

OJAI VALLEY AREA PLAN

Public Review Draft

January 2020



Public Review Draft Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

OJAI VALLEY AREA PLAN

Adopted by the Ventura County Board of Supervisors – July 18, 1995

Amended – December 10, 1996

Amended – October 28, 1997

Amended – July 13, 1999

Amended – November 19, 1999

(S.O.A.R. Election - March 7, 2000/Effective - April 7, 2000)

Amended – November 15, 2005

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Amended – March 24, 2015

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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. ~~The County General Plan is divided into four chapters which encompass the State-mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, 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. It should be noted that words in italics in the Area Plan are defined in its glossary or in the General Plan Goals, Policies and Programs volume.~~

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. ~~State law also mandates that all elements of a general plan be consistent with one another.~~ 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.

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.

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.

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 these 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: "Discourage further land divisions of large parcels that are presently in agricultural production or those that are suitable for agriculture."~~

~~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: "Land outside the existing urban area which is primarily in agricultural use shall be designated Open Space."~~

~~Program—A coordinated set of actions to carry out the goals of the plan. Example: "Special economic programs that aid agriculture, (e.g. the Land Conservation Act), will be preserved and promoted."~~

~~*—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.~~

~~The goals, policies and programs are divided into four major sections as follows:~~

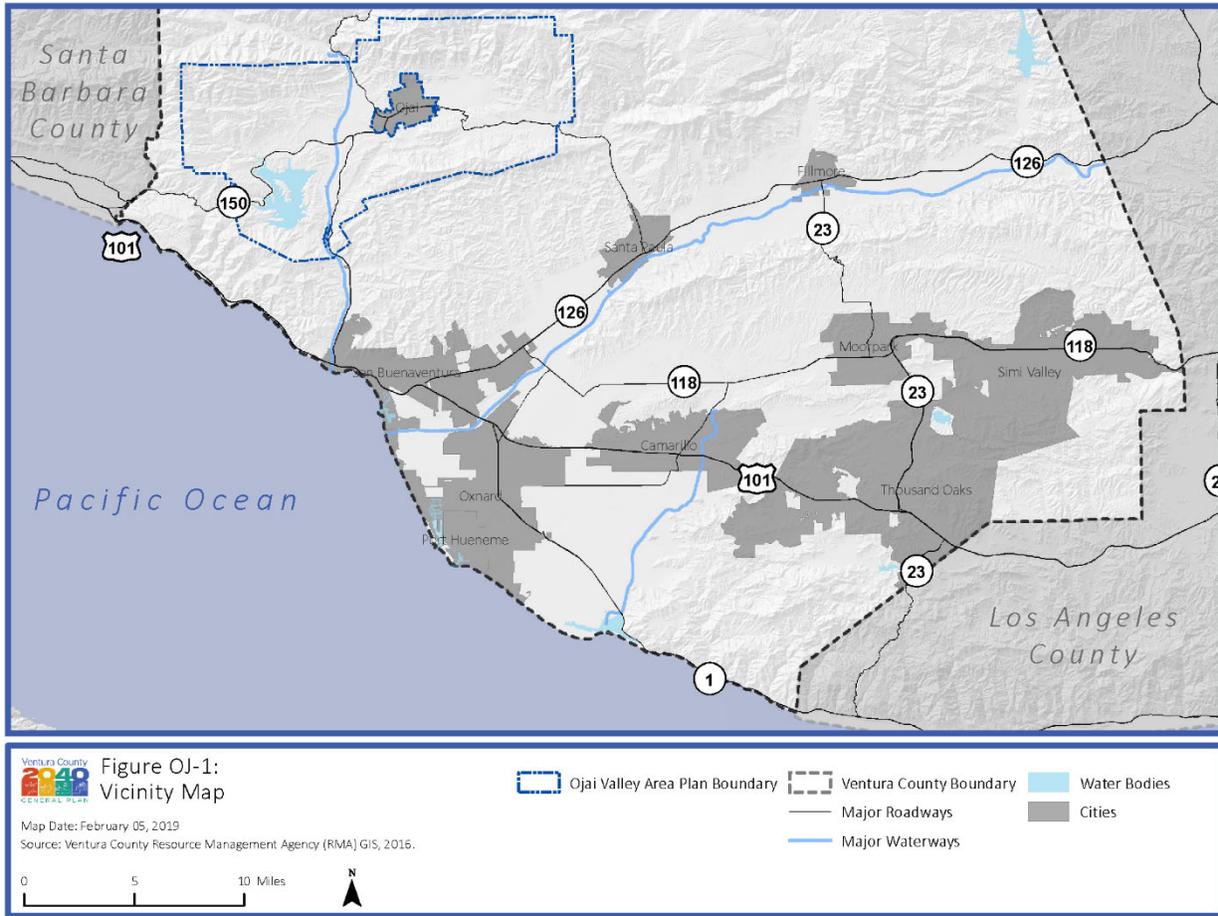
~~1. Resources~~

~~2. Hazards~~

~~3. Land Use~~

~~4. Public Facilities And Services~~

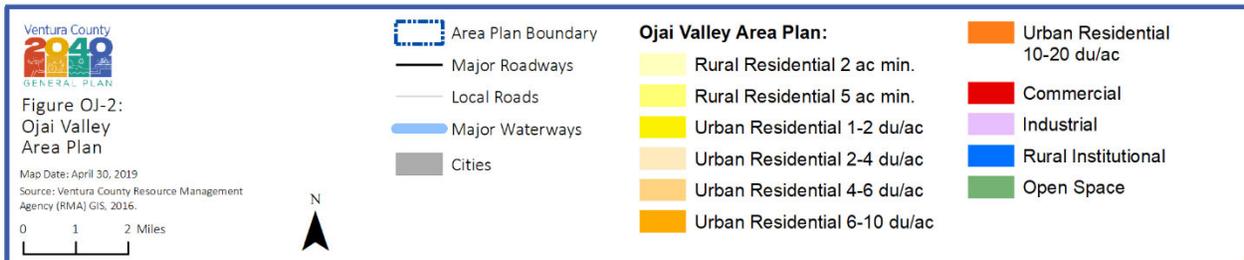
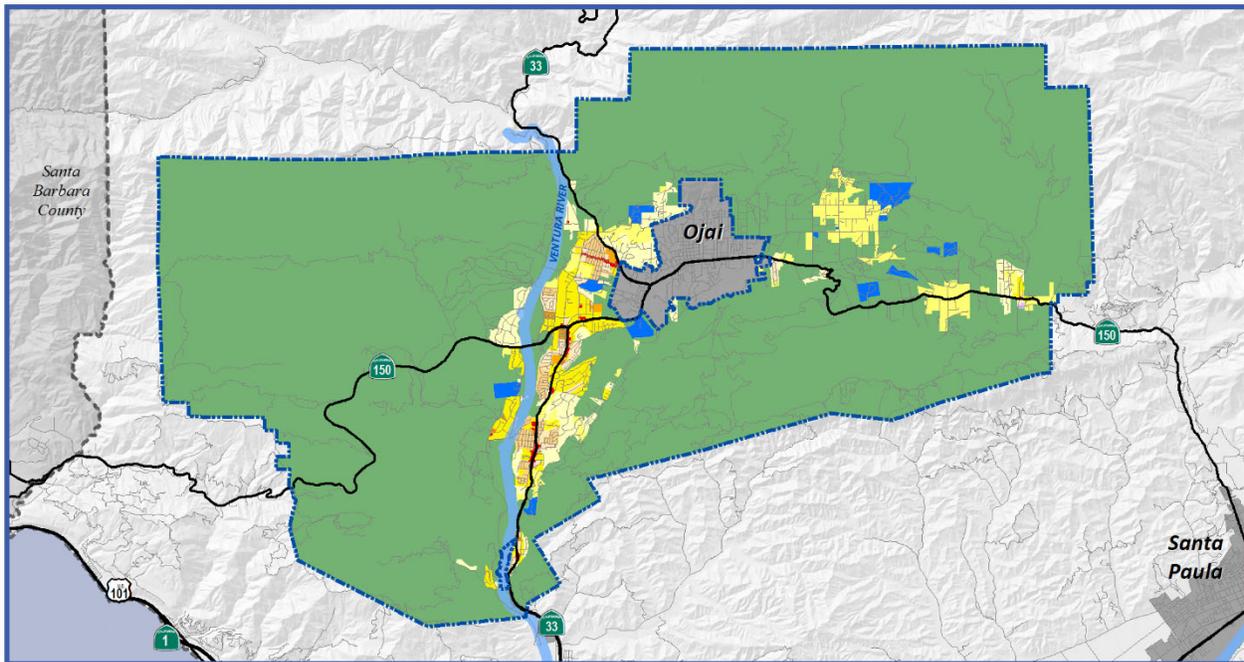
Figure OV-1 Ojai Valley Vicinity Map



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 Ojai Valley Area Plan



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Table OV-1 Ojai Valley Area Plan Land Use Designations

	Description	Density/ Intensity
Rural Residential 2 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.
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.	
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.
Open Space	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.	10 ac min. 20 ac min. 40 ac min. 80 ac min.

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- ac mMin.)	AE (40 AC- ac mMin.)	RA (1 AC-ac)	RE (10,000 S.F. Mmin.)	RO (20,000 S.F. mMin.)	R1 (6,000 S.F. mMin.)	R2 (3-500 S.F./DUdu)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CPD	M1	M2	M3
OS 80	(Open Space 80 ac. minAcre Min.)	80 AC	80 AC															
OS 40	(Open Space 40 ac. minAcre Min.)	40 AC	■								■							
OS 20	(Open Space 20 ac. minAcre Min.)	20 AC	■								■							
OS 10	(Open Space 10 ac. minAcre Min.)	■	■								■							
R 1	(Rural Institutional 20 ac. minAc. Min.)			20 AC	20 AC													
RR 5	(Rural Residential 5-10 ac. minAc. Min.)			5 AC	5 AC	5 AC					■							
RR 2	(Rural Residential 2-5 Aeac. Minmin.)			2 AC	2 AC	2 AC					■							
UR 1-2	(Urban Residential 1-2 DUdu/ac/Ac.)			*	20	■	20		2 U		■							
UR 2-4	(Urban Residential 2-4 du/acDU/Ac.)					■	10		4 U									
UR 4-6	(Urban Residential 4-6 du/acDU/Ac.)						■		6 U									
UR 6-10	(Urban Residential 6-10 du/acDU/Ac.)							■	10 U									
UR 10-20	(Urban Residential 10-20 du/acDU/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

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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/du/ac) ¹	Dwelling Units	Average Pop/DU ²	Populat.	Avg. Populat. Density (Persons/Acre)
OS 80	(80 Ae/ac Minmin.)	42,198	5% ³	0.013	143 ⁵	2.51	359 ⁵	0.03
OS 40	(40 Ae/ac Minmin.)	14,490	5% ³	0.025	362	2.51	908	0.06
OS 20	(20 Ae/ac Minmin.)	6,690	5% ³	0.05	335	2.51	841	0.12
OS 10	(10 Ae/ac Minmin.)	467	5% ³	0.1	47	2.51	118	0.25
RI	(20 Ae/ac Minmin.)	966	25%	N/A	N/A	N/A	N/A	N/A
RR 5	(5-10 Ae/ac Minmin.)	2,039	25% ⁴	0.2	408	2.51	1,024	0.50
RR 2	(2-5 Ae/ac Minmin.)	1,504	25% ⁴	0.5	752	2.51	1,888	1.22
UR 1-2	(1-2 du/ac DU/Ac.)	1,223	28% ⁴	2.0	2,446	2.43	5,943	4.86
UR 2-4	(2-4 du/ac DU/Ac.)	349	35% ⁴	4.0	1,396	2.43	3,392	9.72
UR 4-6	(4-6 du/ac DU/Ac.)	137	45% ⁴	6.0	822	2.43	1,997	14.47
UR 6-10	(6-10 du/ac DU/Ac.)	269	50% ⁴	10.0	2,690	2.43	6,537	24.30
UR 10-20	(10-20 du/ac 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

~~Locate~~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. [Source: Existing Ojai Valley Goal 3.1.1.2]

OV-2

~~Discourage~~To discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys. [Source: Existing Ojai Valley Goal 1.5.1.2]

OV-2.1

Land Outside Existing Community and Rural Areas

The County shall require ~~L~~and outside the Existing Community and Rural designated areas which is primarily in agricultural use ~~shall to~~ be designated Open Space. [Source: Existing Ojai Valley Policy 1.5.2.2]

OV-2.2

Boundary Expansion Restriction

The County shall prohibit ~~O~~utward expansion of the boundaries of the Existing Community areas, as delineated on Figures ~~4, 5 and 6~~OV-2, ~~shall be prohibited~~. [Source: Existing Ojai Valley Policy 3.1.2.2]

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. [Source: Existing Ojai Valley Policy 3.1.1.5]

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. [Source: Existing Ojai Valley Policy 3.1.1.6]

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~~4.1.2-3 (above)~~, ~~shall be prohibited~~ 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~~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 ~~(similar to Policies 4.1.2-2 through 4.2.2-4)~~ 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,](#)
- [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.

[Source: Existing Ojai Valley Policy 4.1.2.4]

OV-3	To recognize the camps and educational uses in the Ojai Valley that require large acreage and are set in a rural environment. [Source: Existing Ojai Valley Goal 3.3.1.1]
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OV-3.1 Zoning for Rural Institutional
 The County shall zone Rural institutional development ~~shall be zoned~~ in conformance with the Land Use Maps (Figures 4, 5 and 6) Figure OV-2 and the Zoning Compatibility Matrix (Figure 7 Table OV-2) that have been developed in accordance with the above goal. [Source: Existing Ojai Valley Policy 3.3.2.1]

OV-3.2 Principal Uses in Rural Institutional
 The principal uses 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. [Source: Existing Ojai Valley Policy 3.3.2.2]

OV-3.3 Minimum Parcel Size for Rural Institutional
 The minimum parcel size consistent with the Rural Institutional land use designation is 20 acres. [Source: Existing Ojai Valley Policy 3.3.2.3]

OV-4 [To R](#)ecognize 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. [Source: Existing Ojai Valley Goal 3.4.1.1]

OV-5 [To P](#)rovide a transitional land use designation to buffer agricultural and open space lands from the more densely developed urban areas. [Source: Existing Ojai Valley Goal 3.4.1.2]

OV-5.1 Zoning for Rural Residential

[The County shall zone](#) Rural Residential designated parcels ~~shall be zoned~~ in conformance with [Figure OV-2 the Land Use Maps \(Figures 4, 5 and 6\)](#) and [the](#) Zoning Compatibility Matrix ([Table OV-2 Figure 7](#)) 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. [Source: Existing Ojai Valley Policy 3.4.2.1]

OV-5.2 Minimum Parcel Size for Rural Residential

[The m](#)inimum parcel size consistent with the Rural Residential land use designation for residential parcels is 2 to 10 acres. [Source: Existing Ojai Valley Policy 3.4.2.2]

OV-6 [To e](#)nsure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods. [Source: Existing Ojai Valley Goal 3.5.1.1]

OV-7 [To p](#)romote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population is provided. [Source: Existing Ojai Valley Goal 3.5.1.2]

OV-8 [To p](#)rovide housing opportunities affordable to people of all income levels. [Source: Existing Ojai Valley Goal 3.5.1.3]

OV-9 [To e](#)ncourage 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 in-fill development where it would not result in a cohesive, consolidated neighborhood. [Source: Existing Ojai Valley Goal 3.5.1.4]

OV-9.1 Zoning for Urban Residential

[The County shall zone](#) Urban Residential designated parcels ~~shall be zoned~~ in conformance with [Figure OV-2 the Land Use Maps \(Figures 4, 5 and 6\)](#) and [the](#) Zoning Compatibility Matrix ([Table OV-2 Figure 7](#)) 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 ~~DUdu~~/acre, UR 2-4 is 2 to 4 ~~DUdu~~/acre, UR 4-6 is 4 to 6 ~~DUdu~~/acre, UR 6-10 is 6 to 10 ~~DUdu~~/acre and UR 10-20 is 10 to 20 ~~DUdu~~/acre. [Source: Existing Ojai Valley Policy 3.5.2.1]

- OV-9.2 Residential Development Compatibility**
The County shall condition nNew residential discretionary development ~~shall be conditioned~~ so as to be compatible with its surroundings and to maintain the character of the Ojai Valley. [Source: Existing Ojai Valley Policy 3.5.2.2]

- OV-10** To pProvide commercially designated property to meet the convenience shopping and service needs of the residents of the Ojai Valley. [Source: Existing Ojai Valley Goal 3.6.1.1]

- 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. [Source: Existing Ojai Valley Goal 3.6.1.2]

- OV-11.1 Zoning for Commercial**
The County shall zone Ccommercially designated parcels ~~shall be zoned in~~ conformance with Figure OV-2~~the Land Use Map (Figures 4, 5 and 6)~~ and the Zoning Compatibility Matrix (Figure 7 Table OV-2) which have been developed in accordance with the above goals. [Source: Existing Ojai Valley Policy 3.6.2.1]

- OV-11.2 Discretionary Review of Commercial Development**
The County shall subject Discretionary development in Commercial designated areas ~~shall be subject~~ 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. [Source: Existing Ojai Valley Policy 3.6.2.2]

- OV-12** To recognize the current industrial uses within the Ojai Valley. [Source: Existing Ojai Valley Goal 3.7.1.1]

- OV-13** To pProvide for industrial uses that are sensitive to the environment and to re-enforce the need to conserve local resources. [Source: Existing Ojai Valley Goal 3.7.1.2]

- 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. [Source: Existing Ojai Valley Goal 3.7.1.3]

- OV-14.1 Zoning for Industrial**
The County shall zone Industrially designated parcels ~~shall be zoned~~ in conformance with Figure OV-2 ~~the Land Use Maps (Figures 4, 5 and 6)~~ and the Zoning Compatibility Matrix (Table OV-2~~Figure 7~~) which have been developed in accordance with the above goals. [Source: Existing Ojai Valley Policy 3.7.2.1]

- OV-14.2 Discretionary Review of Industrial Development**
The County shall subject Discretionary development in Industrial designated areas ~~shall be subject~~ 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,

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access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors. [Source: Existing Ojai Valley Policy 3.7.2.2]

OV-14.3 M-2 and M-3 Zoning Restriction

The County shall prohibit Eexpansion of “M-2” and “M-3” zoning ~~shall be prohibited~~. [Source: Existing Ojai Valley Policy 3.7.2.3]

OV-15

~~Preserve~~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. [Source: Existing Ojai Valley Goal 3.2.1.1]

OV-15.1 Purpose of the Open Space Designation

The County shall use the Open Space designation ~~shall be used~~ 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*. [Source: Existing Ojai Valley Policy 3.2.2.2]

OV-15.2 Zoning for Industrial

The County shall zone Open Space designated parcels ~~shall be zoned~~ in conformance with Figure OV-2~~the Land Use Map (Figure 3)~~ and the Zoning Compatibility Matrix (Table OV-2~~Figure 7~~) 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. [Source: Existing Ojai Valley Policy 3.2.2.1]

OV-15.3 Assurance of Agricultural Operations in Open Space

The County shall prohibit aAll *discretionary development* that would have a significant unavoidable impact on agricultural operations in Open Space designated lands ~~shall be prohibited~~ unless a statement of overriding considerations is adopted by the decision-making body. [Source: Existing Ojai Valley Policy 3.2.2.3]

Character and Design

OV-16

To m~~A~~aintain the existing rural, small town character of the Ojai Valley. [Source: Existing Ojai Valley Goal 3.1.1.1]

OV-17

~~E~~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. [Source: Existing Ojai Valley Goal 3.1.1.3]

OV-17.1 Community Compatibility

The County shall require Aall discretionary development projects ~~shall 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. [Source: Existing Ojai Valley Policy 3.1.2.3]

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 ~~shall be encouraged~~ to request annexation to the City of Ojai prior to consideration of their request by the County. *[Source: Existing Ojai Valley Policy 3.1.2.5]*

OV-17.3 New Development Annexation

The County shall apply ~~the~~ the following annexation policies ~~shall apply~~ 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 ~~O~~owners of property contiguous and legally annexable to the City of Ojai ~~shall be required~~ 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 ~~O~~owners of property not contiguous and legally annexable to the City ~~shall be required~~ 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.

[Source: Existing Ojai Valley Policy 3.1.2.6]

OV-18 To ~~i~~improve the condition of existing substandard housing and housing otherwise in need of rehabilitation. *[Source: Existing Ojai Valley Goal 3.5.1.5]*

Civic Engagement

OV-19 To ~~p~~Provide opportunities for the citizens of the Ojai Valley to take an active role in determining community affairs. *[Source: Existing Ojai Valley Goal 4.8.1.1]*

OV-20 To ~~A~~maintain the governmental mechanisms used to communicate the residents' needs and desires to their elected representatives. *[Source: Existing Ojai Valley Goal 4.8.1.2]*

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. *[Source: Existing Ojai Valley Policy 4.8.2.1]*

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. *[Source: Existing Ojai Valley Policy 4.8.2.2]*

OV-21

To encourage the study of local governmental options available to the citizens of the Ojai Valley. [Source: Existing Ojai Valley Goal 4.8.1.3]

Development Review and Inter-Agency Coordination

OV-21.1 Zoning and Land Use Maps Conformance

The County shall require all zoning ~~shall to~~ be in conformance with ~~Figure OV-2 the Land Use Maps (Figures 3, 4, 5 and 6)~~ and the Zoning Compatibility Matrix (~~Table OV-2 Figure 7~~). A Summary Table (~~Figure 8 Table OV-3~~) lists each land use designation and its total area, building intensity, population capacity, and population density. [Source: Existing Ojai Valley Policy 3.1.2.1]

Transportation, Circulation, and Mobility

Roadways

OV-22

To promote a safe road system throughout the Ojai Valley without encouraging population growth and development. [Source: Existing Ojai Valley Goal 4.1.1.1]

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;
- 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 4.1.2-2 through 4](#)) 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. [Source: Existing Ojai Valley Policy 4.1.2.2]

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 ~~shall be evaluated~~ 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.

[Source: Existing Ojai Valley Policy 4.1.2.3]

OV-22.3 Public Road Maintenance and Improvement

[The County shall maintain and improve a](#)All public roads within the Ojai Valley ~~shall be maintained and improved~~ in a manner which preserves their scenic qualities. [Source: Existing Ojai Valley Policy 4.1.2.6]

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. [Source: Existing Ojai Valley Policy 4.1.2.1]

OV-22.5 Highway 33

[The County shall limit](#) Highway 33 ~~shall be limited~~ to two lanes between Oak View and the City of Ojai. [The County shall limit](#) Highway 33 south of Oak View ~~shall be limited~~ 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](#)~~4.1.2-2 above~~. [The County shall not construct](#) Highway 33 ~~shall not be constructed~~ to freeway standards. [Source: Existing Ojai Valley Policy 4.1.2.5]

Regional Multimodal System

OV-23

[To e](#)Encourage alternatives to single occupancy motor vehicle trips by promoting carpools, vanpools and expanded bus service. [Source: Existing Ojai Valley Goal 4.1.1.2]

Public Facilities, Services, and Infrastructure

Public Facilities and Services

OV-24

[To e](#)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. [Source: Existing Ojai Valley Goal 3.1.1.4]

OV-24.1 Adequate Public Facilities and Services

[The County shall require](#) ~~D~~discretionary development ~~shall be required~~ to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development. [Source: Existing Ojai Valley Policy 3.1.2.4]

OV-25

To prevent development from occurring in areas where it would exceed the ability to provide public facilities and services. [Source: Existing Ojai Valley Goal 3.2.1.3]

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. [Source: Existing Ojai Valley Goal 4.3.1.1]

OV-26.1

Sewer System Connections Requirement

The County shall require discretionary development within the service boundaries of the Ojai Valley Sanitation District shall to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system. [Source: Existing Ojai Valley Policy 4.3.2.1]

OV-26.2

County Sewer Policy Compliance

The County shall require new development that generates sewage in aquifer recharge areas shall be required to comply with the County Sewer Policy. [Source: Existing Ojai Valley Policy 1.2.2.1]

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 shall to be installed and regulated in accordance with the County Environmental Health Division regulations. [Source: Existing Ojai Valley Policy 4.3.2.2]

OV-26.4

Private Sewage Disposal Systems

The County shall require existing homes and businesses with private sewage disposal systems that function improperly shall be required to make necessary modifications or to convert to a sewer system in compliance with the County Sewer Policy. [Source: Existing Ojai Valley Policy 1.2.2.2]

Solid and Hazardous Waste

OV-27

To encourage practices that reduce the volume of waste disposed of in landfills. [Source: Existing Ojai Valley Goal 4.3.1.2]

OV-27.1

Waste Reduction in Discretionary Development

The County shall encourage discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities. [Source: Existing Ojai Valley Policy 4.3.2.3]

Library Facilities and Services

OV-28 To eEnsure a quality education for the children of the Ojai Valley. [Source: Existing Ojai Valley Goal 4.6.1.1]

OV-28.1 **School Districts' Impact Mitigation Fee Compliance**
The County shall require aAll development projects ~~shall to~~ comply with the school districts' impact mitigation fee programs as prescribed by State law. [Source: Existing Ojai Valley Policy 4.6.2.1]

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 ~~shall not be approved~~, unless the applicant enters into a binding agreement with the affected school district to fully mitigate the project's impact. [Source: Existing Ojai Valley Policy 4.6.2.2]

OV-29 To pPromote the multiple use of school facilities. [Source: Existing Ojai Valley Goal 4.6.1.2]

Park and Recreational Facilities

OV-30 To eEnsure that the recreational needs of existing and future residents throughout the Ojai Valley are adequately provided for. [Source: Existing Ojai Valley Goal 4.7.1.1]

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 ~~shall be encouraged~~, consistent with the open space character of the area. [Source: Existing Ojai Valley Policy 4.7.2.3]

OV-31 To fully utilize existing ~~county~~County, ~~city~~City, and school district park and recreational facilities and encourage the acquisition and development of new park and recreation facilities. [Source: Existing Ojai Valley Goal 4.7.1.2]

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 ~~shall be conditioned~~ 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. [Source: Existing Ojai Valley Policy 4.7.2.2]

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OV-32

To pProtect existing trails and encourage the development of new bicycle and hiking/equestrian trails. [Source: Existing Ojai Valley Goal 4.7.1.3]

OV-32.1

Adverse Impacts from Discretionary Development

The County shall condition dDiscretionary development near existing trails ~~shall be conditioned~~ to mitigate or avoid adverse impacts to the existing trail system. [Source: Existing Ojai Valley Policy 4.7.2.1]

OV-33

To eEncourage the expansion of the Ojai Valley Trail. [Source: Existing Ojai Valley Goal 4.1.1.3]

Law Enforcement and Emergency Services

OV-34

To pProvide for the protection of the public through effective law enforcement, fire protection and paramedic programs. [Source: Existing Ojai Valley Goal 4.5.1.1]

OV-34.1

Compliance with Fire Protection District and Sheriff's Department Requirements

The County shall require dDiscretionary development ~~shall 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. [Source: Existing Ojai Valley Policy 4.5.2.1]

Fire Protection

OV-35

To pProhibit development in areas where either emergency access or adequate water supplies for fire fighting purposes cannot be provided. [Source: Existing Ojai Valley Goal 4.5.1.2]

OV-35.1

Adequate Water for Fire-Fighting

The County shall require aAdequate water supplies and delivery system for fire fighting purposes ~~shall be required~~ to serve any discretionary development in accordance with the standards of the Fire Protection District. [Source: Existing Ojai Valley Policy 4.5.2.2]

Conservation and Open Space

Biological Resources

OV-36

To pProtect significant biological resources within the Ojai Valley in order to maintain natural ecosystems and also preserve the natural beauty of the area. [Source: Existing Ojai Valley Goal 1.4.1.1]

OV-36.1

Indigenous Plant Species

The County shall require that Rrequired revegetation or landscaping plans ~~shall to~~ incorporate *indigenous plant species* where feasible in order to restore habitat in already disturbed areas. [Source: Existing Ojai Valley Area Plan 1.4.2.4]

- 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 ~~shall 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. [Source: Existing Ojai Valley Policy 1.4.2.1]
- OV-36.3 Water Course and Wetland Habitat Agency Coordination**
The County shall require P proposed discretionary development ~~shall 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. [Source: Existing Ojai Valley Policy 1.4.2.5]
- OV-36.4 Biological Resource Agency Notification**
The County shall require T 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 ~~shall 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*. [Source: Existing Ojai Valley Policy 1.4.2.2]
- OV-36.5 Locally Important Plant Community Replacement**
The County shall require D *discretionary development* which would result in a significant adverse impact to a *Locally Important Plant Community* ~~shall be required~~ 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 S such dedicated lands ~~shall 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. [Source: Existing Ojai Valley Policy 1.4.2.7]
- OV-36.6 Wildlife Migration and Sensitive Biological Resource Impact Mitigation**
The County shall require D *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 2OV-3) ~~shall 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 P projects which would result in significant adverse impacts to such resources ~~shall be denied~~ 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. [Source: Existing Ojai Valley Policy 1.4.2.8]

OV-36.7 Tree Protection Ordinance Compliance

The County shall require ~~D~~iscretionary development shall 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 R~~emoval of protected trees shall to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance. [Source: Existing Ojai Valley Policy 1.4.2.3]

OV-36.8 Protected Trees

The County shall require ~~D~~iscretionary development on parcels containing protected trees as defined in the County's Tree Protection Ordinance, shall 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 shall 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 shall to be accompanied by details for retaining walls and drainage devices prepared by a landscape architect. [Source: Existing Ojai Valley Policy 1.6.2.6]

Oil and Gas Resources

OV-37

To ensure compatibility between oil and gas exploration and production and neighboring land uses. [Source: Existing Ojai Valley Goal 1.3.1.2]

OV-37.1 Oil and Gas Exploration and Production Technology Requirement

The County shall require ~~O~~il and gas exploration and production permits shall to utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations. [Source: Existing Ojai Valley Policy 1.3.2.1]

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 publicallly owned land, the County shall require oil and gas production sites shall to be landscaped in accordance with an approved landscape plan. [Source: Existing Ojai Valley Policy 1.3.2.4]

OV-37.3 Oil and Gas Drill Site Location Restriction

The County shall not permit ~~D~~drill sites that would be silhouetted on a prominent ridge as illustrated by the Scenic Resource Protection Overlay Zone on Figure ~~2-OV-3~~ (Resource Map); ~~shall not be permitted~~. [Source: Existing Ojai Valley Policy 1.3.2.6]

OV-37.4 Refining Facilities Restriction

The County shall prohibit ~~No~~-refining facilities ~~shall be permitted~~ within the Ojai Valley. [Source: Existing Ojai Valley Policy 1.3.2.7]

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 publicallly owned land, oil and gas production sites shall be landscaped in accordance with an approved landscape plan. [Source: Existing Ojai Valley Policy 1.3.2.4]

Mineral Resources

OV-38	To eEnsure that mineral extraction is conducted in a manner which is least impacting to the environment and the public's health, safety and welfare. [Source: Existing Ojai Valley Goal 1.3.1.1]
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Scenic Resources

OV-39	To ppreserve 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. [Source: Existing Ojai Valley Goal 1.6.1.1]
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OV-40	To pPreserve the scenic view of State, Federal and local park land in and around the Ojai Valley. [Source: Existing Ojai Valley Goal 1.6.1.2]
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OV-41	To eEnsure that discretionary development on or near ridgelines minimizes impacts from grading activities in order to preserve the natural beauty of the area. [Source: Existing Ojai Valley Goal 1.6.1.3]
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OV-41.1 Scenic Views and Vistas from Public Roads or Publicly-owned Land
 The County shall prohibit dDiscretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land ~~shall be prohibited~~, 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. [Source: Existing Ojai Valley Policy 1.6.2.1]

OV-41.2 Minimize Impacts to Natural Terrain
 The County shall require Aas a result of any discretionary development, the reshaping of the natural terrain to permit access and construction ~~shall 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 Fthe angle of the graded slope ~~shall to~~ be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit Aangular forms ~~shall generally not be permitted~~. The County shall require Fthe graded form ~~shall 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 Ggraded slopes ~~shall to~~ be concealed by landscaping, berms or other measures.
- d. The County shall require Fthe toe and crest of all cut and fill slopes in excess of five feet vertical height ~~shall 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 ~~shall 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 ~~shall 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.

[Source: Existing Ojai Valley Policy 1.6.2.5]

OV-41.3

Prominent Ridgelines Protection

The County shall require ~~T~~the area within 400 feet (horizontal) of prominent ridgelines as shown in Figure ~~2-OV-3~~ ~~shall 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 ~~D~~discretionary development ~~shall to~~ be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and ~~shall 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.

[Source: Existing Ojai Valley Policy 1.6.2.2]

OV-41.4

Cut or Fill Slopes in Excess of 25 Feet

The County shall require ~~C~~cut or fill slopes for discretionary development which exceed a vertical height of 25 feet ~~shall to~~ be subject to a Planning Commission hearing. *[Source: Existing Ojai Valley Policy 1.6.2.8]*

OV-41.5

Sign Program Requirement

The County shall require ~~A~~a sign program ~~shall to~~ be submitted concurrently with a discretionary development permit for all commercial and industrial development. The County shall prohibit Freestanding off-site advertising signs ~~shall be prohibited~~. The County shall limit ~~A~~all on-site freestanding signs ~~shall be limited~~ to five feet in height. *[Source: Existing Ojai Valley Policy 1.6.2.7]*

OV-42

To d~~D~~iscourage the proliferation of wireless communication facilities on ridgelines. *[Source: Existing Ojai Valley Goal 1.6.1.4]*

OV-42.1

Wireless Communication Facilities

The County shall grant ~~D~~discretionary development permits for wireless communication facilities ~~may be granted~~ only when necessary for public safety or to provide a substantial public benefit.

The County shall condition ~~S~~such facilities ~~shall be conditioned~~ to minimize visual impacts to the maximum extent feasible. [Source: Existing Ojai Valley Policy 1.6.2.3]

OV-42.2 Wireless Communication Facility Height Restriction

The County shall limit ~~D~~discretionary development permits for wireless communication facilities ~~shall limit~~ the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. The County prefers ~~S~~several shorter facilities ~~are preferable~~ to one large facility. [Source: Existing Ojai Valley Policy 1.6.2.4]

Cultural, Historical, Paleontological, and Archaeological Resources

OV-43 To p~~P~~reserve and protect the unique cultural resources within the Ojai Valley. [Source: Existing Ojai Valley Goal 1.7.1.1]

OV-43.1 Historical Structure Preservation

The County shall require ~~A~~all structures and/or sites designated, or being considered for designation as County Historical Landmarks within the Ojai Valley ~~shall to~~ be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. The County shall require ~~A~~all costs of preservation/salvage ~~shall to~~ be borne by the developer. The County shall require ~~A~~an appropriate marker ~~shall to~~ be placed on the site to describe the historical significance of the structure, site or event. [Source: Existing Ojai Valley Policy 1.7.2.2]

OV-44 To e~~E~~nsure 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. [Source: Existing Ojai Valley Goal 1.7.1.2]

OV-44.1 Archaeological Resource Review

The County shall require ~~A~~all discretionary development permits involving construction or earth movement within the Ojai Valley ~~shall 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 ~~shall to~~ be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.
- b. The County shall require ~~A~~a qualified archaeological monitor ~~shall 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 ~~then~~ a Native American monitor ~~shall be required~~.
- c. In the event that artifacts of historical or archaeological significance are uncovered, the County shall empower the qualified archaeological monitor ~~shall be empowered~~ to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.

[Source: Existing Ojai Valley Policy 1.7.2.1]

OV-45

To eEncourage 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. [Source: Existing Ojai Valley Goal 1.7.1.3]

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. [Source: Existing Ojai Valley Goal 4.7.1.4]

Hazards and Safety

Wildfire Hazards

OV-47

To mMinimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from fire hazards. [Source: Existing Ojai Valley Goal 2.3.1.1]

OV-47.1

Fire Protection District Road Standards Compliance

The County shall require Aall roads ~~shall to~~ meet or exceed the standards of the Fire Protection District. [Source: Existing Ojai Valley Policy 2.3.2.2]

OV-48

To eEnsure that development in “high” and “very high” fire hazard areas provides adequate protection of life and property. [Source: Existing Ojai Valley Goal 2.3.1.2]

OV-48.1

Adequate Water and Access for Firefighting

The County shall condition Ddiscretionary development permits ~~shall be conditioned~~ to provide adequate water and access for fire-fighting purposes as determined by the Fire Protection District. The County shall require Aadequate access and fire flow improvements ~~shall to~~ be completed prior to combustible construction. [Source: Existing Ojai Valley Policy 2.3.2.1]

OV-48.2

Fuel Modification Zone Requirement

The County shall require Aa Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet ~~shall to~~ be provided around all combustible structures located in “high” or “very high” fire hazard areas. [Source: Existing Ojai Valley Policy 2.3.2.4]

OV-49

To sSupport controlled burn programs and other fire prevention measures. [Source: Existing Ojai Valley Goal 2.3.1.3]

OV-49.1

High Fire Hazard Area Requirements

The County shall require Ddiscretionary development within high fire hazard areas ~~shall 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 Bbrush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart ~~should be encouraged~~, as permitted by the Ventura County Fire Protection District. [Source: Existing Ojai Valley Policy 1.4.2.6]

- OV-49.2 Landscape Plan Requirements for High and Very High Fire Hazard Areas**
The County shall require ~~D~~iscretionary development in “high” and “very high” fire hazard areas, as determined by the Ventura County Fire Protection District ~~shall be required~~ 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. *[Source: Existing Ojai Valley Policy 2.3.2.3]*
- OV-49.3 Roofing Material Requirement for High and Very High Fire Hazard Areas**
The County shall require ~~F~~ire-retardant roofing materials ~~shall be required~~ for new construction in “high” and “very high” fire hazard areas. *[Source: Existing Ojai Valley Policy 2.3.2.5]*

Flood Hazards

OV-50 To m~~A~~inimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards. *[Source: Existing Ojai Valley Goal 2.2.1.1]*

OV-51 To p~~P~~rovide and adequately maintain flood control and drainage facilities as necessary for the protection of life and property. *[Source: Existing Ojai Valley Goal 4.4.1.1]*

OV-51.1 Flood Hazard Protection
The County shall require ~~N~~ew development ~~shall to~~ be protected from flood hazards and ~~shall to~~ not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance. *[Source: Existing Ojai Valley Policy 2.2.2.1]*

OV-51.2 Ventura River 100 Year Floodplain
The County shall prohibit ~~S~~ubdivisions of land within the 100 year floodplain of the Ventura River ~~shall be prohibited~~ 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. *[Source: Existing Ojai Valley Policy 2.2.2.2]*

Geologic and Seismic Hazards

OV-52 To m~~A~~inimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from seismic and geological hazards. *[Source: Existing Ojai Valley Goal 2.1.1.1]*

OV-52.1 Seismic and Geologic Hazards
The County shall require ~~D~~evelopers ~~shall to~~ provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require ~~T~~he developer ~~shall to~~ specify how they intend to alleviate any and all identified hazards. *[Source: Existing Ojai Valley Policy 2.1.2.1]*

OV-52.2 Seismic and Geologic Hazard Area Development Restriction
The County shall prohibit ~~D~~iscretionary development ~~shall be prohibited~~ in seismic and geologic hazard areas (as identified during the environmental review process) where such hazards cannot be mitigated to less-than-significant levels. *[Source: Existing Ojai Valley Policy 2.1.2.2]*

Public Review Draft Area Plan

Noise

OV-53

To ~~p~~**P**rovide for a quiet environment within the Ojai Valley through proper land use planning and permit conditioning. [Source: Existing Ojai Valley Goal 2.4.1.1]

OV-54

To ~~s~~**S**eparate and/or buffer noise sensitive uses from noise generating uses. [Source: Existing Ojai Valley Goal 2.4.1.2]

OV-54.1

Noise Impact Mitigation Requirement

~~The County shall prohibit d~~**The County shall prohibit D**iscretionary development which would create significant noise impacts ~~shall not be permitted~~ 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 Section 2-16-2-1(4)~~ of the Countywide General Plan ~~Hazards and Safety Element~~. [Source: Existing Ojai Valley Policy 2.4.2.1]

OV-54.2

Buffer for Noise Sensitive Uses

~~The County shall require n~~**The County shall require n**oise sensitive uses ~~shall 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. [Source: Existing Ojai Valley Policy 2.4.2.2]

OV-54.3

Muffler Requirement for Heavy Construction

~~The County shall require m~~**The County shall require m**ufflers ~~shall to~~ be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities. [Source: Existing Ojai Valley Policy 2.4.2.3]

Air Quality

OV-55

To ~~p~~**P**romote 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. [Source: Existing Ojai Valley Goal 1.1.1.1]

OV-55.1

Adverse Impacts on Regional Air Quality

~~The County shall find d~~**The County shall find d**iscretionary development in the Ojai Valley ~~shall be found~~ 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). [Source: Existing Ojai Valley Policy 1.1.2.1]

OV-56

To ~~c~~**C**ontrol 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. [Source: Existing Ojai Valley Goal 1.1.1.2]

OV-57

To ~~p~~**P**romote public transportation with the intent of improving air quality. [Source: Existing Ojai Valley Goal 1.1.1.3]

OV-58 To pPromote the development of alternative energy sources, with the intent of improving air quality, which are not deemed to cause other significant environmental impacts. [Source: Existing Ojai Valley Goal 1.1.1.4]

Agriculture

OV-59 To pPreserve agricultural lands as a valuable resource in the Ojai Valley. [Source: Existing Ojai Valley Goal 3.2.1.2]

OV-60 To pPreserve agricultural land as a resource and economic benefit to the Ojai Valley. [Source: Existing Ojai Valley Goal 1.5.1.1]

OV-61 To mMinimize land use incompatibilities between agricultural operations and other land uses. [Source: Existing Ojai Valley Goal 1.5.1.3]

OV-61.1 Buffers for Agricultural Operations
The County shall require ~~D~~iscretionary, non-agricultural land uses adjacent to agricultural operations ~~shall be required~~ to establish appropriate buffers. [Source: Existing Ojai Valley Policy 1.5.2.1]

Water Resources

Water Supply

OV-62 To eEnsure that water which currently meets State standards shall not be degraded and ensure that water quality which does not meet State standards is improved. [Source: Existing Ojai Valley Goal 1.2.1.1]

OV-62.1 Effects on Water from Oil and Gas Exploration and Production
The County shall require that nNew oil and gas exploration and production activity ~~shall~~ does not significantly affect the quality or quantity of the water supply. [Source: Existing Ojai Valley Policy 1.2.2.3]

OV-63 To eEnsure that new development does not exceed water resources available to the Ojai Valley. [Source: Existing Ojai Valley Goal 4.2.1.1]

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 ~~shall be conditioned as appropriate,~~ 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 ~~T~~he control

devices used in the oily separators ~~shall to~~ be properly maintained for the life of the authorized use. [Source: Existing Ojai Valley Policy 1.2.2.4]

Water Conservation and Reuse

OV-64

To eEnsure 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. [Source: Existing Ojai Valley Goal 4.2.1.2]

OV-64.1

Water Conservation Techniques in New Development

The County shall condition dDiscretionary development ~~shall be conditioned~~ to utilize all feasible water conservation techniques. Source: Existing Ojai Valley Policy 4.2.2.2]

OV-64.2

Retrofits to Limit Water Demand

The County shall require nNew discretionary development ~~shall be required~~ 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 tThis policy ~~shall be applicable~~ 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. [Source: Existing Ojai Valley Policy 4.2.2.1]

OV-65

To eEncourage the safe use of reclaimed water for irrigation, agriculture, wetland enhancement and stream flow maintenance and such other uses as are applicable. [Source: Existing Ojai Valley Goal 4.2.1.3]

Figure OV-3 Resources

Resources Map

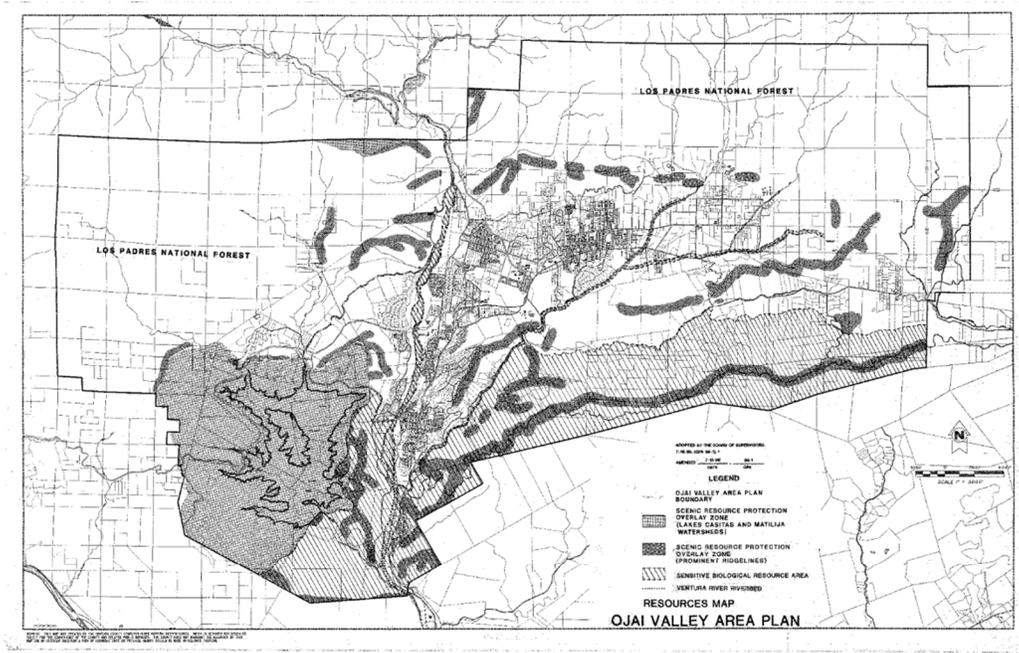


Figure OJ-3: Resources Map

Figure OV-4 General Plan Land Use Map – Ojai Valley Area Plan

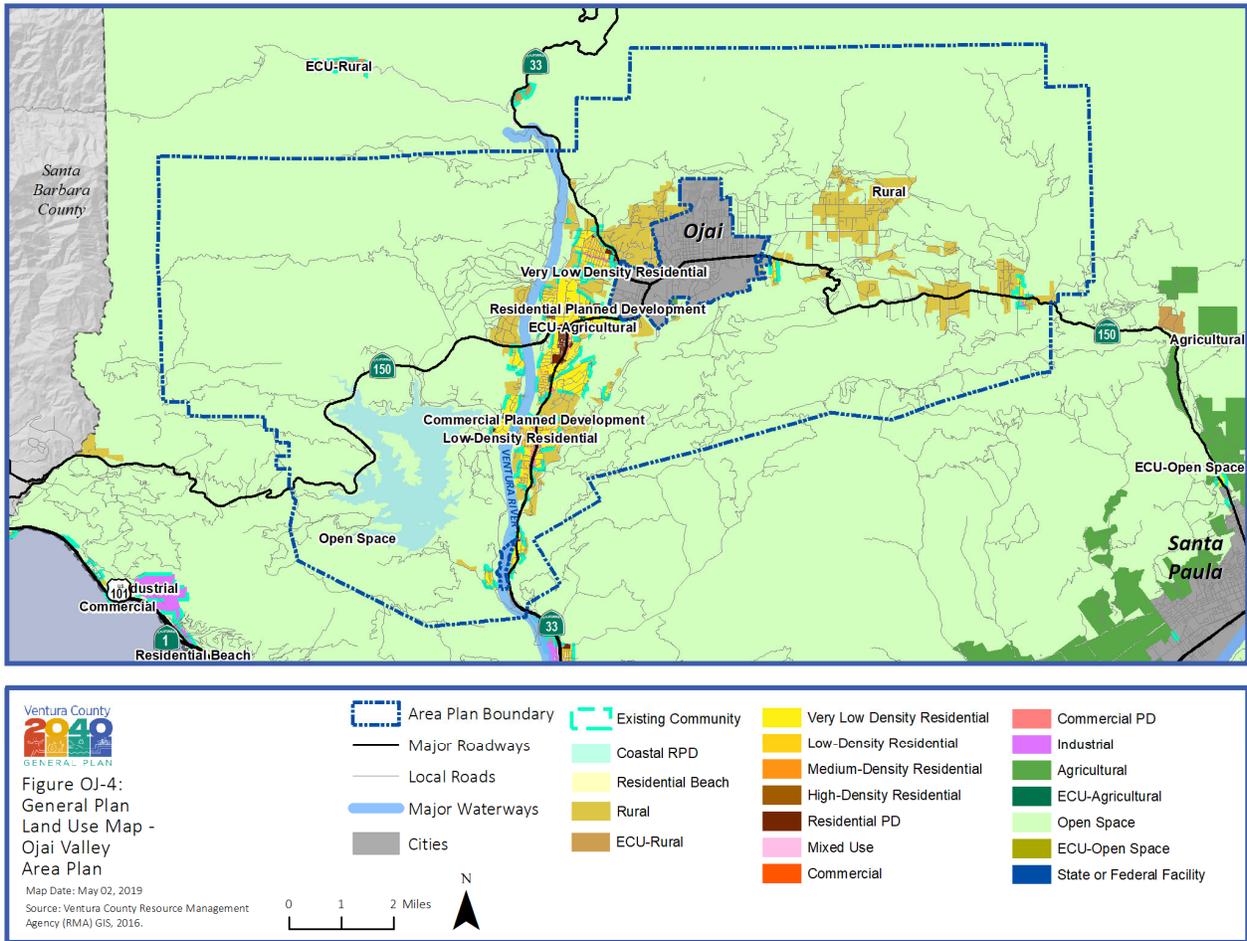


Table OV-4 Implementation Programs

Programs	
A	<p>Amend Initial Study Assessment Guidelines The Planning Division wishall 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. <i>[Source: Existing Ojai Valley Program 1.1.3.5]</i></p>
B	<p>Ojai Valley Design Guidelines The Planning Division wishall 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. <i>[Source: Existing Ojai Valley Program 3.1.3.2]</i></p>
C	<p>City of Ojai Sphere of Influence Expansion Proposal The Planning Division wishall 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. <i>[Source: Existing Ojai Valley Program 3.1.3.3]</i></p>
D	<p>Examination of the Pace of Development in Ojai Valley The Planning Division will-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. <i>[Source: Existing Ojai Valley Program 1.1.3.1]</i></p>
E	<p>Regulate the Pace of Commercial and Industrial Development To the extent the methodology exists or can reasonably be determined, the Planning Division will shall prepare a program proposal for the Board of Supervisors' consideration to regulate the pace of commercial and industrial development. <i>[Source: Existing Ojai Valley Program 1.1.3.2]</i></p>
F	<p>HOME Improvement Program The Area Housing Authority will-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. <i>[Source: Existing Ojai Valley Program 3.5.3.1]</i></p>
G	<p>Preferential Treatment to Affordable Housing Projects The Planning Division will-shall investigate ways to provide preferential treatment to affordable housing projects on the Ojai Valley Clean Air Ordinance waiting lists. <i>[Source: Existing Ojai Valley Program 3.5.3.2]</i></p>
H	<p>Information Exchange with the City of Ojai</p>

Programs	
	The County Planning Division wi 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. <i>[Source: Existing Ojai Valley Program 4.8.3.1]</i>
I	Coordination with the Ojai Valley Unified Local Government Options Study Committee The County wi 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. <i>[Source: Existing Ojai Valley Program 4.8.3.2]</i>
J	OVMAC Reconstitution The members of the Board of Supervisors representing the Ojai Valley should explore reconstituting the VRVMAC to cover the entire planning area. <i>[Source: Existing Ojai Valley Program 4.8.3.3]</i>
K	Support for Public Open Space Preservation The County wi 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. <i>[Source: Existing Ojai Valley Program 3.2.3.1]</i>
L	Concurrently Process Discretionary Permits and Annexation Requests The Planning Division shall request the City of Ojai will be requested by the Planning Division to process discretionary permits concurrently with any request for annexation. <i>[Source: Existing Ojai Valley Program 3.1.3.1]</i>
M	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 should be established . <i>[Source: Existing Ojai Valley Program 4.1.3.1]</i>
N	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. <i>[Source: Existing Ojai Valley Program 4.1.3.3]</i>
O	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. <i>[Source: Existing Ojai Valley Program 1.1.3.3]</i>
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

Programs	
	such modifications should occur, the County Public Works Agency should conduct a traffic study should be conducted by the County Public Works Agency . The study should include a travel time/intersection analysis and implementation strategies. <i>[Source: Existing Ojai Valley Program 4.1.3.2]</i>
Q	<p>Highway 33 Improvement in Casitas Springs A modification to Highway 33 is needed 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. <p><i>[Source: Existing Ojai Valley Program 4.1.3.4]</i></p>
R	<p>Restriction on Highway 33 Truck Traffic The County Public Works Agency wishall meet with CALTRANS officials to discuss the establishment of a restriction on truck traffic on the Highway 33 corridor during peak traffic hours. <i>[Source: Existing Ojai Valley Program 4.1.3.6]</i></p>
S	<p>Information Exchange with School Districts The County Planning Division wishall coordinate an exchange of information with the Ojai Unified School District and the Ventura Unified School District regarding school needs and new residential development. <i>[Source: Existing Ojai Valley Program 4.6.3.1]</i></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. <i>[Source: Existing Ojai Valley Program 4.6.3.2]</i></p>
U	<p>Recreational Programs The County shall encourage sService clubs, civic groups, and individuals who wish to coordinate or provide recreational programs in the Ojai Valley will be encouraged to do so. <i>[Source: Existing Ojai Valley Program 4.7.3.1]</i></p>
V	<p>Cooperative Agreements for Facilities Joint Use The County General Services Agency wishall 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. <i>[Source: Existing Ojai Valley Program 4.7.3.2]</i></p>
W	<p>Bicycle and Trails Master Plan</p>

Programs	
	The County Trails Advisory Committee, in cooperation with the General Services Agency, City of Ojai, and National Forest Service wish will develop a master plan of proposed bicycle and hiking/equestrian trails. <i>[Source: Existing Ojai Valley Program 4.7.3.3]</i>
X	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. <i>[Source: Existing Ojai Valley Program 4.7.3.4]</i>
Y	More Equitable Recreational Services 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. <i>[Source: Existing Ojai Valley Program 4.7.3.5]</i>
Z	Parks and Recreation Funding To fund an expanded local parks program, the County and the City of Ojai should consider a Special special t Tax or other means to permanently support local and regional park and recreational services within the Ojai Valley. <i>[Source: Existing Ojai Valley Program 4.7.3.6]</i>
AA	Crime Prevention Programs The County Sheriff's Department shall continue to encourage c Crime prevention programs such as "Neighborhood Watch" and the "Senior Patrol." will continue to be encouraged by the County Sheriff's Department. <i>[Source: Existing Ojai Valley Program 4.5.3.1]</i>
BB	Anti-Drug and Anti-Gang Programs The County Sheriff's Department sh will work with the local schools, both public and private, in providing anti-drug, anti-gang, and other anti-crime programs. <i>[Source: Existing Ojai Valley Program 4.5.3.2]</i>
CC	CPR Training Programs The hospitals and school districts should continue to provide CPR training programs to local residents. <i>[Source: Existing Ojai Valley Program 4.5.3.3]</i>
DD	Ojai Valley Trail Maintenance and Extension The Ojai Valley Trail will continue to be maintained and should be extended where possible. <i>[Source: Existing Ojai Valley Program 4.1.3.5]</i>
EE	Ministerial Ridgeline Development Standards The Planning Division wish will 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 will be removed 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

Programs	
	taken by the Board of Supervisors, a citizen's committee wi shall convene for the purpose of reviewing and commenting on the proposal. <i>[Source: Existing Ojai Valley Program 1.6.3.1]</i>
FF	Existing Drainage Channels and Storm Drain System 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. <i>[Source: Existing Ojai Valley Program 4.4.3.1]</i>
GG	Funding for Flood Control The VCFCD wi shall actively investigate and pursue all available sources of funding for flood control improvements and maintenance such as bond issues, s State grants, and borrowed funds. <i>[Source: Existing Ojai Valley Program 4.4.3.2]</i>
HH	Conditions on Oil and Gas Permits <u>The County shall enforce c</u> Conditions applied to conditional use permits for oil and gas exploration and development will be enforced to the maximum extent feasible in order to protect the health and welfare of the citizens and the character of the Ojai Valley. <i>[Source: Existing Ojai Valley Program 1.3.3.1]</i>
II	Monitor and Protect Sensitive Species The <u>County shall encourage the</u> U.S. Forest Service is encouraged 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. <i>[Source: Existing Ojai Valley Program 1.4.3.1]</i>
JJ	Wildlife Migration Mitigation in Highway 33 Improvements For any proposed Highway 33 improvements between Sulphur Mountain Road and Canada Larga Road, <u>the County shall encourage</u> CALTRANS is encouraged 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. <i>[Source: Existing Ojai Valley Program 1.4.3.2]</i>
KK	List of Qualified Archaeological Monitors The Planning Division wi shall review the County's list of qualified archaeological monitors every five years. <i>[Source: Existing Ojai Valley Program 1.7.3.1]</i>
LL	Alternative Energy Sources Brochure The Planning Division wi shall prepare a budgetary proposal for the preparation of a brochure to promote the use of alternative energy sources. <i>[Source: Existing Ojai Valley Program 1.1.3.4]</i>
MM	Control Burn Program The Fire Protection District, in cooperation with the Los Padres National Forest Service, wi shall continue control burn programs as necessary. <i>[Source: Existing Ojai Valley Program 2.3.3.1]</i>
NN	Fire Hazard Management Program

Programs	
	The Ventura County Fire Protection District should continue the fire hazard management (including enforcement of brush clearance requirements) program within the Ojai Valley. <i>[Source: Existing Ojai Valley Program 2.3.3.2]</i>
OO	Oak View Fire Station Upgrade The Ventura County Fire Protection District should prepare, for the Board of Supervisors' consideration, a budgetary proposal to upgrade the Oak View Fire Station. <i>[Source: Existing Ojai Valley Program 2.3.3.3]</i>
PP	Emergency Warning and Evacuation Plan The County Sheriff's Department Office of Emergency Services, in coordination with the Ventura County Flood Control District and the Casitas Municipal Water District, wi 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. <i>[Source: Existing Ojai Valley Program 2.2.3.1]</i>
QQ	Review Projects for Noise Impacts The Ventura River Valley Municipal Advisory Council (or successor group) wi shall continue to review all discretionary projects within its review boundaries that could generate significant noise impacts affecting the Ojai Valley. <i>[Source: Existing Ojai Valley Program 2.4.3.1]</i>
RR	Alternatives to Chemical Methods of Pest Control and Fertilization The Agricultural Department wi shall continue to encourage the use of alternatives to chemical methods of pest control and fertilization. <i>[Source: Existing Ojai Valley Program 1.2.3.3]</i>
SS	Brochure on the Right to Farm Ordinance The Planning Division wi 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. <i>[Source: Existing Ojai Valley Program 1.5.3.1]</i>
TT	Economic Programs for Agriculture The county should preserve and promote s Special economic programs that aid agriculture (e.g., Land Conservation Act) should be preserved and promoted . <i>[Source: Existing Ojai Valley Program 1.5.3.2]</i>
UU	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. <i>[Source: Existing Ojai Valley Program 4.2.3.1]</i>
VV	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 4.2.2-1 above . <i>[Source: Existing Ojai Valley Program 4.2.3.2]</i>

Programs	
WW	<p>Water Efficiency in Agriculture</p> <p>The Agriculture Department wishall discourage inefficient irrigation methods in agriculture including flood or furrow irrigation. <u>The County shall encourage c</u>onservation, such as the goal of 80% <u>percent</u> distribution uniformity and irrigation efficiency, as currently encouraged by the Casitas Municipal Water District, will be encouraged. [Source: Existing Ojai Valley Program 4.2.3.3]</p>
XX	<p>State Water Imports</p> <p>The Casitas Municipal Water District should continue to explore the concept of the importation of State water. [Source: Existing Ojai Valley Program 4.2.3.4]</p>
YY	<p>Groundwater Availability</p> <p>The <u>Watershed Protection District</u>Water Resources Division 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. [Source: Existing Ojai Valley Program 4.2.3.5]</p>
ZZ	<p>Water Conservation</p> <p>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. [Source: Existing Ojai Valley Program 4.2.3.6]</p>
AAA	<p>Conjunctive Use</p> <p>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. [Source: Existing Ojai Valley Program 1.2.3.1]</p>
BBB	<p>Comprehensive Watershed Management Study</p> <p>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. [Source: Existing Ojai Valley Program 1.2.3.2]</p>

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.

Goals, Policies, and Programs moved to the 2040 General Plan

Land Use Element

~~Discourage the expansion of strip commercial development. [Source: Existing Ojai Valley Goal 3.6.1.3]~~

Conservation and Open Space Element

~~Balance the preservation of wetland habitats with the need to adequately protect public safety and property from flooding hazards. [Source: Existing Ojai Valley Goal 1.4.1.2]~~

~~Recognize the role of fire in local ecosystems by supporting controlled burns and other fire prevention measures. [Source: Existing Ojai Valley Goal 1.4.1.3]~~

~~Gases emitted from all oil and gas wells shall be collected and used or removed for sale or proper disposal, if feasible. Flaring or venting should only be allowed in cases of emergency or for testing purposes. [Source: Existing Ojai Valley Policy 1.3.2.2]~~

~~Electrically powered oil and gas exploration and production equipment shall be used where practical to alleviate pollution from internal combustion engines. [Source: Existing Ojai Valley Policy 1.3.2.3]~~

~~Exploration activities for oil and gas shall be conditioned to require the restoration and revegetation of the site if the exploration does not result in oil and gas production facilities. [Source: Existing Ojai Valley Policy 1.3.2.5]~~

~~All discretionary development permits for oil and gas exploration and production shall be kept to a minimum size and area. [Source: Existing Ojai Valley Policy 1.3.2.8]~~

~~As existing oil and gas exploration and production permits are modified or come up for renewal, they shall be conditioned so that drilling and production will be subject to current policies, standards and conditions. [Source: Existing Ojai Valley Policy 1.3.2.9]~~