Rancho Oxnard Fence

Oxnard fence project planner

For an Oxnard-area homeowner planning a new fence or a replacement. Work through each section before asking for quotes, and keep the finished sheet with the house papers.

Where the fence goes

An old fence does not prove where the property line is. Settle the line before anything else is planned.

- [ ] Find the corner markers, or the lot dimensions on the deed or tract map.
- [ ] If the line is unclear or a neighbor questions it, a licensed land surveyor sets it before layout.
- [ ] Note easements, utility boxes and sprinkler lines along the route.
- [ ] On a corner lot, check the sight-line rule. In unincorporated Ventura County nothing over 3 ft may stand in the 40 ft sight triangle.

The rule at your address

Each city sets its own heights and permit triggers, and unincorporated areas follow Ventura County. Find out which applies before choosing a height.

- [ ] City of Oxnard and other cities: confirm the front, side and rear height limits and whether a permit is needed with the city.
- [ ] Unincorporated Ventura County: a front-setback fence up to 3 ft solid or 5 ft see-through, up to 7 ft elsewhere.
- [ ] County planning permit: fences over 7 ft, any electrified fence, and retaining walls over 3 ft.
- [ ] Beach areas: lots in the coastal zone can need coastal review before a fence goes up.
- [ ] Fire-mapped lots: draft state rules would keep new combustible fencing out of the 5 ft next to a house.

County rules: Ventura County Non-Coastal Zoning Ordinance, through Ventura County Planning. City rules: ask the city.

HOA, neighbor and DigAlert

Three approvals sit beside the permit. Each one has its own lead time.

- [ ] HOA: in planned communities the association may set materials, colors and heights. Get the written approval before ordering.
- [ ] Neighbor: to share the cost of a boundary fence under Civil Code 841, give the neighbor written notice at least 30 days ahead with the problem, the fix, the cost, the split and the timeline.
- [ ] DigAlert: a ticket at 811 at least two working days, and no more than 14 calendar days, before the first post hole.

Your fence plan

Fill this in before asking for estimates, so every estimate prices the same job.

Total length (feet): _____ Height: _____

Material: wood / vinyl / aluminum or steel / chain link

Gates: walk ___ double drive ___ rolling ___ opener: yes / no

Old fence to remove: yes / no Old concrete footings: yes / no

Ground: sand / loam / clay Slope: none / gentle / steep

Within a few blocks of the beach or harbor: yes / no

Pool on the property: yes / no

HOA: yes / no Shared with a neighbor: yes / no

Comparing estimates

Two estimates for the same yard often describe different work. Line them up item by item.

- [ ] Footage and height, and the post material, spacing, depth and footing.
- [ ] Hardware grade: stainless or hot-dip galvanized near the coast.
- [ ] Number, width and hardware of each gate.
- [ ] Removal and haul-away of the old fence and footings.
- [ ] Who handles the permit or coastal question, HOA paperwork and the DigAlert ticket.
- [ ] Cleanup, and how sprinklers, planting or concrete along the line are restored.

This planner is general information, not a survey or legal advice. Rules and fees are set by the city or county where the property is; check current requirements before relying on them.