

OJAI VALLEY AREA PLAN

September 2020



Please see the next page.

VENTURA COUNTY GENERAL PLAN
OJAI VALLEY AREA PLAN

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

Area Plan

Please see the next page.

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Introduction

Purpose

The Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai and Ventura River Valley areas. In general, the purpose of an 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. “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. 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 goals, policies and programs and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan. The goals, policies and programs of this Area Plan supplement those goals, policies and programs of the Countywide General Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Ojai Valley 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 Ojai Valley 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 Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai and Ventura River Valley areas. It should be noted that words in italics in the Area Plan are defined in its glossary or in the General Plan.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Ojai 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 contained 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: "To discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys."
- 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: "The County shall require land outside the Existing Community and Rural designated areas which is primarily in agricultural use to be designated Open Space."
- Program-** A coordinated set of actions to carry out the goals of the plan. Example: "The county should preserve and promote special economic programs that aid agriculture (e.g., Land Conservation Act)."

- 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 planning area of the Ojai Valley Area Plan encompasses approximately 74,000 acres and is generally bound on the north by the Nordhoff Ridge, on the south by the Sulphur Mountain ridgeline, on the east by the mountain ridge between Bear Canyon and Santa Paula Canyon and on the west by the Lake Casitas/Ventura River watershed boundary. Parcel lines, which most closely match those identified geographic features, have been used as the actual boundaries in order to avoid the splitting of land use designations and zoning of parcels.

Area Plan Chronology

The first Area Plan governing the Ojai Valley was part of the Land Use Element of the General Plan for Ventura County and was adopted in 1963.

In March 1977, the Board of Supervisors adopted an Emergency Ordinance to restrict subdivisions in the Ojai Valley because questions were raised regarding the cumulative impacts on air quality, traffic and water supply. They established a technical task force to prepare a report on the status of services and the quality of the physical environment in the Valley. In conjunction with that effort, County staff began work on the Ojai Valley Area Plan, which was subsequently adopted by the Board of Supervisors on August 14, 1979.

In 1988, during discussions regarding the comprehensive update to the Countywide General Plan, the Board of Supervisors directed County staff to "revisit" the Ojai Valley Area Plan. The specific purposes for updating the 1979 Ojai Valley 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; and
3. Reformat the Area Plan to be consistent with other County Area Plans.

Due to staff vacancies, work on the update did not begin until July 3, 1990 when the Board of Supervisors adopted a Resolution of Intention directing staff to proceed with processing of a General Plan Amendment to update the Ojai Valley Area Plan.

County staff began work on updating the Ojai Valley Area Plan by preparing a Background Report (separate document) which was completed in June 1991. In order to provide for input from the citizens of the Ojai Valley, an Area Plan Advisory Committee was formed consisting of six representatives from District 1, appointed by Supervisor Lacey, and three representatives and one alternate from District 3, appointed by Supervisor Kildee. From July 1991 through February 1993 the committee held public meetings at which time they formulated goals, policies, programs and land use maps of the draft Ojai Valley Area Plan.

On February 8, 1993, the Ojai Valley Area Plan Advisory Committee preliminarily approved the draft Ojai Valley Area Plan, and on December 12, 1994, made its final recommendation to the County Planning Commission and Board of Supervisors. The Ojai Valley Area Plan was subsequently adopted by the Board of Supervisors on July 18, 1995. On September 15, 2020, the Board of Supervisors adopted an revised Area Plan that was primarily updated for formatting to be consistent with the 2040 General Plan.

Overall Goals of the Ojai Valley Area Plan

This Area Plan was developed in public meetings over a period of two years by a 10-member citizen's advisory committee. The following overall goal statements were used by the committee in drafting the Ojai Valley Area Plan:

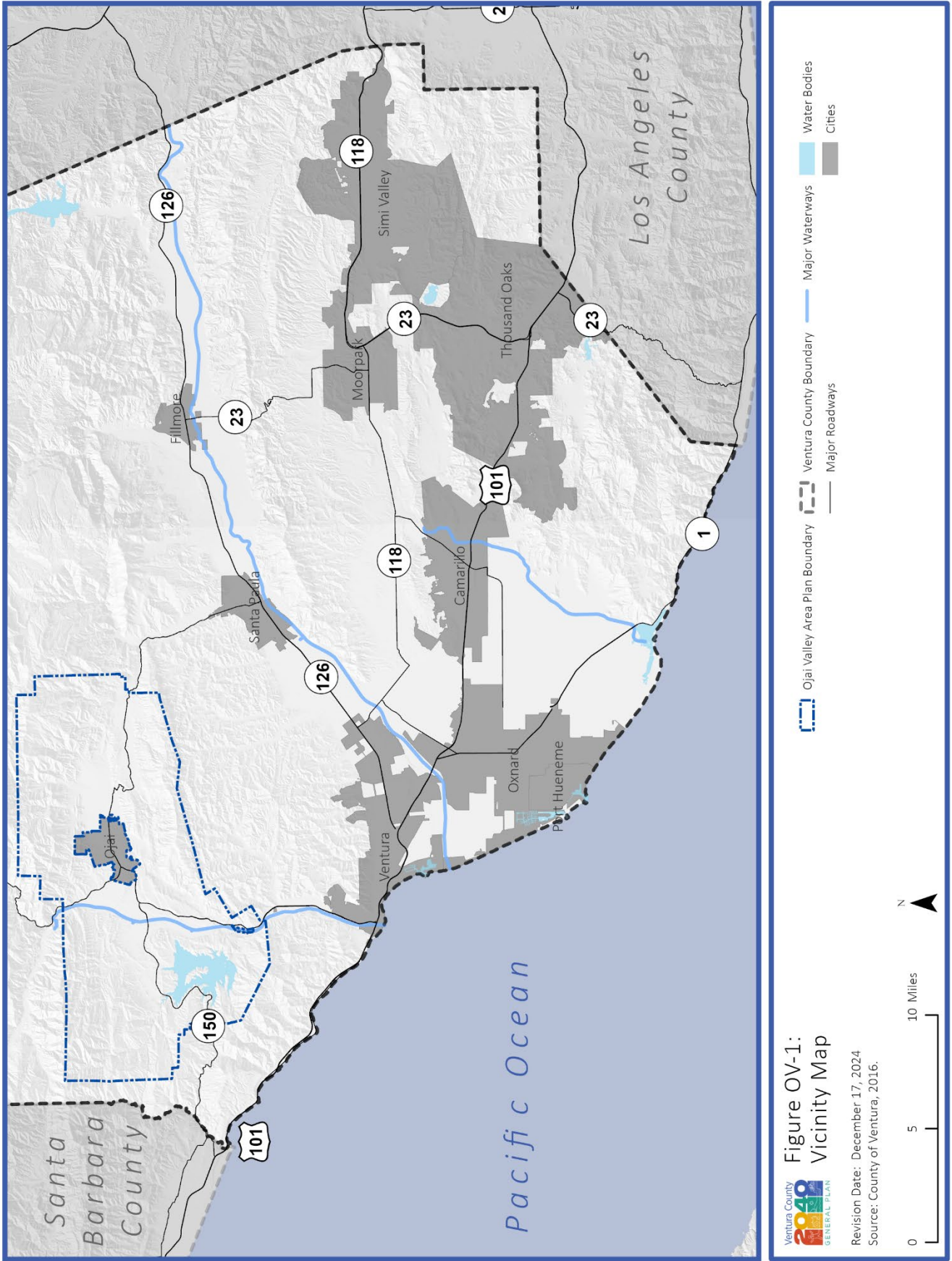
- A. The primary goals of the committee are to preserve and protect the character of the Ojai Valley and ensure and maintain the quality of life for its residents. These goals can only be met by ensuring that population densities, land uses, and development are consistent with the appropriate utilization of existing valley resources. The committee intends to protect and maintain a healthful and attractive environment for the inhabitants of the study area.
- B. The character of the Ojai Valley is defined by its rural, small town qualities containing many natural and cultural resources, and framed by its commercial agricultural and open space lands which provide for scenic views and vistas. The committee, in establishing this list of goals, expressly recognizes that with respect to its most important resources, particularly air quality, transportation and water, the study area is at, nearing, or exceeding the limits of its resources. The recommendations of the committee, both as to general and specific goals, must be viewed in that context.
- C. The committee recognizes that although the Ojai Valley comprises several distinct and diverse neighborhoods, it is one valley-wide community, wherein everyone shares a common air basin, road system, sources of water supply, etc.

The specific recommendations made by the committee with respect to the Plan were governed by the following general goals:

1. Ensure that the type, rate, amount and location of both the population and economic growth do not compromise the public health and safety (e.g. air quality, water quality, geologic, fire and flood hazards), nor exceed the Valley's ability to provide adequate public facilities and services (e.g., roads, sewers, water supply, parks, trails and schools).
2. Ensure that any future development within the study area is of high quality, consistent with the character of the Ojai Valley and beneficial to the community as a whole.
3. Within the limitations of the resources found within the study area, it is important to ensure that land uses are planned and managed to foster a healthy commercial and economic base.
4. Promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population are provided.
5. Protect and preserve the continued viability of commercial agriculture within the study area.
6. Ensure that adequate and efficient public facilities and services (e.g., roads, sewers, water supply, parks, trails, public transportation, police, fire and schools) are provided to serve the existing and future residents of the Valley and that these facilities be sized and located in a manner which does not, in and of itself, induce and promote growth.
7. Utilize a common unified approach to land use planning and provide and enhance mechanisms for decision-making by area residents. The fiscal and political feasibility of a single valley-wide governmental entity should be explored.
8. Prevent the degradation of the Ojai Valley airshed from developments which are site specific sources of air pollution, specifically including a dump site in Weldon Canyon or elsewhere affecting the Ojai Valley airshed, whether privately or publicly owned and operated.

The following goals establish the overall framework for the Ojai Valley Area Plan:

- A. The primary goals of the Ojai Valley Area Plan are to preserve and protect the character of the Ojai Valley and ensure and maintain the quality of life for its residents. These goals can only be met by ensuring that population densities, land uses, and development are consistent with the appropriate utilization of existing valley resources. The Plan has been written to protect and maintain a healthful and attractive environment for the inhabitants of the study area.
- B. The character of the Ojai Valley is defined by its rural, small town qualities containing many natural and cultural resources, and framed by its commercial agricultural and open space lands which provide for scenic views and vistas. This Area Plan expressly recognizes that with respect to its most important resources, particularly air quality, transportation and water, the Ojai Valley is at, nearing or exceeding the limits of its resources. The recommendations of the Area Plan, both as to general and specific goals, must be viewed in that context.
- C. This Area Plan recognizes that although the Ojai Valley comprises several distinct and diverse neighborhoods, it is one valley-wide community, wherein everyone shares a common air basin, road system, sources of water supply, etc.



Land Use Designations and Standards

The Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai Valley 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 Diagram (see Figure OV-2) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Table OV-1 describes the land use designations in the Area Plan, which dictate the type and intensity of land use within each category. Table OV-2 outlines the compatibility between the Area Plan land use designations and County zones. Table OV-3 lists each land use designation and their total area, building intensity, population capacity, and population density.

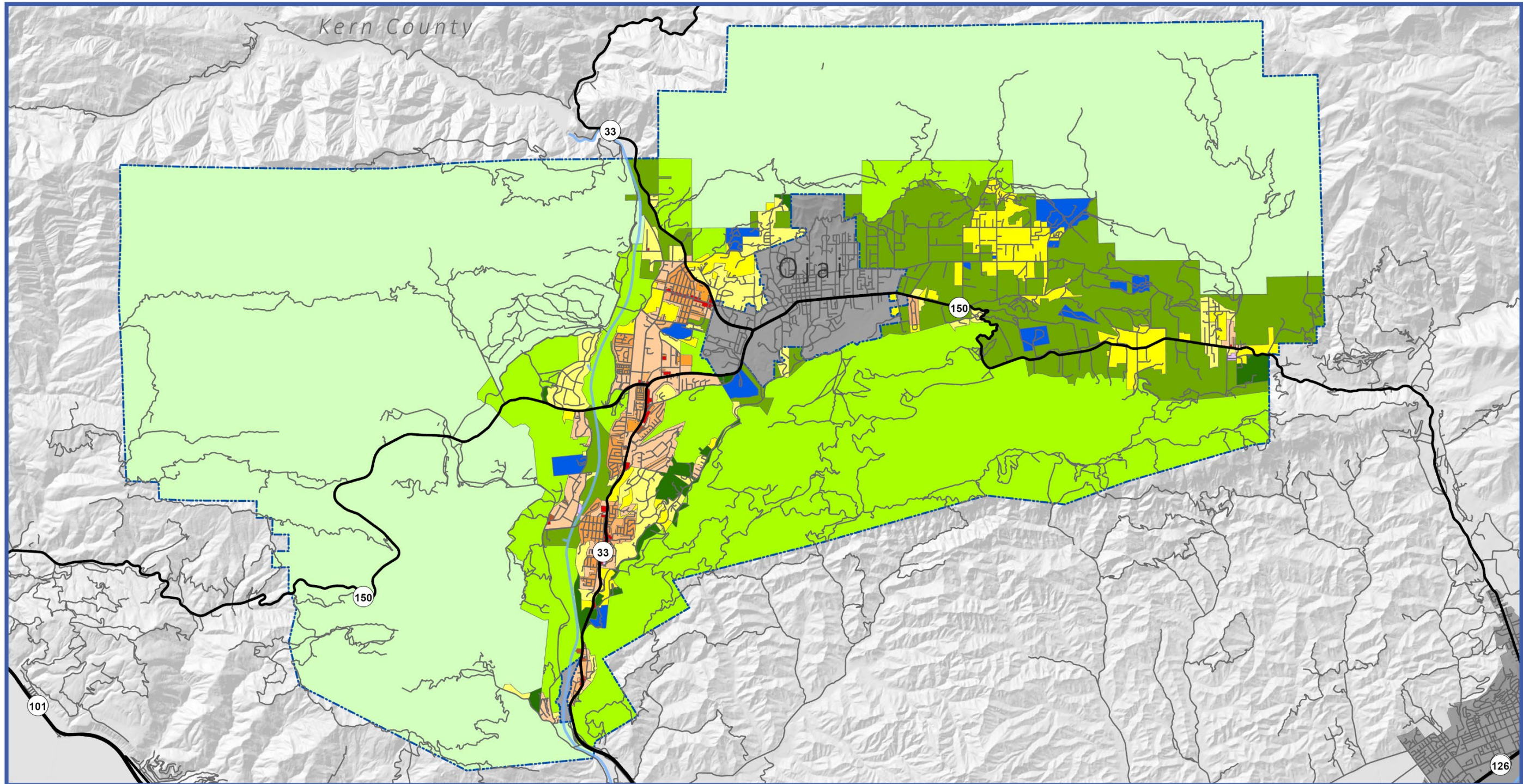
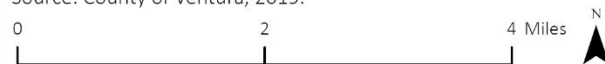


Figure OV-2:
Area Plan Land Use Diagram-
Ojai Valley Area Plan

Revision Date: December 17, 2024
Source: County of Ventura, 2019.



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

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Table OV-1 Ojai Valley Area Plan Land Use Designations

	Description	Density/ Intensity
Open Space (OS 80)	The purpose of the Open Space designation is to preserve the undeveloped lands which surround and frame the urban and rural communities of the Ojai Valley as a means of retaining the existing natural, scenic resources of the area. There are four subcategories, each with a different minimum parcel size. The minimum parcel size for the OS 10 subcategory is 10 acres, OS 20 is 20 acres, OS 40 is 40 acres and OS 80 is 80 acres.	80-acre minimum
Open Space (OS 40)		40-acre minimum
Open Space (OS 20)		20-acre minimum
Open Space (OS 10)		10-acre minimum
Rural Institutional	The purpose of the Rural Institutional designation is to recognize the camps and educational uses in the Ojai Valley that require large acreage and are set in a rural environment. The principal uses allowed in the Rural Institutional designation shall be camps and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal use, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.	20 ac min.
Rural Residential 2 - 5 ac min.	The purpose of the Rural Residential designation is to recognize and plan for low density, large lot (2 to 10 acres in size) residential development and other compatible and ancillary land uses in a rural setting.	2 ac min.
Rural Residential 5 ac min.		5 ac min.
Rural Residential 5 - 10 ac min.		5 ac min.
Urban Residential 1-2 du/ac	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.	1-2 du/ac
Urban Residential 2-4 du/ac		2-4 du/ac
Urban Residential 4-6 du/ac		4-6 du/ac
Urban Residential 6-10 du/ac		6-10 du/ac
Urban Residential 10-20 du/ac		10-20 du/ac
Commercial	The purpose of the Commercial designation is to provide commercially designated property to meet the convenience shopping and service needs of the residents of the Ojai Valley.	
Industrial	The purpose of the Industrial designation is to recognize the current industrial uses within the Ojai Valley. The Industrial designation also provides for industrial uses that are sensitive to the environment and to re-enforce the need to conserve local resources.	

Source: Ojai Valley Area Plan (03-24-2015 edition)

Table OV-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	CPD	M1	M2	M3
OS 80	(Open Space 80 ac. min.)	80 AC	80 AC															
OS 40	(Open Space 40 ac. min.)	40 AC	■								■							
OS 20	(Open Space 20 ac. min.)	20 AC	■								■							
OS 10	(Open Space 10 ac. min.)	■	■								■							
R 1	(Rural Institutional 20 ac. min.)			20 AC	20 AC													
RR 2	(Rural Residential 2-5 ac. min.)			2 AC	2 AC	2 AC					■							
RR 5	(Rural Residential 5-10 ac. min.)			5 AC	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 10-20	(Urban Residential 10-20 du/ac)								20 U									
COM	(Commercial)													■				
IND	(Industrial)														■	**	**	**

Source: Ojai Valley Area Plan (03-24-2015 edition)

Notes:

* Applies to those parcels zoned "R-A" as of 7/18/95

** Only compatible within parcels zoned "M-2" and "M-3" as of 7/18/95

Table OV-3 Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (du/ac) ¹	Dwelling Units	Average Pop/DU ²	Populat.	Avg. Populat. Density (Persons/Acre)
OS 80	(80 ac min.)	42,198	5% ³	0.013	143 ⁵	2.51	359 ⁵	0.03
OS 40	(40 ac. min.)	14,490	5% ³	0.025	362	2.51	908	0.06
OS 20	(20 ac min.)	6,690	5% ³	0.05	335	2.51	841	0.12
OS 10	(10 ac min.)	467	5% ³	0.1	47	2.51	118	0.25
RI	(20 ac min.)	966	25%	N/A	N/A	N/A	N/A	N/A
RR 5	(5-10 ac min.)	2,039	25% ⁴	0.2	408	2.51	1,024	0.50
RR 2	(2-5 ac min.)	1,504	25% ⁴	0.5	752	2.51	1,888	1.22
UR 1-2	(1-2 du/ac)	1,223	28% ⁴	2.0	2,446	2.43	5,943	4.86
UR 2-4	(2-4 du/ac)	349	35% ⁴	4.0	1,396	2.43	3,392	9.72
UR 4-6	(4-6 du/ac)	137	45% ⁴	6.0	822	2.43	1,997	14.47
UR 6-10	(6-10 du/ac)	269	50% ⁴	10.0	2,690	2.43	6,537	24.30
UR 10-20	(10-20 du/ac)	94	60%	20.0	1,880	2.43	4,568	48.60
TOTALS		70,426			11,281		27,575	

LAND USE DESIGNATION		Commercial/ Industrial					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre
C	(Commercial)	99	60%	633	2.0	1,266	13.0
I	(Industrial)	25	50%	218	2.0	436	17.4
TOTALS		124		851		1,702	

Source: Ojai Valley Area Plan (03-24-2015 edition)

Notes:

¹ Excludes second dwelling units.

² Year 2010 Forecast for Ojai Growth and Nongrowth Areas.

³ 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 Farmworker Housing Complexes and may be allowed on non-conforming lots by discretionary permits for existing uses listed in the zoning ordinance under the heading of “Crop and Orchard Production”.

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.

⁵ Projection adjusted to reflect 74% (31,249 acres) of OS-80 designation is owned by the U.S. government and thus will not be developed with housing.

N/A = Not Applicable

Land Use and Community Character

Growth Management

OV-1

To locate *new development* primarily within the existing urban communities and rural residential areas in order to avoid encroaching into established agricultural operations and undeveloped open space lands, and to minimize environmental degradation.

OV-2

To discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys.

OV-2.1

Land Outside Existing Community and Rural Areas

The County shall require land outside the Existing Community and Rural designated areas which is primarily in agricultural use to be designated Open Space.

OV-2.2

Boundary Expansion Restriction

The County shall prohibit outward expansion of the boundaries of the Existing Community areas, as delineated on Figure OV-2.

OV-2.3

Land Annexation

The County shall promote the annexation of property located within the Ojai Sphere of Influence to the City of Ojai, in accordance with the County's Guidelines for Orderly Development.

OV-2.4

Zoning and Land Use Designations Within the Sphere of Influence

The County shall establish zoning and land use designations within the City of Ojai's Sphere of Influence to reflect existing parcel sizes and uses so that future discretionary development requests would be required to annex and develop under the auspices of the City.

Land Use Designations and Standards

OV-2.5

Changes to Land Use Regulations and Standards

The County shall prohibit Area Plan land use designation changes, zone changes, and discretionary development that would individually or cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes, unless feasible mitigation measures are adopted that would ensure that the impact does not occur or unless a project completion schedule and full funding commitment for road improvements are adopted that ensure that the impact will be eliminated within a reasonable period of time. This policy does not apply to city thoroughfares, City-maintained local roads, or Federal or State highways located within the city unless the City of Ojai has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County respecting development in the city that would affect the LOS of the County thoroughfares, County-maintained local roads, and Federal and State highways located within the unincorporated area of the county, similar to the following policies:

- OV-2.5 Changes to Land Use Regulations and Standards,
- OV-22.1 Level of Service (LOS) Standards,
- OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes,
- OV-22.3 Public Road Maintenance and Improvement,
- OV-22.5 Highway 33 and Creek Road,
- OV-64.1 Water Conservation Techniques in New Development, and
- OV-64.2 Retrofits to Limit Water Demand.

Exceptions to the prohibitions of this policy include the following:

- a. Farmworker Housing Complexes, Affordable Housing development per Article 16 of the Non-Coastal Zoning Ordinance, and other housing exclusively for lower-income households, where such developments are served by roads that are currently operating at LOS "E" or better.
- b. Additional dwellings and lots on Cultural Heritage Sites as permitted in the Non-Coastal Zoning Ordinance.
- c. Agriculture and Agricultural Operations as permitted in the Coastal and Non-Coastal Zoning Ordinances, where such developments are served by roads that are currently operating at LOS "E" or better.

OV-3

To recognize the camps and educational uses in the Ojai Valley that require large acreage and are set in a rural environment.

OV-3.1

Zoning for Rural Institutional

The County shall zone Rural institutional development in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goal.

OV-3.2

Principal Uses in Rural Institutional

The principal uses in the Rural Institutional designation are be camps and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal use, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.

OV-3.3

Minimum Parcel Size for Rural Institutional

The minimum parcel size consistent with the Rural Institutional land use designation is 20 acres.

OV-4

To recognize and plan for low density, large lot (2 to 10 acres in size) residential development and other compatible and ancillary land uses in a rural setting.

OV-5

To provide a transitional land use designation to buffer agricultural and open space lands from the more densely developed urban areas.

OV-5.1

Zoning for Rural Residential

The County shall zone Rural Residential designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goals. Within the Rural Residential designation there are two subcategories, each with a different minimum parcel size. The minimum parcel size for the RR 2 subcategory is 2 acres and RR 5 is 5 acres.

OV-5.2

Minimum Parcel Size for Rural Residential

The minimum parcel size consistent with the Rural Residential land use designation for residential parcels is 2 to 10 acres.

OV-6

To ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods.

OV-7

To promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population is provided.

OV-8

To provide housing opportunities affordable to people of all income levels.

OV-9

To encourage the use of the "R-P-D" zone on undeveloped parcels of five acres in size or larger which are designated Urban Residential, except in situations of infill development where it would not result in a cohesive, consolidated neighborhood.

OV-9.1

Zoning for Urban Residential

The County shall zone Urban Residential designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goals. Within the Urban Residential designation there are five subcategories, each with a different density limitation. The density range permitted in the UR 1-2 subcategory is 1 to 2 du/acre, UR 2-4 is 2 to 4 du/acre, UR 4-6 is 4 to 6 du/acre, UR 6-10 is 6 to 10 du/acre and UR 10-20 is 10 to 20 du/acre.

OV-9.2

Residential Development Compatibility

The County shall condition new residential discretionary development so as to be compatible with its surroundings and to maintain the character of the Ojai Valley.

OV-10	To provide commercially designated property to meet the convenience shopping and service needs of the residents of the Ojai Valley.
OV-11	To locate and design commercial land uses so as to minimize land use incompatibility with urban and rural residential, open space and agricultural land uses.
OV-11.1	<p>Zoning for Commercial</p> <p>The County shall zone commercially designated parcels conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals.</p>
OV-11.2	<p>Discretionary Review of Commercial Development</p> <p>The County shall subject discretionary development in Commercial designated areas to either a Planned Development 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.</p>
OV-12	To recognize the current industrial uses within the Ojai Valley.
OV-13	To provide for industrial uses that are sensitive to the environment and to re-enforce the need to conserve local resources.
OV-14	To locate and design industrial land uses so as to minimize land use incompatibilities with urban and rural residential, open space and agricultural uses, and to minimize aesthetic impacts.
OV-14.1	<p>Zoning for Industrial</p> <p>The County shall zone Industrially designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals.</p>
OV-14.2	<p>Discretionary Review of Industrial Development</p> <p>The County shall subject discretionary development in Industrial designated areas to either a Planned Development 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.</p>
OV-14.3	<p>M-2 and M-3 Zoning Restriction</p> <p>The County shall prohibit expansion of “M-2” and “M-3” zoning.</p>

OV-15

To preserve the undeveloped lands which surround and frame the urban and rural communities of the Ojai Valley as a means of retaining the existing natural, scenic resources of the area.

OV-15.1 Purpose of the Open Space Designation

The County shall use the Open Space designation to define the boundaries of the Existing Community and Rural designated areas, in order to prevent urban sprawl and to promote the efficient use of public facilities and services by confining the areas of *development*.

OV-15.2 Zoning for Industrial

The County shall zone Open Space designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals. Within the Open Space designation, there are four subcategories, each with a different minimum parcel size. The minimum parcel size for the OS 10 subcategory is 10 acres, OS 20 is 20 acres, OS 40 is 40 acres, and OS 80 is 80 acres.

OV-15.3 Assurance of Agricultural Operations in Open Space

The County shall prohibit all *discretionary development* that would have a significant unavoidable impact on agricultural operations in Open Space designated lands unless a statement of overriding considerations is adopted by the decision-making body.

Character and Design

OV-16

To maintain the existing rural, small town character of the *Ojai Valley*.

OV-17

To ensure that future discretionary development within the study area is of high quality, consistent with the character of the Ojai Valley, and beneficial to the community as a whole.

OV-17.1 Community Compatibility

The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.

OV-17.2 Existing Development Annexation

The County shall encourage property owners requesting a discretionary permit in conjunction with existing development (e.g. a modification to an existing CUP or PD) within the City of Ojai's Sphere of Influence to request annexation to the City of Ojai prior to consideration of their request by the County.

OV-17.3 New Development Annexation

The County shall apply the following annexation policies to all requests for subdivisions of land and all requests for discretionary development permits which would result in new uses on land designated Existing Community or Rural within the Ojai Sphere of Influence:

- a. The County shall require owners of property contiguous and legally annexable to the City of Ojai to request annexation to the City prior to consideration by the County of any subdivision of land or request for new discretionary development. Such subdivisions and

discretionary development requests shall not be accepted by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).

- b. The County shall require owners of property not contiguous and legally annexable to the City to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision or new discretionary development approved by the County. This agreement to annex shall contain language that is binding on all future owners of the property.

OV-18

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

Civic Engagement

OV-19

To provide opportunities for the citizens of the Ojai Valley to take an active role in determining community affairs.

OV-20

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

OV-20.1

Ventura River Valley Municipal Advisory Council (VRVMAC) Authority

The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group shall continue to be the Board of Supervisors' recognized public review group for all projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.

OV-20.2

Notifications to the Ventura River Valley Municipal Advisory Council (VRVMAC)

All County departments shall make an effort to notify the VRVMAC (or successor group), concerning issues and programs of importance to the Ojai Valley area prior to decisions being made regarding these matters.

OV-21

To encourage the study of local governmental options available to the citizens of the Ojai Valley.

Development Review and Inter-Agency Coordination

OV-21.1

Zoning and Land Use Maps Conformance

The County shall require all zoning to be in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2). A Summary Table (Table OV-3) lists each land use designation and its total area, building intensity, population capacity, and population density.

Transportation, Circulation, and Mobility

Roadways

OV-22

To promote a safe road system throughout the Ojai Valley without encouraging population growth and development.

OV-22.1 Level of Service (LOS) Standards

For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:

- a. LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);
- b. LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai and for Creek Road;
- c. LOS - 'C' for all County maintained local roads; and
- d. The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted policies (similar to this policy, and Policies OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes and OV-2.4 to Land Use Regulations and Standards) respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.

At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes

The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:

- a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;
- b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and
- c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.

OV-22.3 Public Road Maintenance and Improvement

The County shall maintain and improve all public roads within the Ojai Valley in a manner which preserves their scenic qualities.

OV-22.4 County Road Standards and Five-Year Capital Improvement Programs Consistency
The County Road Standards and Five-Year Capital Improvement Programs shall be consistent with the goals, policies, and programs of the Area Plan.

OV-22.5 Highway 33 and Creek Road
The County shall limit Highway 33 to two lanes between Oak View and the City of Ojai. The County shall limit Highway 33 south of Oak View to as few lanes as necessary to accommodate the traffic projected to occur under the City of Ojai General Plan and this Area Plan at the prescribed Level of Service (LOS) in Policy OV-22.1 Level of Service (LOS) Standards. The County shall not construct Highway 33 to freeway standards. The County shall limit Creek Road to two lanes.

Regional Multimodal System

OV-23 To encourage alternatives to single occupancy motor vehicle trips by promoting carpools, vanpools and expanded bus service.

Public Facilities, Services, and Infrastructure

Public Facilities and Services

OV-24 To ensure that there are adequate public facilities and services available to serve the needs of the present and future residents of the Ojai Valley before additional growth is allowed to occur.

OV-24.1 Adequate Public Facilities and Services
The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.

OV-25 To prevent development from occurring in areas where it would exceed the ability to provide public facilities and services.

Wastewater Treatment and Disposal

OV-26 To ensure that sewage lines are constructed to serve all existing and future development in the unincorporated urban neighborhoods of the Ojai Valley, and are sized so as not to facilitate future development outside of the unincorporated urban neighborhoods.

OV-26.1 Sewer System Connections Requirement
The County shall require discretionary development within the service boundaries of the Ojai Valley Sanitation District to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.

OV-26.2 County Sewer Policy Compliance
The County shall require new development that generates sewage in aquifer recharge areas to comply with the County Sewer Policy.

OV-26.3

Private Septic Systems Installation and Regulations Requirement

The County shall require private septic systems outside of the Ojai Valley Sanitation District boundaries to be installed and regulated in accordance with the County Environmental Health Division regulations.

OV-26.4

Private Sewage Disposal Systems

The County shall require existing homes and businesses with private sewage disposal systems that function improperly to make necessary modifications or to convert to a sewer system in compliance with the County Sewer Policy.

Solid and Hazardous Waste

OV-27

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

OV-27.1

Waste Reduction in Discretionary Development

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

Library Facilities and Services

OV-28

To ensure a quality education for the children of the Ojai Valley.

OV-28.1

School Districts' Impact Mitigation Fee Compliance

The County shall require all development projects to comply with the school districts' impact mitigation fee programs as prescribed by State law.

OV-28.2

School-Aged Children Increases from General Plan Amendments or Zone Changes

In order to ensure adequate school facilities, the County shall not approve general plan amendments and/or zone changes for development which would increase the numbers of school aged children, unless the applicant enters into a binding agreement with the affected school district to fully mitigate the project's impact.

OV-29

To promote the multiple use of school facilities.

Park and Recreational Facilities

OV-30

To ensure that the recreational needs of existing and future residents throughout the Ojai Valley are adequately provided for.

OV-30.1

Limited Expansion of Recreation Facilities

The County shall encourage limited expansion of recreational facilities at Lake Casitas and other recreational areas within the Ojai Valley, consistent with the open space character of the area.

OV-31

To fully utilize existing County, City, and school district park and recreational facilities and encourage the acquisition and development of new park and recreation facilities.

OV-31.1

Fair Share Contributions to the Trail System

The County shall condition discretionary development permits which may be expected to benefit from or contribute to the need for the trails system to dedicate and improve, or pay a fee for, planned trails and public trail access points, and install appropriate signs to the standards of the County of Ventura and the National Forest Service.

OV-32

To protect existing trails and encourage the development of new bicycle and hiking/equestrian trails.

OV-32.1

Adverse Impacts from Discretionary Development

The County shall condition discretionary development near existing trails to mitigate or avoid adverse impacts to the existing trail system.

OV-33

To encourage the expansion of the Ojai Valley Trail.

Law Enforcement and Emergency Services

OV-34

To provide for the protection of the public through effective law enforcement, fire protection and paramedic programs.

OV-34.1

Compliance with Fire Protection District and Sheriff's Department Requirements

The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

Fire Protection

OV-35

To prohibit development in areas where either emergency access or adequate water supplies for firefighting purposes cannot be provided.

OV-35.1

Adequate Water for Firefighting

The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.

Conservation and Open Space

Biological Resources

OV-36

To protect significant biological resources within the Ojai Valley in order to maintain natural ecosystems and also preserve the natural beauty of the area.

OV-36.1

Indigenous Plant Species

The County shall require that required revegetation or landscaping plans to incorporate *indigenous plant species* where feasible in order to restore habitat in already disturbed areas.

OV-36.2

Biological Field Reconnaissance Report Requirement

The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of *rare, threatened, endangered* or candidate plant or animal species, significant *wetlands, locally important plant communities*, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all *discretionary development* permits involving earth movement or construction on previously undeveloped land where the natural vegetation still exists.

OV-36.3

Water Course and Wetland Habitat Agency Coordination

The County shall require proposed discretionary development to be coordinated with affected agencies that regulate water courses and wetland habitats early in the planning stages so as to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed, including protection of anadromous fish habitat.

OV-36.4

Biological Resource Agency Notification

The County shall require the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, the California Native Plant Society and the Los Padres National Forest to be contacted during the initial 30-day project review period for *discretionary development* proposals when proposals are submitted which may adversely affect the *biological resources* under their purview. This policy does not apply to *emergency permits*.

OV-36.5

Locally Important Plant Community Replacement

The County shall require *discretionary development* which would result in a significant adverse impact to a *Locally Important Plant Community* to replace such *Locally Important Plant Community* proposed for removal on at least a 1:1 basis and will be required to monitor the success of such planting for a minimum of seven years. In lieu of replacement, developers may dedicate without compensation, acreage containing such *Locally Important Plant Community* to a government agency or non-profit organization (e.g., a homeowners' association, a land conservancy) provided such entity will provide assurances that the dedicated *Locally Important Plant Community* acreage will be retained in a permanent undeveloped state. The County shall require such dedicated lands to be at least two times the acreage of the *Locally Important Plant Community* which is proposed for removal. The form of such dedication may be fee title, conservation easement or other instrument approved by the County.

OV-36.6

Wildlife Migration and Sensitive Biological Resource Impact Mitigation

The County shall require *discretionary development* within 300 feet of the Ventura River, Coyote Creek, San Antonio Creek/Reeves Creek and Lion Canyon Creek, or located within the Sensitive Biological Resources Area (as illustrated on Figure OV-3) to be reviewed to determine the potential for interference with *wildlife migration* opportunities and potential for impact on

"Endangered", "Threatened", "Rare" or "Locally Important" species and communities. The County shall deny projects which would result in significant adverse impacts to such resources unless they can be mitigated to a less-than-significant level or a statement of overriding considerations is adopted by the decision-making body per CEQA requirements.

OV-36.7 **Tree Protection Ordinance Compliance**

The County shall require *discretionary development* to be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. The County shall require the removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.

OV-36.8 **Protected Trees**

The County shall require discretionary development on parcels containing protected trees as defined in the County's Tree Protection Ordinance, to design necessary grading to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. The County shall require These trees to be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the County shall require the grading plan to be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.

Oil and Gas Resources

OV-37

To ensure compatibility between oil and gas exploration and production and neighboring land uses.

OV-37.1 **Oil and Gas Exploration and Production Technology Requirement**

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

OV-37.2 **Oil and Gas Production Site Landscape Requirement**

If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, the County shall require oil and gas production sites to be landscaped in accordance with an approved landscape plan.

OV-37.3 **Oil and Gas Drill Site Location Restriction**

The County shall not permit drill sites that would be silhouetted on a prominent ridge as illustrated by the Scenic Resource Protection Overlay Zone on Figure OV-3 (Resource Map).

OV-37.4 **Refining Facilities Restriction**

The County shall prohibit refining facilities within the Ojai Valley.

OV-37.5 **Landscaping - Oil and Gas Production**

If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, oil and gas production sites shall be landscaped in accordance with an approved landscape plan.

Mineral Resources

OV-38

To ensure that mineral extraction is conducted in a manner which is least impacting to the environment and the public's health, safety and welfare.

Scenic Resources

OV-39

To preserve and protect the significant visual quality and aesthetic beauty of the Ojai Valley which includes, but is not limited to, surrounding mountains, hills, and ridgelines, arroyos, barrancas and protected trees.

OV-40

To preserve the scenic view of State, Federal and local park land in and around the Ojai Valley.

OV-41

To ensure that discretionary development on or near ridgelines minimizes impacts from grading activities in order to preserve the natural beauty of the area.

OV-41.1

Scenic Views and Vistas from Public Roads or Publicly-owned Land

The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.

OV-41.2

Minimize Impacts to Natural Terrain

The County shall require as a result of any discretionary development, the reshaping of the natural terrain to permit access and construction to be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The County shall require the angle of the graded slope to be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit angular forms. The County shall require the graded form to reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: The County shall require graded slopes to be concealed by landscaping, berms or other measures.
- d. The County shall require the toe and crest of all cut and fill slopes in excess of five feet vertical height to be rounded with vertical curves.
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the County shall require the horizontal contours of the slope to be curved in a continuous, undulating fashion in conformance with natural slopes.
- f. Where cut and fill slopes in excess of five feet in height are created, the County shall require detailed landscape and irrigation plans to be submitted to and approved by the

Planning Division and Public Works Agency prior to the issuance of any grading permit, conditional use permit or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

OV-41.3 Prominent Ridgelines Protection

The County shall require the area within 400 feet (horizontal) of prominent ridgelines as shown in Figure OV-3 to be zoned "Scenic Resource Protection Overlay" in order to ensure that visual impacts of grading and attendant structures are minimized to the maximum extent feasible. The County shall require discretionary development to be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and to incorporate as many of the following planning techniques as feasible:

- a. Limit construction to single-story structures on or near ridgelines;
- b. Utilize large building pad setbacks (50 feet or more) from the edge of a ridgeline;
- c. Utilize berms and landscaping to soften the visual impact of homes and graded areas;
- d. Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize the amount of grading required.

OV-41.4 Cut or Fill Slopes in Excess of 25 Feet

The County shall require cut or fill slopes for discretionary development which exceed a vertical height of 25 feet to be subject to a Planning Commission hearing.

OV-41.5 Sign Program Requirement

The County shall require a sign program to be submitted concurrently with a discretionary development permit for all commercial and industrial development. The County shall prohibit Freestanding off-site advertising signs. The County shall limit all on-site freestanding signs to five feet in height.

OV-42

To discourage the proliferation of wireless communication facilities on ridgelines.

OV-42.1 Wireless Communication Facilities

The County shall grant discretionary development permits for wireless communication facilities only when necessary for public safety or to provide a substantial public benefit. The County shall condition such facilities to minimize visual impacts to the maximum extent feasible.

OV-42.2 Wireless Communication Facility Height Restriction

The County shall limit discretionary development permits for wireless communication facilities the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. The County prefers several shorter facilities to one large facility.

Cultural, Historical, Paleontological, and Archaeological Resources

OV-43

To preserve and protect the unique cultural resources within the Ojai Valley.

OV-43.1 Historical Structure Preservation

The County shall require all structures and/or sites designated, or being considered for designation as County Historical Landmarks within the Ojai Valley to be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. The County shall require all costs of preservation/salvage to be borne by the developer. The County shall require an appropriate marker to be placed on the site to describe the historical significance of the structure, site or event.

OV-44

To ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant archaeological and historic resources.

OV-44.1 Archaeological Resource Review

The County shall require all discretionary development permits involving construction or earth movement within the Ojai Valley to be reviewed by the County's designated archaeological resource review organization.

- a. Whenever such discretionary development requires a field reconnaissance study, the County shall require such study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.
- b. The County shall require a qualified archaeological monitor to be present to monitor significant trenching or earth movement at any such site if deemed to be needed by the study. If the archaeological monitor is not a Native American and Native American cultural resources are found at the site, the County shall require a Native American monitor.
- c. In the event that artifacts of historical or archaeological significance are uncovered, the County shall empower the qualified archaeological monitor to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.

OV-45

To encourage the maintenance and use of facilities and organizations, (such as libraries, museums, historical societies and schools), which provides an understanding of the history and diversity of cultures in the Ojai Valley and surrounding areas.

Open Space

OV-46

To Ensure that recreational uses in sensitive Open Space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

Hazards and Safety

Wildfire Hazards

OV-47

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from fire hazards.

OV-47.1

Fire Protection District Road Standards Compliance

The County shall require all roads to meet or exceed the standards of the Fire Protection District.

OV-48

To ensure that development in “high” and “very high” fire hazard areas provides adequate protection of life and property.

OV-48.1

Adequate Water and Access for Firefighting

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.

OV-48.2

Fuel Modification Zone Requirement

The County shall require a Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet to be provided around all combustible structures located in “high” or “very high” fire hazard areas.

OV-49

To support controlled burn programs and other fire prevention measures.

OV-49.1

High Fire Hazard Area Requirements

The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County shall encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart, as permitted by the Ventura County Fire Protection District.

OV-49.2

Landscape Plan Requirements for High and Very High Fire Hazard Areas

The County shall require discretionary development in “high” and “very high” fire hazard areas, as determined by the Ventura County Fire Protection District to develop landscape plans utilizing fire

retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards.

OV-49.3

Roofing Material Requirement for High and Very High Fire Hazard Areas

The County shall require fire-retardant roofing materials for new construction in “high” and “very high” fire hazard areas.

Flood Hazards

OV-50

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

OV-51

To provide and adequately maintain flood control and drainage facilities as necessary for the protection of life and property.

OV-51.1

Flood Hazard Protection

The County shall require new development to be protected from flood hazards and to not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.

OV-51.2

Ventura River 100 Year Floodplain

The County shall prohibit subdivisions of land within the 100-year floodplain of the Ventura River until flood control facilities to protect the area from the 100-year flood are constructed by the Ventura County Flood Control District (VCFCD) or others.

Geologic and Seismic Hazards

OV-52

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from seismic and geological hazards.

OV-52.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require the developer to specify how they intend to alleviate any and all identified hazards.

OV-52.2

Seismic and Geologic Hazard Area Development Restriction

The County shall prohibit discretionary development in seismic and geologic hazard areas (as identified during the environmental review process) where such hazards cannot be mitigated to less-than-significant levels.

Noise

OV-53 To provide for a quiet environment within the Ojai Valley through proper land use planning and permit conditioning.

OV-54 To separate and/or buffer noise sensitive uses from noise generating uses.

OV-54.1 **Noise Impact Mitigation Requirement**
The County shall prohibit discretionary development which would create significant noise impacts to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is mitigated to an insignificant level, as defined in the Noise section of the Countywide General Plan Hazards and Safety Element.

OV-54.2 **Buffer for Noise Sensitive Uses**
The County shall require noise sensitive uses to be buffered from excessive road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits, installation of double-glazed windows, or other appropriate means.

OV-54.3 **Muffler Requirement for Heavy Construction**
The County shall require mufflers to be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities.

Air Quality

OV-55 To promote a level of air quality which protects the public health, safety and welfare and seeks to meet or surpass State and Federal primary and secondary standards.

OV-55.1 **Adverse Impacts on Regional Air Quality**
The County shall find discretionary development in the Ojai Valley to have a significant adverse impact on the regional air quality if daily emissions would be greater than 5 pounds per day of Reactive Organic Compounds (ROC) and/or greater than 5 pounds per day of Nitrogen Oxides (NOx).

OV-56 To control oil and gas exploration/development, landfills and other industrial development which are site specific sources of air pollution by imposing conditions in order to move toward achieving State and Federal mandated air quality standards.

OV-57 To promote public transportation with the intent of improving air quality.

OV-58

To promote the development of alternative energy sources, with the intent of improving air quality, which are not deemed to cause other significant environmental impacts.

Agriculture

OV-59

To preserve agricultural lands as a valuable resource in the Ojai Valley.

OV-60

To preserve agricultural land as a resource and economic benefit to the Ojai Valley.

OV-61

To minimize land use incompatibilities between agricultural operations and other land uses.

OV-61.1

Buffers for Agricultural Operations

The County shall require *discretionary*, non-agricultural land uses adjacent to agricultural operations to establish appropriate buffers.

Water Resources

Water Supply

OV-62

To ensure that water which currently meets State standards shall not be degraded and ensure that water quality which does not meet State standards is improved.

OV-62.1

Effects on Water from Oil and Gas Exploration and Production

The County shall require that new oil and gas exploration and production activity does not significantly affect the quality or quantity of the water supply.

OV-63

To ensure that new development does not exceed water resources available to the Ojai Valley.

OV-63.1

Sedimentation, Oil Residue, and other Urban Pollutant Impact Mitigation

The County shall appropriately condition discretionary development which 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 urban runoff do not significantly impact downstream surface water quality and biological resources. The County shall require the control devices used in the oily separators to be properly maintained for the life of the authorized use.

Water Conservation and Reuse

OV-64

To ensure the employment of water conservation measures in new construction and encourage water conservation practices in agricultural, municipal, industrial, and recreational uses and in existing development.

OV-64.1

Water Conservation Techniques in New Development

The County shall condition discretionary development to utilize all feasible water conservation techniques.

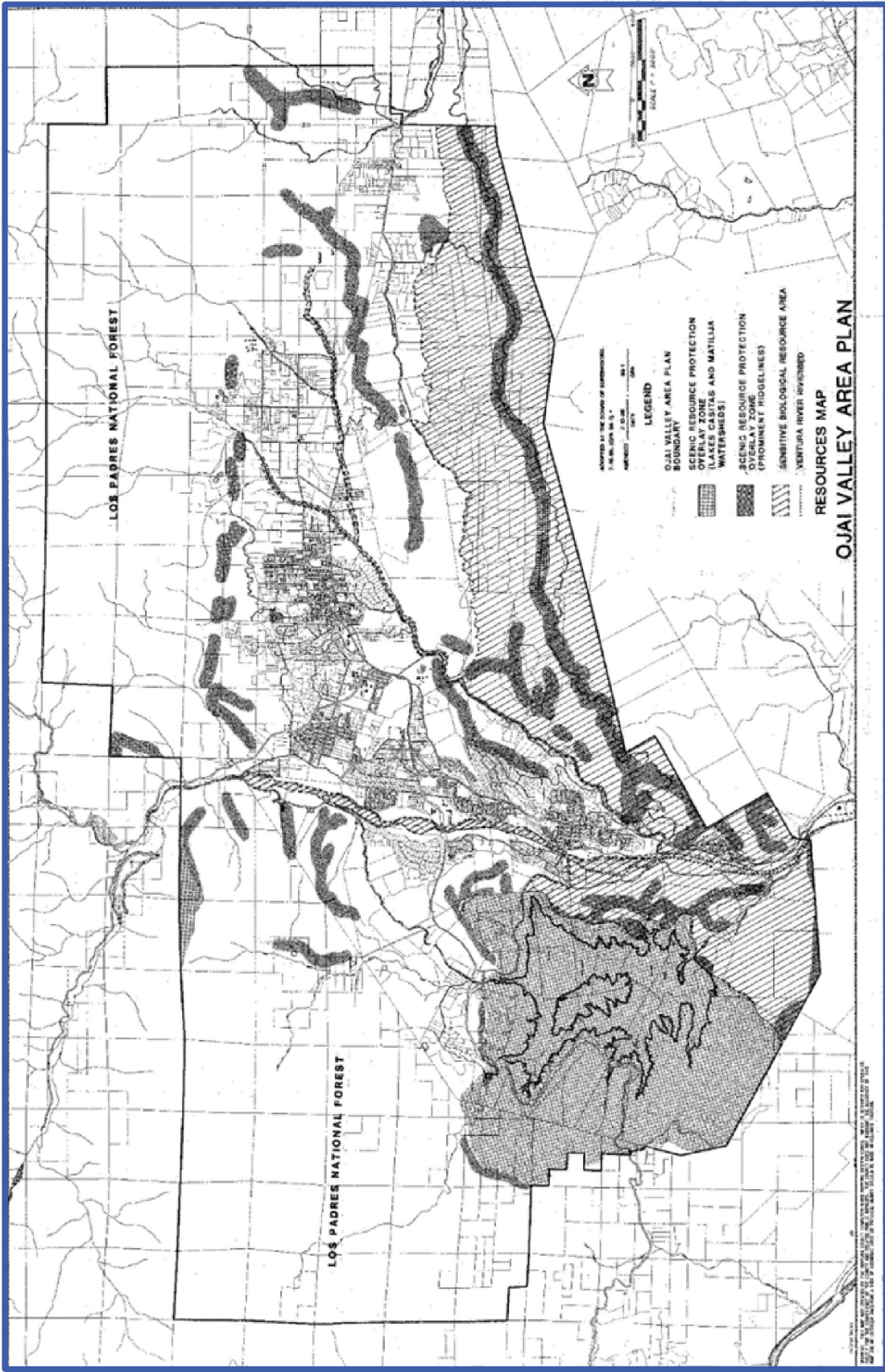
OV-64.2

Retrofits to Limit Water Demand

The County shall require new discretionary development to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply. The County shall apply this policy until such time as a groundwater basin study is completed and it is found that the available groundwater, or other sources of water, could adequately provide for cumulative demand without creating an overdraft situation.

OV-65

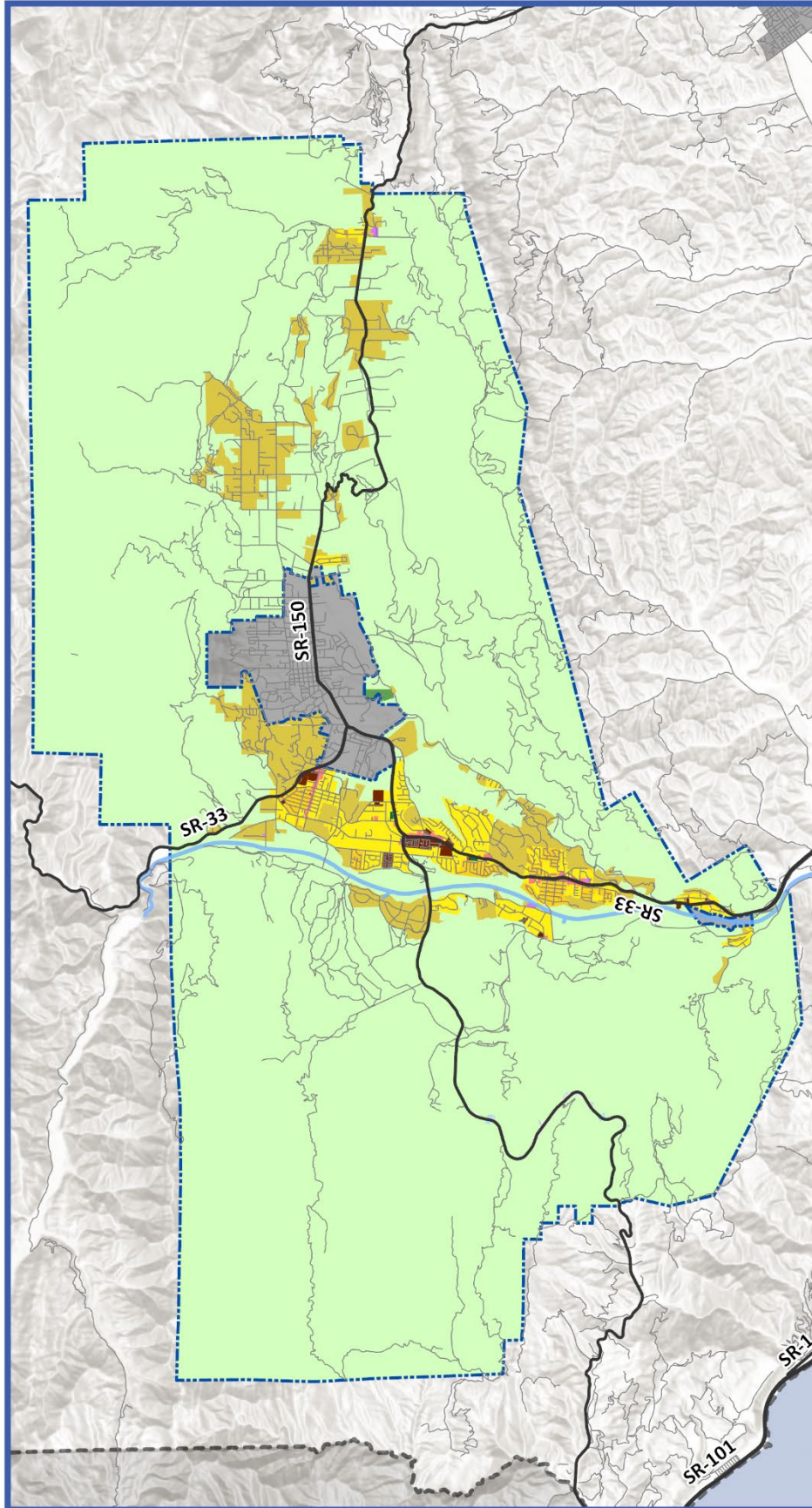
To encourage the safe use of reclaimed water for irrigation, agriculture, wetland enhancement and stream flow maintenance and such other uses as are applicable.



Ventura County
2040
 GENERAL PLAN
 Figure OV-3:
 Resources Map

Revision Date: December 17, 2024
 Source: County of Ventura, 2016.





Ventura County
2040
GENERAL PLAN

Figure OV-4:
General Plan
Land Use Diagram -
Ojai Valley
Area Plan

Revision Date: December 17, 2024
Source: County of Ventura, 2019.

0 2.5 5 Miles

Area Plan Boundary
Major Roadways
Local Roads
Major Waterways
Cities

Coastal Residential
Planned Development
Coastal Rural
Residential Beach
Rural
ECU-Rural

Very Low Density Residential
Low-Density Residential
Medium-Density Residential
High-Density Residential

Residential Planned Development
Mixed Use
Commercial
Commercial Planned Development
Industrial

Agricultural
ECU-Agricultural
Open Space
ECU-Open Space
State or Federal Facility

Table OV-4 Implementation Programs

Programs	
A	<p>Amend Initial Study Assessment Guidelines</p> <p>The Planning Division shall amend the County Initial Study Guidelines so that the Ventura River Municipal Advisory Council and the City of Ojai will have review authority over all projects in the Ojai Valley Airshed that emit more than 5 lbs./day of NOx and/or ROC.</p>
B	<p>Ojai Valley Design Guidelines</p> <p>The Planning Division shall prepare a budgetary proposal to develop, with suitable public input, a set of guidelines that will ensure that discretionary development projects are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley and beneficial to the community as a whole. The general parameters of these guidelines have been included as Appendix “A” of the Ojai Valley Area Plan.</p>
C	<p>City of Ojai Sphere of Influence Expansion Proposal</p> <p>The Planning Division shall prepare, on behalf of the Board of Supervisors, a request to LAFCO to amend the existing city Sphere of Influence line in the area north of El Roblar and west of Highway 33 in the Existing Community of Meiners Oaks.</p>
D	<p>Examination of the Pace of Development in Ojai Valley</p> <p>The Planning Division shall prepare a program proposal for the Board of Supervisors' consideration to re-examine and lower the current pace of development in the Ojai Valley concurrent with the next update of the VCOG population, dwelling unit, and employment forecasts.</p>
E	<p>Regulate the Pace of Commercial and Industrial Development</p> <p>To the extent the methodology exists or can reasonably be determined, the Planning Division shall prepare a program proposal for the Board of Supervisors' consideration to regulate the pace of commercial and industrial development.</p>
F	<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 Ojai Valley for the purpose of rehabilitating substandard or deteriorated housing.</p>
G	<p>Preferential Treatment to Affordable Housing Projects</p> <p>The Planning Division shall investigate ways to provide preferential treatment to affordable housing projects on the Ojai Valley Clean Air Ordinance waiting lists.</p>
H	<p>Information Exchange with the City of Ojai</p> <p>The County Planning Division shall continue to coordinate an information exchange with the City of Ojai to ensure that each is informed of proposed projects that could affect the other jurisdiction.</p>

Programs	
I	<p>Coordination with the Ojai Valley Unified Local Government Options Study Committee The County shall work with the Ojai Valley Unified Local Government Options Study Committee in order to provide adequate information for the residents of the Ojai Valley to make a knowledgeable decision regarding future incorporation options.</p>
J	<p>OVMAC Reconstitution The members of the Board of Supervisors representing the Ojai Valley should explore reconstituting the VRVMAC to cover the entire planning area.</p>
K	<p>Support for Public Open Space Preservation The County shall continue to support the work of the Ojai Valley Land Conservancy, the Ventura County Agricultural Land Trust and Conservancy, and other similar preservation organizations that might acquire and maintain “Public Open Space” lands within the Ojai Valley.</p>
L	<p>Concurrently Process Discretionary Permits and Annexation Requests The Planning Division shall request the City of Ojai to process discretionary permits concurrently with any request for annexation.</p>
M	<p>Cooperation and Communication between the County, CALTRANS, and the City of Ojai In order to improve circulation both within the City of Ojai and valleywide, the County should establish increased cooperation and communication between CALTRANS, the City of Ojai, and the County Public Works Agency.</p>
N	<p>Highway 150 Without expanding the road beyond two lanes, CALTRANS should provide an acceptable and safe level of service on Highway 150 for motorists, pedestrians, bicyclists, and equestrians through modifications such as lane widening, curve alterations and bridge improvements where necessary and feasible.</p>
O	<p>South Coast Area Transit (SCAT) Service South Coast Area Transit (SCAT) should provide public transit service both intra-valley and inter-city with particular emphasis on providing for senior and disabled persons and increasing service for commuters desiring to take public transit to and from work.</p>
P	<p>Highway 33 Improvements CALTRANS should install modifications such as traffic signals, turn lanes, and pedestrian crossing facilities on Highway 33 from Foster Park to the city of Ojai as needed and where feasible, to achieve a safer highway for both motorists and pedestrians. To determine where the installation of such modifications should occur, the County Public Works Agency should conduct a traffic study. The study should include a travel time/intersection analysis and implementation strategies.</p>

Programs	
Q	<p>Highway 33 Improvement in Casitas Springs Highway 33 needs a modification in the vicinity of Casitas Springs to improve pedestrian and motor vehicle safety and to allow for an improved sense of community in Casitas Springs. Funding and construction of a Casitas Springs by-pass should only be undertaken after a thorough and complete consideration of all alternatives, including but not limited to, cuplets, pedestrian overcrossings and stoplights. Analysis of alternatives should include the following considerations:</p> <ul style="list-style-type: none"> a. there should be minimal intrusion upon adjoining property owners and residents, b. safety and not traffic flow should be the primary concern, and c. a thorough discussion of all issues related to the proposed project should be presented in a public forum to the citizens of Casitas Springs.
R	<p>Restriction on Highway 33 Truck Traffic The County Public Works Agency shall meet with CALTRANS officials to discuss the establishment of a restriction on truck traffic on the Highway 33 corridor during peak traffic hours.</p>
S	<p>Information Exchange with School Districts The County Planning Division shall coordinate an exchange of information with the Ojai Unified School District and the Ventura Unified School District regarding school needs and new residential development.</p>
T	<p>Joint Use of School Facilities The Ojai Unified School District, the Ventura Unified School District, and private schools throughout the valley, should make school facilities available during off-school hours for community meeting space, recreational programs, and other compatible functions.</p>
U	<p>Recreational Programs The County shall encourage service clubs, civic groups, and individuals who wish to coordinate or provide recreational programs in the Ojai Valley will be encouraged.</p>
V	<p>Cooperative Agreements for Facilities Joint Use The County General Services Agency shall work with the City of Ojai, local civic groups, and public and private schools throughout the Ojai Valley in order to establish cooperative agreements for use of each other's facilities to provide the best possible service for all residents of the Ojai Valley.</p>
W	<p>Bicycle and Trails Master Plan The County Trails Advisory Committee, in cooperation with the General Services Agency, City of Ojai, and National Forest Service shall develop a master plan of proposed bicycle and hiking/equestrian trails.</p>
X	<p>Planning for Additional Local Parks The County General Services Agency and the City of Ojai should plan for at least 180 acres of additional local park facilities. Funding for this park acquisition should come from Quimby Fees, development dedications, and other sources which may be available to the City and the County.</p>

Programs	
Y	<p>More Equitable Recreational Services</p> <p>The County General Services Agency and the City of Ojai should jointly investigate the potential for formation of a new park district for the Ojai Valley in order to more equitably spread the cost of providing recreational services to the entire Ojai Valley.</p>
Z	<p>Parks and Recreation Funding</p> <p>To fund an expanded local parks program, the County and the City of Ojai should consider a special tax or other means to permanently support local and regional park and recreational services within the Ojai Valley.</p>
AA	<p>Crime Prevention Programs</p> <p>The County Sheriff's Department shall continue to encourage crime prevention programs such as "Neighborhood Watch" and the "Senior Patrol."</p>
BB	<p>Anti-Drug and Anti-Gang Programs</p> <p>The County Sheriff's Department shall work with the local schools, both public and private, in providing anti-drug, anti-gang, and other anti-crime programs.</p>
CC	<p>CPR Training Programs</p> <p>The hospitals and school districts should continue to provide CPR training programs to local residents.</p>
DD	<p>Ojai Valley Trail Maintenance and Extension</p> <p>The Ojai Valley Trail will continue to be maintained and should be extended where possible.</p>
EE	<p>Ministerial Ridgeline Development Standards</p> <p>The Planning Division shall prepare a budgetary proposal, for the Board of Supervisors' consideration, to develop ministerial ridgeline development standards which will regulate the height, shape and color of structures built on or near prominent ridge lines. Once these standards are adopted, the County shall remove the requirement for a Conditional Use Permit from properties zoned Scenic Resource Protection Overlay Zone outside of the Lake Casitas Resource Protection area. After the Planning Division prepares the proposal and before action is taken by the Board of Supervisors, a citizen's committee shall convene for the purpose of reviewing and commenting on the proposal.</p>
FF	<p>Existing Drainage Channels and Storm Drain System</p> <p>The Ventura County Flood Control District (VCFCD) should continue to monitor, clean, and adequately maintain the existing drainage channels and storm drain system within the Ojai Valley.</p>
GG	<p>Funding for Flood Control</p> <p>The VCFCD shall actively investigate and pursue all available sources of funding for flood control improvements and maintenance such as bond issues, State grants, and borrowed funds.</p>

Programs	
HH	<p>Conditions on Oil and Gas Permits</p> <p>The County shall enforce conditions applied to conditional use permits for oil and gas exploration and development to the maximum extent feasible in order to protect the health and welfare of the citizens and the character of the Ojai Valley.</p>
II	<p>Monitor and Protect Sensitive Species</p> <p>The County shall encourage the U.S. Forest Service to monitor and protect sensitive species, including the Ojai Fritillary. Appropriate resource management efforts to protect the Ojai Fritillary might include realignment of the Gridley Springs hiking trail and/or the transplanting of specimens to minimize the risk of extirpation of this species.</p>
JJ	<p>Wildlife Migration Mitigation in Highway 33 Improvements</p> <p>For any proposed Highway 33 improvements between Sulphur Mountain Road and Canada Larga Road, the County shall encourage CALTRANS to incorporate appropriate wildlife migration mitigation measures, such as underpasses or other means that will allow safe movement of wildlife between the Ventura River corridor and the Sulphur Mountain area.</p>
KK	<p>List of Qualified Archaeological Monitors</p> <p>The Planning Division shall review the County's list of qualified archaeological monitors every five years.</p>
LL	<p>Alternative Energy Sources Brochure</p> <p>The Planning Division shall prepare a budgetary proposal for the preparation of a brochure to promote the use of alternative energy sources.</p>
MM	<p>Control Burn Program</p> <p>The Fire Protection District, in cooperation with the Los Padres National Forest Service, shall continue control burn programs as necessary.</p>
NN	<p>Fire Hazard Management Program</p> <p>The Ventura County Fire Protection District should continue the fire hazard management (including enforcement of brush clearance requirements) program within the Ojai Valley.</p>
OO	<p>Oak View Fire Station Upgrade</p> <p>The Ventura County Fire Protection District should prepare, for the Board of Supervisors' consideration, a budgetary proposal to upgrade the Oak View Fire Station.</p>
PP	<p>Emergency Warning and Evacuation Plan</p> <p>The County Sheriff's Department Office of Emergency Services, in coordination with the Ventura County Flood Control District and the Casitas Municipal Water District, shall maintain and update as necessary an emergency warning and evacuation plan to protect affected residents in the event of failure or spill-over of either the Matilija Dam or the Casitas Dam.</p>

Programs	
QQ	<p>Review Projects for Noise Impacts The Ventura River Valley Municipal Advisory Council (or successor group) shall continue to review all discretionary projects within its review boundaries that could generate significant noise impacts affecting the Ojai Valley.</p>
RR	<p>Alternatives to Chemical Methods of Pest Control and Fertilization The Agricultural Department shall continue to encourage the use of alternatives to chemical methods of pest control and fertilization.</p>
SS	<p>Brochure on the Right to Farm Ordinance The Planning Division shall prepare a budgetary proposal to develop a brochure on the County's Right to Farm Ordinance in order to increase public awareness of the ordinance.</p>
TT	<p>Economic Programs for Agriculture The county should preserve and promote special economic programs that aid agriculture (e.g., Land Conservation Act).</p>
UU	<p>Groundwater Supply Database The County Public Works Agency, in coordination with the Ojai Groundwater Basin Management Agency, City of Ventura and water purveyors within the Ojai Valley, should work to establish a data base on actual available groundwater supply, projected use factors for all types of development and threshold limits for development within available water resources.</p>
VV	<p>Adopt a Policy on Retrofits to Limit Water Demand The Casitas Municipal Water District, the other water purveyors within the Ojai Valley and the City of Ojai should adopt a policy similar to Policy OV-64.2 Retrofits to Limit Water Demand.</p>
WW	<p>Water Efficiency in Agriculture The Agriculture Department shall discourage inefficient irrigation methods in agriculture including flood or furrow irrigation. The County shall encourage conservation, such as the goal of 80 percent distribution uniformity and irrigation efficiency, as currently encouraged by the Casitas Municipal Water District.</p>
XX	<p>State Water Imports The Casitas Municipal Water District should continue to explore the concept of the importation of State water.</p>
YY	<p>Groundwater Availability The Watershed Protection District of the County Public Works Agency, in conjunction with the appropriate water agency, should investigate the groundwater availability of the Upper Ventura River Groundwater Basin and the Upper Ojai Groundwater Basin.</p>
ZZ	<p>Water Conservation The Casitas Municipal Water District and other water purveyors should promote water conservation through the implementation of a tiered rate structure, and through participation and implementation of their own water conservation program.</p>

Programs

AAA Conjunctive Use

The Casitas Municipal Water District, in coordination with the Ojai Groundwater Basin Management Agency, should investigate the conjunctive use of water, giving full consideration to all affected beneficial uses of water, including in-stream and out-of-stream beneficial uses.

BBB Comprehensive Watershed Management Study

The Ventura County Flood Control District, Public Works Agency-Water Resources Division and Planning Division, City of Ojai, City of Ventura, water and sewer districts within the Ojai Valley, and appropriate Federal and State agencies should explore the development of a comprehensive watershed management study to address the full spectrum of water quantity and quality issues of the Ventura River system.

Glossary

Unless the context requires otherwise, the following definitions of words and terms shall be used in interpreting this Area Plan:

Agreement to Annex: A binding agreement, officially recorded with the deed of a property, in which the owners of a property, and all heirs and successors, give their permission to allow their property to be annexed to the City of Ojai at such time as the City wishes to carry out annexation.

Aquifer Recharge Area: Streambeds, spreading grounds, and aquifer outcrops, which are areas where the aquifer is exposed at the ground surface, or the area above a groundwater basin that does not have a clay cap.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County *Local Agency Formation Commission (LAFCO)*. (c.f., *Sphere of Influence*)

Conditional Use Permit (CUP): See County Zoning Ordinance.

Conjunctive Use of Water: The operation of a groundwater basin in combination with a surface water storage and conveyance system. Water is stored in the groundwater basin for later use by intentionally recharging the basin during years of above-average water supply.

Emergency Use Authorization: See County Zoning Ordinance.

Flood and Furrow Irrigation: An agricultural irrigation technique in which the ground is graded with a very gentle, uniform slope, and water is distributed down furrows. Most commonly used in orchards and row crops.

Indigenous Plant Species: Vegetation native to the region.

Land Conservation Act (LCA): A California statute which allows local government to enter into long-term contracts with agricultural landowners by lowering property taxes as an incentive to continue agricultural use of the land, also known as the Williamson Act.

Locally Important Plant Communities: Southern Sycamore-Alder, Riparian Woodland, California Walnut Woodland, Southern Coast Live Oak Riparian Forest, Oak Woodlands, and Coastal Sage-Scrub Community.

Ojai Valley: Approximately 74,000 acres governed by the Area Plan that is generally bound on the north by the Nordhoff Ridge, on the south by the Sulphur Mountain ridgeline, on the east by the mountain ridge between Bear Canyon and Santa Paula Canyon, and on the west by the Lake Casitas/Ventura River watershed boundary (see Figure OV-1).

Planned Development Permit (PD): See County Zoning Ordinance.

Qualified Archaeological Monitor: A County-recognized Archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Retrofit: Replacement of less efficient plumbing fixtures in existing structures with new ultra-low volume (ULV) devices.

Slope, moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope, but is below twenty-five percent (25%) average slope.

Slope, steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCo) for each City or special district representing the probable, ultimate boundary of the City or special district. (c.f., Area of Interest)

Wireless Communication Facility, Non-Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility: See Non-Coastal Zoning Ordinance.

Appendix "A" – Urban and Rural Design Concept

The indigenous settlement pattern of the Ojai Valley consists of small towns and villages connected by country roads through intervening rural land. The scale, forms, materials and detailing of the roads, streets and buildings typical of the Valley prior to the 1950's define the unique design character which this Plan seeks to preserve and promote. In the near future, the essential characteristics of these design elements will be codified as Special Development Standards and Design Guidelines for all development within the Plan area requiring discretionary review, and for major public improvements. For clarity, existing prototypical examples of roads, streets and buildings are identified. These are intended to illustrate principles of scale, massing, materials, construction methods, and detailing which are appropriate to the Valley, but are not intended to require a particular "style."

General

Simple, rustic street, road and building types, designed in the local vernacular, are appropriate. Streets and public and private roads are narrow and often irregular, deflecting around natural features of terrain and vegetation, and closely following the natural contours of the land. Frontages are typically defined by low walls, fences and native plants. Building walls are typically made of or clad in wood siding, smooth stucco, or native stone. Doors and windows have vertical or square proportions. Roofs are gabled, with overhanging eaves, and are clad in wood shingles, clay tile, or dimensional composition shingles. Parking is to the side or rear of the lot except for single rows of parking spaces directly off the street at retail frontages.

Suburban street and building types - including standard arterial - and collector type streets, strip type retail buildings, chain type architectural design and signage, parking lots fronting the street, and tract type houses with garage doors visible from the public way - are specifically identified as destructive of the Valley's unique character and are strongly discouraged.

Towns and Villages

Communities are close knit, each residence within walking distance of a store, a park or other public open space, and a bus stop. Buildings are scaled to the pedestrian, and enfront the public way with porches, colonnades or forecourts. The prototypical town center is Ojai Avenue from Ventura Street to Montgomery Street; the village center is Ventura Avenue in Casitas Springs; prototypical neighborhood streets are Canada Street and Grand Avenue in Ojai.

Countryside

Country roads are two lane with a pavement of 16-20 feet, flanked by 4-8 foot gravel shoulders, ditches or earth banks. Frontage improvements include native stone walls, wood board or wire fences, and native shrubs and trees. Prototypical roads are Thacher Road, Carne Road and Ojai Santa Paula Road. Houses are typically obscured from public views by frontage elements or are well set back in groves of trees. Grading is strictly minimized. Local serving general merchandise stores and restaurants are located at selected crossroads - Boccali's at Ojai Santa Paula and Reeves Roads is the prototype.

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