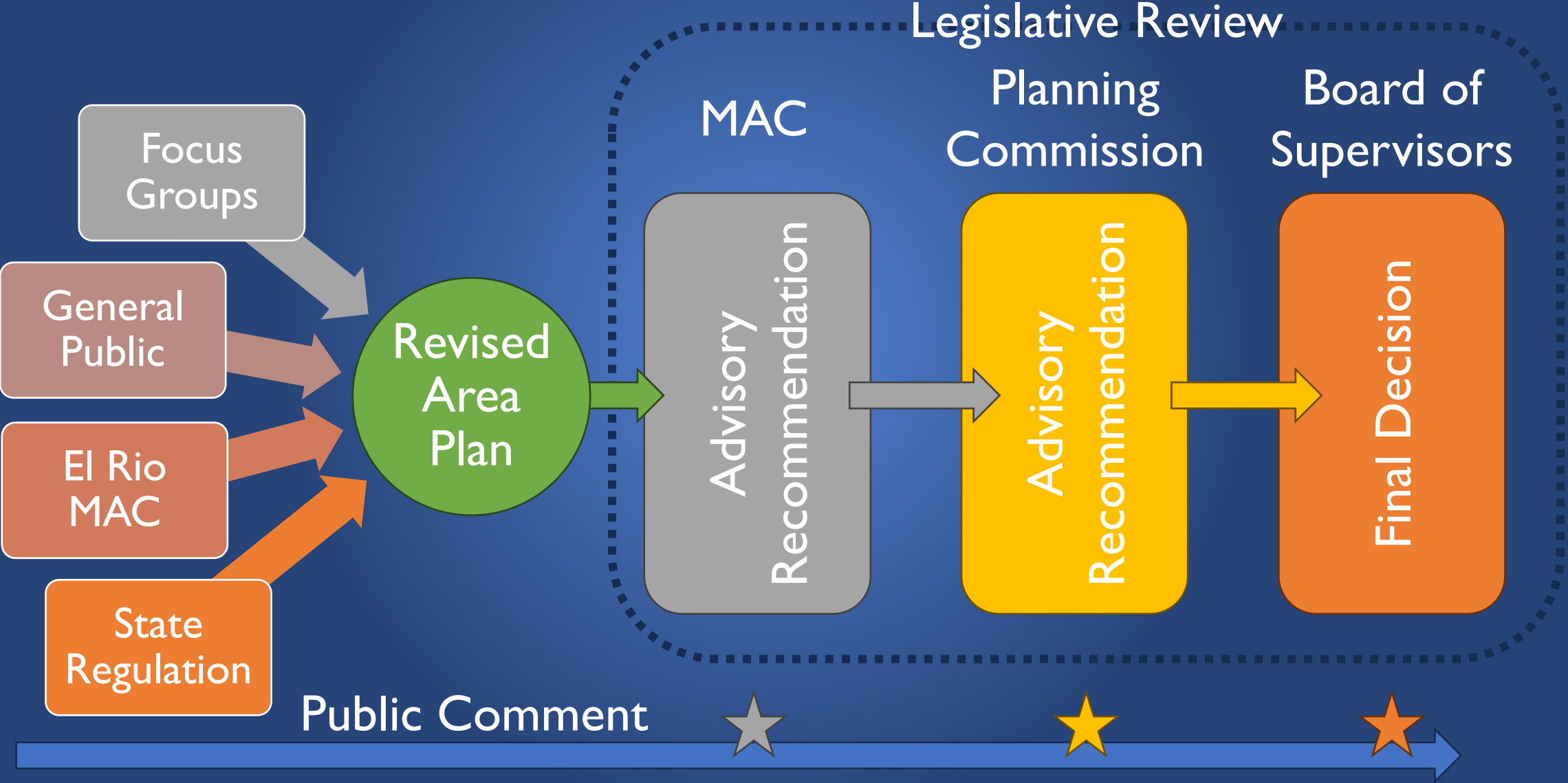




**Next Steps**



# Outreach plan



# Draft Area Plan, Goals and Policies







## General Plan

- Guiding future of Ventura County

## Area Plan Update

- General Plan requires comprehensive updates to Area Plans

## MAC Meeting

- Present Background Report Findings
- Discuss & receive comments



# Summary – Questions to consider



## Land Use

- Would you be open to allowing additional opportunities for more commercial, industrial, and/or mixed use? For more residential units?

## Environmental Justice

- Are there any ideas for outreach events or techniques that we should consider beyond public meetings and online materials?

## Water

- Would you be open to alternate solutions to the water systems if it meant you had improved water quality and access but at a higher cost than now?

## Transportation

- Are there additional transportation improvements that your community is looking for that we should explore?

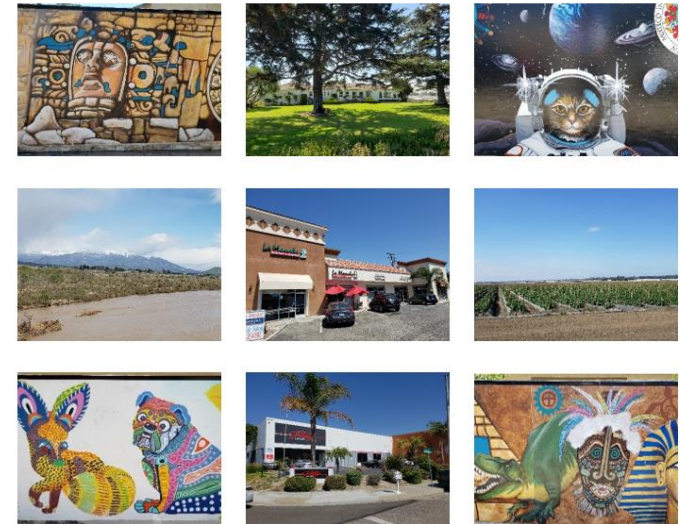


# Background Report Public Review



- Review Background Report Here:  
[rma.venturacounty.gov/divisions/planning/el-rio-plan-update/](https://rma.venturacounty.gov/divisions/planning/el-rio-plan-update/)
- Review window June 18 to July 18
- Comments due by July 18
- Email to [Donald.Nielsen@ventura.org](mailto:Donald.Nielsen@ventura.org) is preferred

## EL RIO / DEL NORTE AREA PLAN



Background Evaluation and Technical Report



June 9, 2025

# QUESTIONS AND COMMENTS?

Sign up for project notifications here:

[rma.venturacounty.gov/divisions/planning/el-rio-plan-update/](https://rma.venturacounty.gov/divisions/planning/el-rio-plan-update/)

## Or ask

Case Planner, Donald Nielsen: [Donald.Nielsen@ventura.org](mailto:Donald.Nielsen@ventura.org)

Planning Manager, Aaron Engstrom: [Aaron.engstrom@ventura.org](mailto:Aaron.engstrom@ventura.org)

Planning Director, Dave Ward, AICP, [Dave.Ward@ventura.org](mailto:Dave.Ward@ventura.org)

CivicSpark Fellow, Ian Grace (Spanish/Espanol), [Ian.Grace@ventura.org](mailto:Ian.Grace@ventura.org)