



Public Information

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • www.vcrma.org/divisions/planning

Ojai Valley Clean Air Ordinance

Ordinance 3603 Adopted 7/6/82 • Ordinance 3919 Amended 12/19/89 • Ordinance 3994 Amended 3/3/92

What Does the Ordinance Do?

The Clean Air Ordinance limits the number of residential permits that can be issued each calendar year in the unincorporated areas of the Ojai Valley.

Why Was the Ordinance Adopted?

The Federal Clean Air Act requires local jurisdictions to attain national health-related air quality standards. The Clean Air Ordinance was adopted by the County to regulate population growth in the Ojai Valley by limiting the increase in the number of dwelling units in order to preserve a reasonable chance of ultimate compliance with those standards and to adequately protect the public health, safety, and welfare.

What Residential Projects Are Affected by the Ordinance?

The ordinance requires a residential permit be issued for all new dwelling units in the Ojai Valley (including second dwellings or “granny flats” and mobile homes). The ordinance does not apply to the repair, modification, expansion, or replacement of existing dwelling units.

What Area is Affected?

The ordinance applies to all new residential units in the unincorporated portion of the Ojai Valley Subarea as defined by the 1994 Air Quality Management Plan (see map in this pamphlet).

To determine the exact boundaries, you may either refer to the maps posted at the County of Ventura Planning Division Public Information Counter, or you may call the Counter at 805/654-2488. If you call the Public Information Counter it is recommended that you know the Assessor’s Parcel Number of your lot.

What If My Lot is Located in the City of Ojai?

As stated above, the Clean Air Ordinance only applies in the unincorporated portions of the Ojai Valley. If your property is in the City of Ojai, you must apply through the Ojai Building Department.

How Do I Obtain a Residential Permit?

- Apply for a Zoning Clearance at the Planning Division Public Information Counter. You will need to know the Assessor’s Parcel Number of the proposed lot.
- Planning Division personnel will check for existing violations and determine whether the proposed lot is a legal lot of record which can be built upon. If any discretionary permits are required (they are required for second dwellings and caretaker or farm worker dwellings), such permits must be issued before your application may be placed on the Clean Air Ordinance Waiting List.
- Upon Zoning Clearance approval, a Waiting List Number will be assigned and noted on the permit. At present, there is no “waiting” directly associated with the Waiting List -- the Waiting List Number is used only to track and monitor residential development within the Clean Air Ordinance boundary.

How Much Time Do I Have to Obtain Building Permit?

There are two deadlines to be aware of:

- You have 90 calendar days to submit an acceptable application for a Building Permit to the Building Official (for good cause, two 90 day extensions may be granted).

- Once an acceptable application is submitted, all the requirements for issuance of the Building Permit must be satisfied within 90 calendar days (for good cause, one 30 day extension may be granted).

Failure to meet either of these deadlines causes your residential permit to expire.

May I Defer Applying for a Building Permit Until Next Year?

If you are unable to submit an application for a Building Permit within the deadlines, the ordinance allows you, under certain circumstances, to defer applying for a Building Permit until the following year in order not to be dropped from the Waiting List.

Check with the Public Information Counter to determine if you are eligible.

What Constitutes an “Acceptable” Application for a Building Permit?

The Building and Safety Division has a checklist with the required items you must submit in order to have an acceptable application.

The items you must submit and the required fees may vary, depending on the type and size of your project. Your application will not be accepted unless all required items are included in the application.

I Have Heard There are Two Waiting Lists. Please Explain What They Are.

Waiting List A is for applicants who own a single lot of record in the Ojai Valley, and Waiting List B is for applicants who own two or more lots of record in the Valley (including those wishing to build a second dwelling unit.) Fifty percent of the available Residential Permits are issued to List A applicants each year, and 50% are issued to List B applicants.

How Can I Get More Information About the Current Status of the Waiting Lists?

For current information on the Waiting Lists, please call the Planning Division Data Technician at 805/654-2443, or e-mail an inquiry to anthony.ciuffetelli@ventura.org.

Where May I View the Ordinance?

The ordinance may be viewed on the Planning Division’s website at docs.vcrma.org/images/pdf/planning/ordinances/VCNCZO_Current.pdf or at the Planning Division’s Public Information Counter. We emphasize this pamphlet is simply a summary of the Clean Air Ordinance and is intended for public convenience only. Anyone having questions of interpretation should refer to the text of the ordinance.

Map of Ojai Valley Subarea Boundaries

