

**Ventura County General Plan,
Ojai Area Plan
Excerpts:**

*Goals, Policies and Programs that relate to the
Ventura River Watershed Management Plan's
Goals and Objectives*

July, 2013

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Introduction

This compilation of excerpts from the *Ojai Area Plan*, part of the *Ventura County General Plan*, is intended to reflect the most pertinent language relative to the Ventura River watershed, but should not be considered complete. This is an unofficial document, prepared by the Ventura River watershed coordinator for the benefit of the Ventura River Watershed Council and other stakeholders. Excerpts were compiled in 2013 and do not include text amended since then.

Each topic in the Area Plan includes a set of goals, policies and programs. Goals are big-picture; programs are specific. Here are how these terms are defined in the General Plan:

Goal: The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Increase housing opportunities for households of all income levels, with special emphasis on lower-income households, the elderly, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless."

The term "objectives," which are referred to in State Law, are goals that are quantified. Example: "Promote and facilitate at least a 2.3 percent market vacancy rate in owner-occupied housing and 5 percent market vacancy rate in rental housing.."

Policy: A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless."

Program: A coordinated set of actions to carry out the goals of the Plan. Example: "The County Executive Office will continue to administer Federal and State funds and grants in order to facilitate the development of affordable housing for *lower-income* households, and for those with identified special needs (farmworkers, elderly, mentally ill, handicapped, homeless), and notify other housing agencies and non-profit organizations of the availability of funding for lower-income families and special needs housing."

An asterisk (*) next to a program means that particular program will not be pursued until the specified county agency/department is given direction by the Board of Supervisors to proceed with the program.

This compilation is organized around the seven goals of the Ventura River Watershed Management Plan:

- | | |
|------------------------------------|---|
| 1. Sufficient Local Water Supplies | 5. Access to Nature |
| 2. Clean Water | 6. Responsible Land and Resource Management |
| 3. Integrated Flood Management | 7. Coordinated Watershed Planning |
| 4. Healthy Ecosystems | |

Sufficient Local Water Supplies

Water Resources (§1.2)

GOALS (§1.2.1)

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

POLICIES (§1.2.2)

1. New *development* that generates sewage in *aquifer recharge areas* shall be required to comply with the County Sewer Policy.
2. 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.
3. New oil and gas exploration and production activity shall not significantly affect the quality or quantity of the water supply.
4. *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 control devices used in the oily separators shall be properly maintained for the life of the authorized use.

PROGRAMS (§1.2.3)

1. 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.
2. 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.
3. The Agricultural Department will continue to encourage the use of alternatives to chemical methods of pest control and fertilization.

Water Supply and Distribution (§4.2)

GOALS (§4.2.1)

1. Ensure that new *development* does not exceed water resources available to the *Ojai Valley*.
2. Ensure the employment of water conservation measures in new construction and encourage water conservation practices in agricultural, municipal, industrial and recreational uses and in existing *development*.
3. Encourage the safe use of *reclaimed water* for irrigation, agriculture, wetland enhancement and stream flow maintenance and such other uses as are applicable.

POLICIES (§4.2.2)

1. New *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. This 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.
2. *Discretionary development* shall be conditioned to utilize all feasible water conservation techniques.

PROGRAMS (§4.2.3)

1. 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.
2. 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 4.2.2-1 above.
3. The Agriculture Department will discourage inefficient irrigation methods in agriculture including *flood or furrow irrigation*. Conservation, such as the goal of 80% distribution uniformity and irrigation efficiency, as currently encouraged by the Casitas Municipal Water District, will be encouraged.
4. The Casitas Municipal Water District should continue to explore the concept of the importation of State water.
- * 5. The 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.

* See Page 4

6. 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.

Public Safety (§4.5)

GOALS (§4.5.1)

2. Prohibit *development* in areas where either emergency access or adequate water supplies for fire fighting purposes cannot be provided.

POLICIES (§4.5.2)

2. Adequate 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.

Clean Water

Water Resources (§1.2)

GOALS (§1.2.1)

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

POLICIES (§1.2.2)

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4. *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 control devices used in the oily separators shall be properly maintained for the life of the authorized use.

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2. 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.
3. The Agricultural Department will continue to encourage the use of alternatives to chemical methods of pest control and fertilization.

Integrated Flood Management

Biological Resources (§1.4)**GOALS (§1.4.1)**

2. Balance the preservation of *wetland habitats* with the need to adequately protect public safety and property from flooding hazards.

Flood Hazards (§2.2)**GOALS (§2.2.1)**

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

POLICIES (§2.2.2)

1. New *development* shall be protected from flood hazards and shall not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.
2. Subdivisions 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.

PROGRAMS (§2.2.3)

1. The County Sheriff's Department Office of Emergency Services, in coordination with the Ventura County Flood Control District and the Casitas Municipal Water District, will 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.

Flood Control and Drainage Facilities (§4.4)

GOALS (§4.4.1)

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

POLICIES (§4.4.2)

(There are no supplemental policies regarding this issue.)

PROGRAMS (§4.4.3)

1. 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*.
2. The VCFCD will actively investigate and pursue all available sources of funding for flood control improvements and maintenance such as bond issues, state grants and borrowed funds.

Healthy Ecosystems

Biological Resources (§1.4)

GOALS (§1.4.1)

1. Protect significant *biological resources* within the *Ojai Valley* in order to maintain natural ecosystems and also preserve the natural beauty of the area.
2. Balance the preservation of *wetland habitats* with the need to adequately protect public safety and property from flooding hazards.
3. Recognize the role of fire in local ecosystems by supporting controlled burns and other fire prevention measures.

POLICIES (§1.4.2)

1. 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 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.
2. 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 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*.

3. *Discretionary development* shall be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.
4. Required revegetation or landscaping plans shall incorporate *indigenous plant species* where feasible in order to restore habitat in already disturbed areas.
5. Proposed *discretionary development* shall 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.
6. *Discretionary development* within *high fire hazard areas* shall be reviewed with attention to the environmental impact of required brush clearance to *biological resources*, particularly on *moderate to steep slopes*. Brush 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.
7. *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. Such dedicated lands shall 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.
8. *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 2) shall 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. 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.

PROGRAMS (§1.4.3)

1. The 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.

2. For any proposed Highway 33 improvements between Sulphur Mountain Road and Canada Larga Road, 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.

Access to Nature

Biological Resources (§1.4)

GOALS (§1.4.1)

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4. Required revegetation or landscaping plans shall incorporate *indigenous plant species* where feasible in order to restore habitat in already disturbed areas.
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2. For any proposed Highway 33 improvements between Sulphur Mountain Road and Canada Larga Road, 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.

Scenic Resources (§1.6)

GOALS (§1.6.1)

1. Preserve and protect the significant visual quality and aesthetic beauty of the *Ojai Valley* which includes, but is not limited to, surrounding mountains, hills, and ridgelines, arroyos, barrancas and protected trees.
2. Preserve the scenic view of State, Federal and local park land in and around the *Ojai Valley*.

3. Ensure that *discretionary development* on or near ridgelines minimizes impacts from grading activities in order to preserve the natural beauty of the area.
4. Discourage the proliferation of antenna and satellite dish facilities from developing on ridgelines.

POLICIES (§1.6.2)

1. *Discretionary 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.
2. The area within 400 feet (horizontal) of prominent ridgelines as shown in Figure 2 shall 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. *Discretionary development* shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and shall 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.
3. *Discretionary development* for antenna and satellite dish facilities shall be prohibited unless public need has been adequately demonstrated. When it can be demonstrated that antenna and/or satellite dish facilities are necessary for public safety or to provide a substantial public benefit, they shall be conditioned to minimize visual impacts to the maximum extent feasible. The following standards shall apply:
 - a. Such facilities shall be colored to blend in with the background view and shall utilize landscaping which is consistent with the natural character of the area to screen or soften the visual impact of such facilities.
 - b. The height of such facilities, with the exception of monopole whiptype antennas, shall be limited to 40 feet where technically feasible. Several shorter facilities are preferable to one larger facility.
 - c. New facilities shall be avoided when feasible if there is available capacity on existing antenna facilities.
 - d. Visual impacts of ancillary facilities (e.g., power lines, cables, equipment buildings) shall be taken into consideration in the conditioning of antenna facilities.
 - e. *Discretionary development* permits for antenna facilities shall be reviewed by the Planning Division at least once every ten years. The purpose of such review is to ascertain whether there

have been significant changes in antenna technology which would allow replacement of existing apparatus with smaller or less visually intrusive equipment.

- f. Abandoned or unused antenna equipment shall be removed.
4. As a result of *any discretionary development*, the reshaping of the natural terrain to permit access and construction shall 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 angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 - b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
 - c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures.
 - d. The toe and crest of all cut and fill slopes in excess of five feet vertical height shall be rounded with vertical curves.
 - e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall 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, detailed landscape and irrigation plans shall 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.
 5. *Discretionary development* on parcels containing protected trees as defined in the County's Tree Protection Ordinance, shall 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. These trees shall be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.
 6. A sign program shall be submitted concurrently with a *discretionary development* permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
 7. Cut or fill slopes for *discretionary development* which exceed a vertical height of 25 feet shall be subject to a Planning Commission hearing.

PROGRAMS (§1.6.3)

1. The Planning Division 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 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 taken by the Board of Supervisors, a citizen's committee will convene for the purpose of reviewing and commenting on the proposal.

Open Space (§3.2)

GOALS (3.2.1)

1. 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.
2. Preserve agricultural lands as a valuable resource in the *Ojai Valley*.
3. Prevent *development* from occurring in areas where it would exceed the ability to provide public facilities and services.

POLICIES (3.2.2)

1. Open Space designated parcels shall be zoned in conformance with the Land Use Map ([Figure 3](#)) and Zoning Compatibility Matrix ([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.
2. 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*.
3. All *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.

PROGRAMS (3.2.3)

1. The County will 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*.

Parks and Recreation (§4.7)

GOALS (§4.7.1)

1. Ensure that the recreational needs of existing and future residents throughout the *Ojai Valley* are adequately provided for.
2. Fully utilize existing county, city and school district park and recreational facilities and encourage the acquisition and development of new park and recreation facilities.
3. Protect existing trails and encourage the development of new bicycle and hiking/equestrian trails.

4. 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.

POLICIES (§4.7.2)

1. *Discretionary development* near existing trails shall be conditioned to mitigate or avoid adverse impacts to the existing trail system.
2. *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.
3. 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.

PROGRAMS (§4.7.3)

1. Service clubs, civic groups and individuals who wish to coordinate or provide recreational programs in the *Ojai Valley* will be encouraged to do so.
2. The County General Services Agency will 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*.
3. The County Trails Advisory Committee, in cooperation with the General Services Agency, City of Ojai and National Forest Service will develop a master plan of proposed bicycle and hiking/equestrian trails.
4. 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.
5. 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.
6. To fund an expanded local parks program, the County and the City of Ojai should consider a Special Tax or other means to permanently support local and regional park and recreational services within the *Ojai Valley*.

Responsible Land and Resource Management

Farmland Resources (§1.5)

GOALS (§1.5.1)

1. Preserve agricultural land as a resource and economic benefit to the Ojai Valley.

2. Discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys.
3. Minimize land use incompatibilities between agricultural operations and other land uses.

POLICIES (§1.5.2)

1. *Discretionary*, non-agricultural land uses adjacent to agricultural operations shall be required to establish appropriate buffers.
2. Land outside the Existing Community and Rural designated areas which is primarily in agricultural use shall be designated Open Space.

PROGRAMS (§1.5.3)

1. The Planning Division will 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.
2. Special economic programs that aid agriculture (e.g., *Land Conservation Act*) should be preserved and promoted.

Scenic Resources (§1.6)

GOALS (§1.6.1)

1. Preserve and protect the significant visual quality and aesthetic beauty of the *Ojai Valley* which includes, but is not limited to, surrounding mountains, hills, and ridgelines, arroyos, barrancas and protected trees.
2. Preserve the scenic view of State, Federal and local park land in and around the *Ojai Valley*.
3. Ensure that *discretionary development* on or near ridgelines minimizes impacts from grading activities in order to preserve the natural beauty of the area.
4. Discourage the proliferation of antenna and satellite dish facilities from developing on ridgelines.

POLICIES (§1.6.2)

1. *Discretionary 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.
2. The area within 400 feet (horizontal) of prominent ridgelines as shown in Figure 2 shall 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. *Discretionary development* shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and shall 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.
3. *Discretionary development* for antenna and satellite dish facilities shall be prohibited unless public need has been adequately demonstrated. When it can be demonstrated that antenna and/or satellite dish facilities are necessary for public safety or to provide a substantial public benefit, they shall be conditioned to minimize visual impacts to the maximum extent feasible. The following standards shall apply:
- a. Such facilities shall be colored to blend in with the background view and shall utilize landscaping which is consistent with the natural character of the area to screen or soften the visual impact of such facilities.
 - b. The height of such facilities, with the exception of monopole whiptype antennas, shall be limited to 40 feet where technically feasible. Several shorter facilities are preferable to one larger facility.
 - c. New facilities shall be avoided when feasible if there is available capacity on existing antenna facilities.
 - d. Visual impacts of ancillary facilities (e.g., power lines, cables, equipment buildings) shall be taken into consideration in the conditioning of antenna facilities.
 - e. *Discretionary development* permits for antenna facilities shall be reviewed by the Planning Division at least once every ten years. The purpose of such review is to ascertain whether there have been significant changes in antenna technology which would allow replacement of existing apparatus with smaller or less visually intrusive equipment.
 - f. Abandoned or unused antenna equipment shall be removed.
4. As a result of *any discretionary development*, the reshaping of the natural terrain to permit access and construction shall 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 angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 - b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
 - c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures.
 - d. The toe and crest of all cut and fill slopes in excess of five feet vertical height shall be rounded with vertical curves.
 - e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall 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, detailed landscape and irrigation plans shall 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.
5. *Discretionary development* on parcels containing protected trees as defined in the County's Tree Protection Ordinance, shall 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. These trees shall be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.
 6. A sign program shall be submitted concurrently with a *discretionary development* permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
 7. Cut or fill slopes for *discretionary development* which exceed a vertical height of 25 feet shall be subject to a Planning Commission hearing.

PROGRAMS (§1.6.3)

1. The Planning Division 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 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 taken by the Board of Supervisors, a citizen's committee will convene for the purpose of reviewing and commenting on the proposal.

Cultural Resources (§1.7)

GOALS (§1.7.1)

1. Preserve and protect the unique *cultural resources* within the *Ojai Valley*.
2. Ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant *archaeological* and *historic resources*.
3. Encourage the maintenance and use of facilities and organizations, (such as libraries, museums, historical societies and schools), which provides an understanding of the history and diversity of cultures in the *Ojai Valley* and surrounding areas.

POLICIES (§1.7.2)

1. All *discretionary development* permits involving construction or earth movement within the *Ojai Valley* shall be reviewed by the County's designated archaeological resource review organization.

- a. Whenever such *discretionary development* requires a field reconnaissance study, such study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.
 - b. A *qualified archaeological monitor* shall 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, then a Native American monitor shall be required.
 - c. In the event that artifacts of historical or archaeological significance are uncovered, 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.
2. All structures and/or sites designated, or being considered for designation as County Historical Landmarks within the *Ojai Valley* shall be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of *discretionary development*. All costs of preservation/salvage shall be borne by the developer. An appropriate marker shall be placed on the site to describe the historical significance of the structure, site or event.

PROGRAMS (§1.7.3)

1. The Planning Division will review the County's list of qualified archaeological monitors every five years.

Fire Hazards (2.3)

GOALS (§2.3.1)

1. Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from fire hazards.
2. Ensure that development in “*high*” and “*very high*” *fire hazard areas* provides adequate protection of life and property.
3. Support controlled burn programs and other fire prevention measures.

POLICIES (§2.3.2)

1. *Discretionary development* permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District. Adequate access and fire flow improvements shall be completed prior to combustible construction.
2. All roads shall meet or exceed the standards of the Fire Protection District.
3. *Discretionary 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.

4. A Fire Protection District approved *fuel modification zone* (fuel break) of at least 100 linear feet shall be provided around all combustible structures located in “*high*” or “*very high*” fire hazard areas.
5. Fire-retardant roofing materials shall be required for new construction in “*high*” and “*very high*” fire hazard areas.

PROGRAMS (§2.3.3)

1. The Fire Protection District, in cooperation with the Los Padres National Forest Service, will continue control burn programs as necessary.
2. The Ventura County Fire Protection District should continue the fire hazard management (including enforcement of brush clearance requirements) program within the *Ojai Valley*.
- * 3. The Ventura County Fire Protection District should prepare, for the Board of Supervisors’ consideration, a budgetary proposal to upgrade the Oak View Fire Station.

General Plan Goals, Policies and Programs (§3.1)

GOALS (§3.1.1)

1. Ensure that the County can accommodate anticipated future growth and *development* while maintaining a safe and healthful environment by preserving valuable natural resources, guiding development away from hazardous areas, and planning for adequate public facilities and services. Promote planned, well-ordered and efficient land use and *development* patterns.

POLICIES (§3.1.2-6)

6. **Minimum Parcel Size:** Except as provided below, subdivisions of land shall meet the most restrictive minimum parcel size requirements established by Figures 3.1 and 3.2a & b, by the applicable Zoning Compatibility Matrix established by the respective Area Plans or by the applicable Existing Community Map contained in this Chapter commencing with [Figure 3.7](#).
 - A water well site or sites may be created on a lot for the sole purpose of transferring, by lease or sale, possession of the well and so much of the land around the well as may be necessary for its operation. Such wells shall be for agricultural purposes only.
 - Parcels for public purposes such as, but not limited to, fire, police, water wells, flood control and other public health and safety facilities, are exempt from these minimum parcel size requirements.
 - Affordable/Elderly Housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16.
 - Parcels designated Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.

* See Page 4

- Parcels subdivided for natural resource conservation purposes in accordance with the Parcel Map Waiver/Conservation Subdivision process established in the Subdivision Ordinance.
- Parcels of less than the prescribed minimum lot area may be allowed for Farmworker Housing Complexes on land zoned AE within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.

Open Space (§3.2)

GOALS (§3.2.1)

1. 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.
2. Preserve agricultural lands as a valuable resource in the *Ojai Valley*.
3. Prevent *development* from occurring in areas where it would exceed the ability to provide public facilities and services.

POLICIES (§3.2.2)

1. Open Space designated parcels shall be zoned in conformance with the Land Use Map ([Figure 3](#)) and Zoning Compatibility Matrix ([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.
2. 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*.
3. All *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.

PROGRAMS (§3.2.3)

1. The County will 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*.

Coordinated Watershed Planning

Water Resources (§1.2)

PROGRAMS (§1.2.3)

1. 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.
2. 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.

Biological Resources (§1.4)

POLICIES (§1.4.2)

5. Proposed *discretionary development* shall 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.

Water Supply and Distribution (§4.2)

PROGRAMS (§4.2.3)

1. 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.
2. 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 4.2.2-1 above.
3. The Agriculture Department will discourage inefficient irrigation methods in agriculture including *flood or furrow irrigation*. Conservation, such as the goal of 80% distribution uniformity and irrigation efficiency, as currently encouraged by the Casitas Municipal Water District, will be encouraged.
5. The 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.

6. 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.