

OAK PARK AREA PLAN

September 2020



Please see the next page.

VENTURA COUNTY GENERAL PLAN
OAK PARK AREA PLAN

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

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Introduction

Purpose

The Oak Park Area Plan is an integral part of the Ventura County General Plan and, as such, serves as the Land Use Plan for the Oak Park Community. “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. This Area Plan governs the distribution, general location and types of land uses for community facilities, commercial, residential and open space purposes. The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future.

The Oak Park Area Plan is composed of this policy document and supporting maps and tables.

State law also mandates that a general plan be internally consistent. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan Policy document were reviewed and used in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

The first 600 dwelling units in Oak Park were developed in the mid-1960s. In May of 1972, Metropolitan Development Corporation (MDC) filed an application with Ventura County to obtain a General Plan amendment and Zone Change to permit development of the remainder of the Oak Park Community. On April 24, 1973, the MDC application was denied by the County Board of Supervisors due to concerns related to development of unincorporated County land contrary to adopted Guidelines for Orderly Development and due to economic impacts associated with the project.

MDC subsequently filed an action with the Superior Court against Ventura County claiming vested interest due to prior construction of sewer, water and roadway infrastructure. On December 30, 1974, a judgment was entered affirming a stipulated agreement between MDC and Ventura County. The County agreed to amend the General Plan, rezone Oak Park and approve the Oak Park Master Plan and Development Program in order to accommodate development of the Oak Park community. In return, MDC agreed to donate land for a fire station, County administration building, school sites, parks and open space, totaling more than 1,843 acres, and MDC agreed to pay a fee for the development of park and recreation facilities, for schools and other capital improvements.

From 1974 to 1991, the County approved Development Plans for each of four planning zones (see Figure OP-1). More than half of the Oak Park Urban Community was developed or was under construction during this period. In addition, applications for development of 12 out of the remaining 16 undeveloped urban parcels (outside of Planning Zone III) were under review by the Planning Division.

In mid 1978, the Planning Division determined that it was necessary, as part of the General Plan Recodification Program, to prepare an area plan for the Oak Park Area of Interest in order to be consistent with other developing urban areas within the County. The Oak Park Plan does not contemplate urban development at this time in the Ahmanson and Jordan Ranch areas. Urban development in these areas would require a future amendment to this Area Plan. The goals, policies and programs for this plan are primarily derived from the original Oak Park Master Plan and Development Program, the Environmental Impact Report prepared for the Oak Park Community in 1977, the EIR Supplement prepared in 1983, the three existing Oak Park specific plans and from other existing plans and policies previously adopted by the Board of Supervisors.

The Oak Park Area Plan incorporates by reference the four existing Development Plans.

The County has continued to refine and update the plan over the years, and has amended it eight times, in 1989 (twice), 1991, 1992 (twice), 1995, 1996, and 2005. As part of the 2040 General Plan Update process, the County updated this Oak Park Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Oak Park 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 Oak Park area, and
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Oak Park Area Plan is the detailed land use plan of the Ventura County General Plan for the Oak Park area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Oak Park area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Goals, Policies, and Programs

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- **Goal** - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: " To provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses."
- **Policy** - Means a specific statement guiding day-to-day actions and implying clear commitment. Example: "The County shall require all discretionary development to comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Development Plans."
- **Program** - Means a coordinated set of measures designed to be set in motion to carry out the goals and polices of the plan. Example: "The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy and Rancho Simi Recreation and Park District to ensure that future amendments to those agency's plans are consistent with this Area Plan."

Local Setting

Overview of Plan Area

The Oak Park Area Plan consists of approximately 869 acres of land in Eastern Ventura County (see Figures OP-2 and OP-3).

Community History

In the late 1960s through the 1970s, Oak Park attracted hundreds of buyers from the San Fernando Valley and beyond. Oak Park built out 2002, and with no further development possible, the open spaces within and surrounding this community are forever dedicated parklands. Oak Park is the largest unincorporated community in Ventura County.

Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

The Land Use Map (Figure OP-4) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within four general land use categories, there are Land Use Designations which dictate the type and intensity of land use within each category. A Summary Table (Table OP-3) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the land use designations is described in Table OP-1.

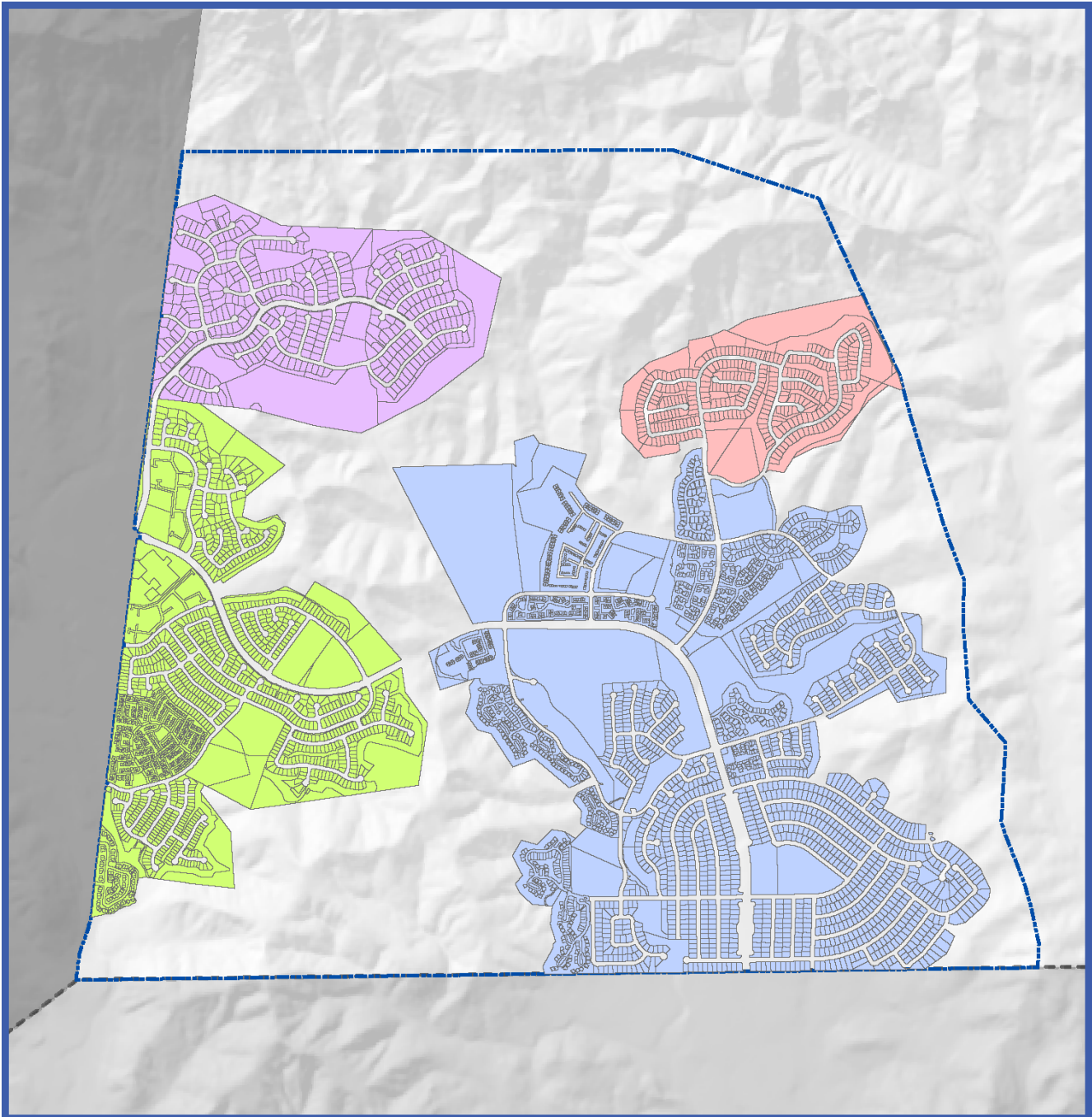






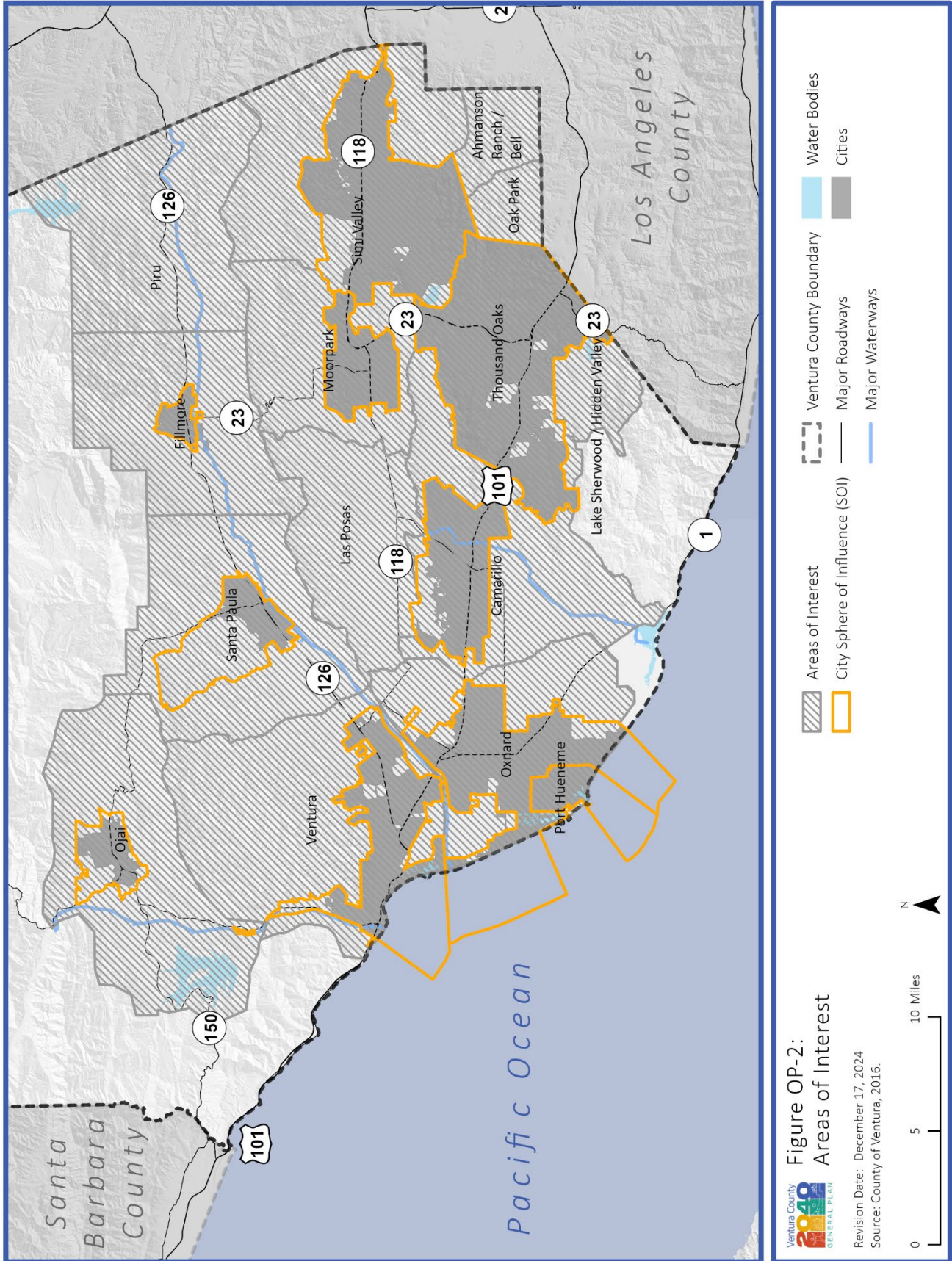


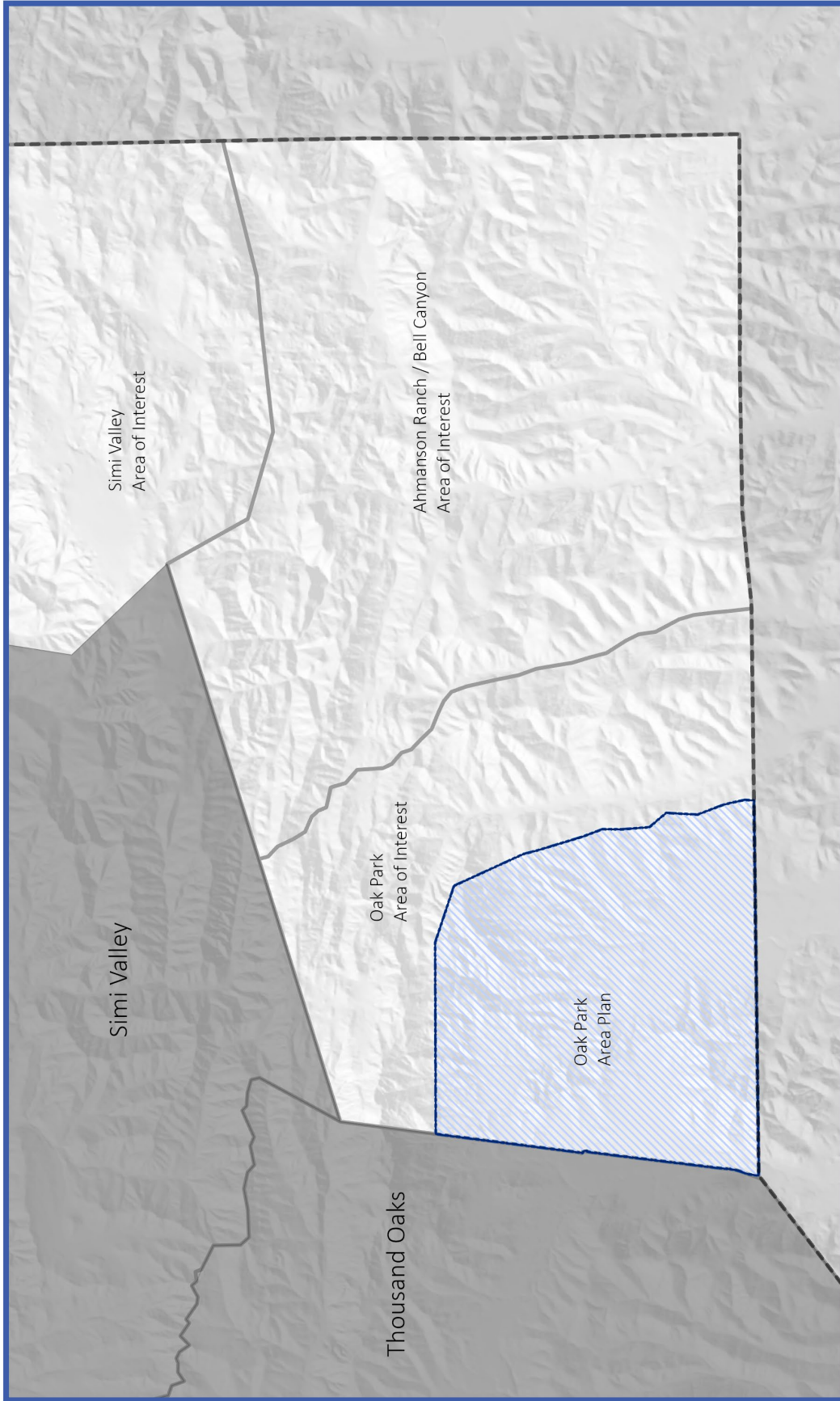
Figure OP-1:
Oak Park
Community Planning Zones

Map Date: February 01, 2019
Source: Mintier Harnish, 2019.



-  Oak Park Area Plan Boundary
- Community Planning Zones**
-  Zone I
-  Zone II
-  Zone III
-  Zone IV
-  Cities





**Figure OP-3:
Oak Park Area of Interest**

Ventura County **2040** GENERAL PLAN
 Revision Date: December 17, 2024
 Source: County of Ventura, 2016.

0 1 2 Miles

N

- Oak Park Area Plan
- Areas of Interest
- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- Water Bodies

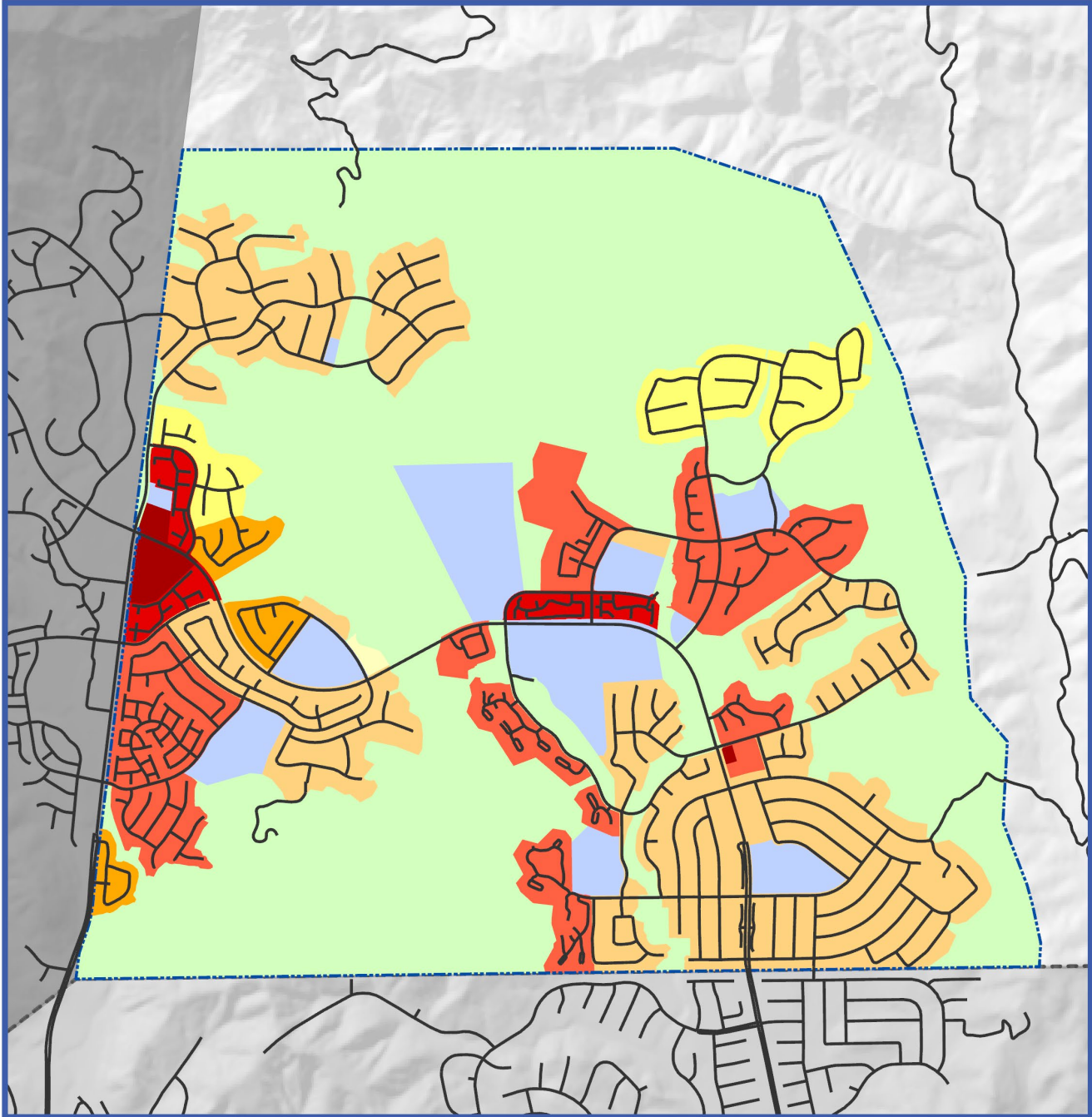


Figure OP-4:
 Area Plan Land Use Diagram-
 Oak Park Area Plan

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

- | | | |
|--------------------|------------------------|-------------------------|
| Area Plan Boundary | Residential 1-2 du/ac | Residential 16-20 du/ac |
| Major Roadways | Residential 2-4 du/ac | Commercial |
| Local Roads | Residential 4-6 du/ac | Community Facilities |
| Major Waterways | Residential 6-8 du/ac | Public Open Space |
| Cities | Residential 8-12 du/ac | |



Table OP-1 Oak Park Area Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
Residential 1-2 du/ac	The purpose of the Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are six land use designations; "Residential 1-2" (1-2 du/ac), "Residential 2-4" (2-4 du/ac), "Residential 4-6" (4-6 du/ac), "Residential 6-8" (6-8 du/ac), "Residential 8-12" (8-12 du/ac) and "Residential 16-20" (16-20 du/ac).	1-2 du/ac
Residential 2-4 du/ac		2-4 du/ac
Residential 4-6 du/ac		4-6 du/ac
Residential 6-8 du/ac		6-8 du/ac
Residential 8-12 du/ac		8-12 du/ac
Residential 16-20 du/ac		16-20 du/ac
Commercial	The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents of Oak Park.	
Community Facilities	The purpose of the Community Facilities category is to identify land required for schools, parks and other governmental and institutional facilities.	
Public Open Space	The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation agency or a homeowner's association.	

Source: Oak Park Area Plan (11-15-2005 edition), Section 3. Land Use

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Table OP-2) delineates which zones are compatible with the various Land Use Designations.

Table OP-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
POS	(Public Open Space)	■	■	■	■	■	■	■	■		■							
R/1-2	(Residential 1-2 du/ac)	■		■	20	■	■		2 U		■							
R/2-4	(Residential 2-4 du/ac.)	■		■	■	■	10		4 U		■							
R/4-6	(Residential 4-6 du/ac .)	■		■	■	■	■		6 U		■							
R/6-8	(Residential 6-8 du/ac)	■		■	■	■	■		8 U		■							
R/8-12	(Residential 8-12 du/ac)	■		■	■	■	■	■	12 U		■							
R/16-20	(Residential 16-20 du/ac)	■		■	■	■	■	■	20 U		■							
COM	(Commercial)												■	■	■			
CF	(Community Facilities)	■		■	■	■	■	■	■		■		■	■	■			

Source: Oak Park Area Plan (11-15-2005 edition)

Table OP-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
POS	(Public Open Space)	1,974	5%	N/A	0	N/A	0	0
TOTALS		1,974			0		0	
LAND USE DESIGNATION		Residential						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (du/ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
R/1-2	(1-2 du/ac)	1.0	28%	2	2	2.99	6	6.00
R/2-4	(2-4 du/ac)	105.2	35%	4	420	2.99	1,255	11.95
R/4-6	(4-6 du/ac)	514.2	41%	6	3,085	2.99	9,224	17.94
R/6-8	(6-8 du/ac)	86.3	48%	8	690	2.99	2,063	23.90
R/8-12	(8-12 du/ac)	175.1	50%	12	2,101	2.99	6,282	35.88
R/16-20	(16-20 du/ac)	38.6	60%	20	772	2.99	2,308	59.79
TOTALS		920.4			7,070		21,138	

LAND USE DESIGNATION		Commercial/Community Facilities					
		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)	15.2	60%	99.3	2.0	199	13.1
CF	(Community Facilities)	187.7	60%	817.6	1.0	818	4.4
TOTALS		202.9		916.9		1,017	

Source: Oak Park Area Plan (11-15-2005 edition)

Notes:

¹ 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.

² Excludes second dwelling units per Section 65852.2 of the State Government Code.

³ Year 2000 Forecast for Oak Park Growth Area.

Land Use and Community Character

Growth Management

OP-1

To ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.

OP-2

To ensure that development is consistent with the population/land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP) and the Ventura County Transportation Study (VCATS).

OP-3

To provide living opportunities for families of a wide range of incomes.

Land Use Designations and Standards

The following are the goals, policies and programs which apply to each land use category in the Oak Park Community. The Oak Park Community is divided into four Planning Zones (see Figure OP-1).

OP-3.1

Zoning and Development Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps (Figure OP-4), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Table OP-2) indicates the zones which are consistent with the various land use categories.

OP-3.2

Public Open Space

The County shall require Public Open Space to be located in conformance with the Land Use Maps which have been developed in accordance with the above goals and objectives (see Figure OP-4).

Character and Design

OP-4

To provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.

OP-5

To provide a socially and economically balanced community, including apartments, attached single-family homes, and conventional single-family detached houses.

OP-6

To preserve the major resources of the area by adapting development patterns to the natural environment.

OP-7

To provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses.

OP-7.1

Design Standards for Discretionary Development

The County shall condition discretionary development to incorporate good design standards including open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with surroundings, etc.

OP-7.2

Setback Standard Compliance

The County shall require all development to comply with the setback standards contained in the adopted Oak Park Development Plans.

OP-8

To provide for flexibility in the design of the Oak Park Community.

OP-9

To provide a focus for the community around which an identity can emerge.

OP-10

To promote a lifestyle characterized by intimate and extensive experience with the natural environment, a rich and varied social context, and a strong sense of community.

OP-10.1

Design Standards for Discretionary Development

The County shall require discretionary residential development shall be conditioned to incorporate good design standards and maintain the character of the Oak Park Community. Design standards include open space, landscaping circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.

OP-10.2

Cul-de-sac Length

The County shall limit cul-de-sac length to 800 feet.

OP-11

To provide neighborhood types which utilize the variety of micro climates and natural topographic characteristics of the site.

OP-12

To produce residential environments and dwelling configurations that have a substantial view, privacy, and open space qualities.

OP-13

To encourage the provision of a variety of housing densities within large developments so long as the overall density is consistent with the land use category established by the Land Use Map (Figure OP-4).

OP-13.1

Residential Development Land Use Map Conformance

The County shall require residential development to be located in conformance with the Land Use Map (see Figure OP-4) which has been developed in accordance with the above goals and objectives.

OP-14

To provide commercial uses which meet the convenience shopping and service needs of the Community of Oak Park.

OP-15

To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.

OP-15.1

Commercial Development Land Use Map Conformance

The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (see Figure OP-4).

OP-15.2

Compatibility with Adjacent Land Uses

The County shall subject commercial development to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing, and mitigation of nuisance factors.

Civic Engagement

OP-16

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

OP-17

to establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.

OP-17.1

Oak Park Municipal Advisory Council (OPMAC)

The Oak Park Municipal Advisory Council (OPMAC) shall continue to be the Board of Supervisors' recognized public review group for the Oak Park Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Oak Park Area of Interest shall be distributed to the OPMAC.

OP-17.2 Notification to Oak Park Municipal Advisory Council (OPMAC)
All County departments shall make an effort to notify the OPMAC concerning issues and programs of importance to the Oak Park area prior to decisions being made regarding these matters.

Development Review and Inter-Agency Coordination

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. Additionally, several Federal, State, and local agencies have adopted plans which embrace land use issues in the Oak Park area. The following goals, policies and programs address the relationship between these regional plans and programs and the Oak Park Area Plan.

OP-18 To ensure that development is consistent with all elements of the County General Plan.

OP-18.1 County General Plan Compliance
The County shall require all development to be consistent with the goals, policies and programs of the County General Plan.

OP-19 To ensure consistency, to the maximum extent feasible, with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.

OP-19.1 Santa Monica Mountains Comprehensive Plan Compliance
The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan.

Circulation, Transportation, and Mobility

Roadways

OP-20 To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Oak Park.

OP-21 To ensure that new development ties into the existing primary circulation system by an adequate collector street network.

OP-21.1 Road Improvement Circulation Map Conformance
The County shall require all road improvements to be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figure OP-5).

OP-21.2 County Public Road Standards Compliance
The County shall require all new private and public roads to be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.

OP-21.3

Grading and Disturbance of Natural Topography

The County shall require all roads to be designed to minimize grading and disturbance of natural topography.

Regional Multimodal System

OP-22

To provide safe pedestrian and bicycle pathways throughout the Oak Park Community.

OP-22.1

Bicycle and Pedestrian Trails Network

The County shall connect all areas of the Oak Park Community together through a network of bicycle and pedestrian trails and to public open spaces in accordance with the adopted Oak Park Development Plans and as shown on the Oak Park Community Circulation Map (Figure OP-5).

OP-22.2

Pedestrian, Equestrian, and Bicycle Circulation System

The County shall require a pedestrian, equestrian and bicycle circulation system to be constructed in accordance with the adopted Oak Park Development Plans and as shown on the Oak Park Community Circulation Map (Figure OP-5).

OP-22.3

Secure Bicycle Parking Facilities

The County shall require discretionary commercial development to provide secure bicycle parking facilities.

OP-22.4

Turnout Facilities

The County shall require pedestrian, equestrian, bicycle and bus turnout facilities to be constructed and maintained in accordance with the requirements of the adopted Oak Park Specific Plans.

OP-23

To encourage the provisions of public and private bus service to and from Oak Park.

OP-23.1

Incentives to Transit Use

The County shall require discretionary commercial development to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).

OP-23.2

Oak Park Development Plan Compliance

The County shall require bus turnouts along Kanan Road to be located and designed in accordance with the adopted Oak Park Development Plans.

OP-23.3

Park and Ride Lot

The County shall require a Park and Ride lot to be developed, fully committed, or in lieu monies paid consistent with Caltrans siting criteria and Ventura County Planning Division requirements.

OP-23.4

Park and Ride Lot Requirement

The County shall require a Park and Ride facility to be developed, fully committed, or in lieu monies have been paid prior to the issuance of any building permits for commercial development at the southeast corner of Kanan Road and Lindero Canyon Road. The County shall require such facility to be consistent with Caltrans siting criteria and Ventura County Planning requirements.

Funding

OP-23.5

Circulation Impact Mitigation

The County shall condition discretionary development to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.

OP-23.6

Private Road Maintenance

The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.

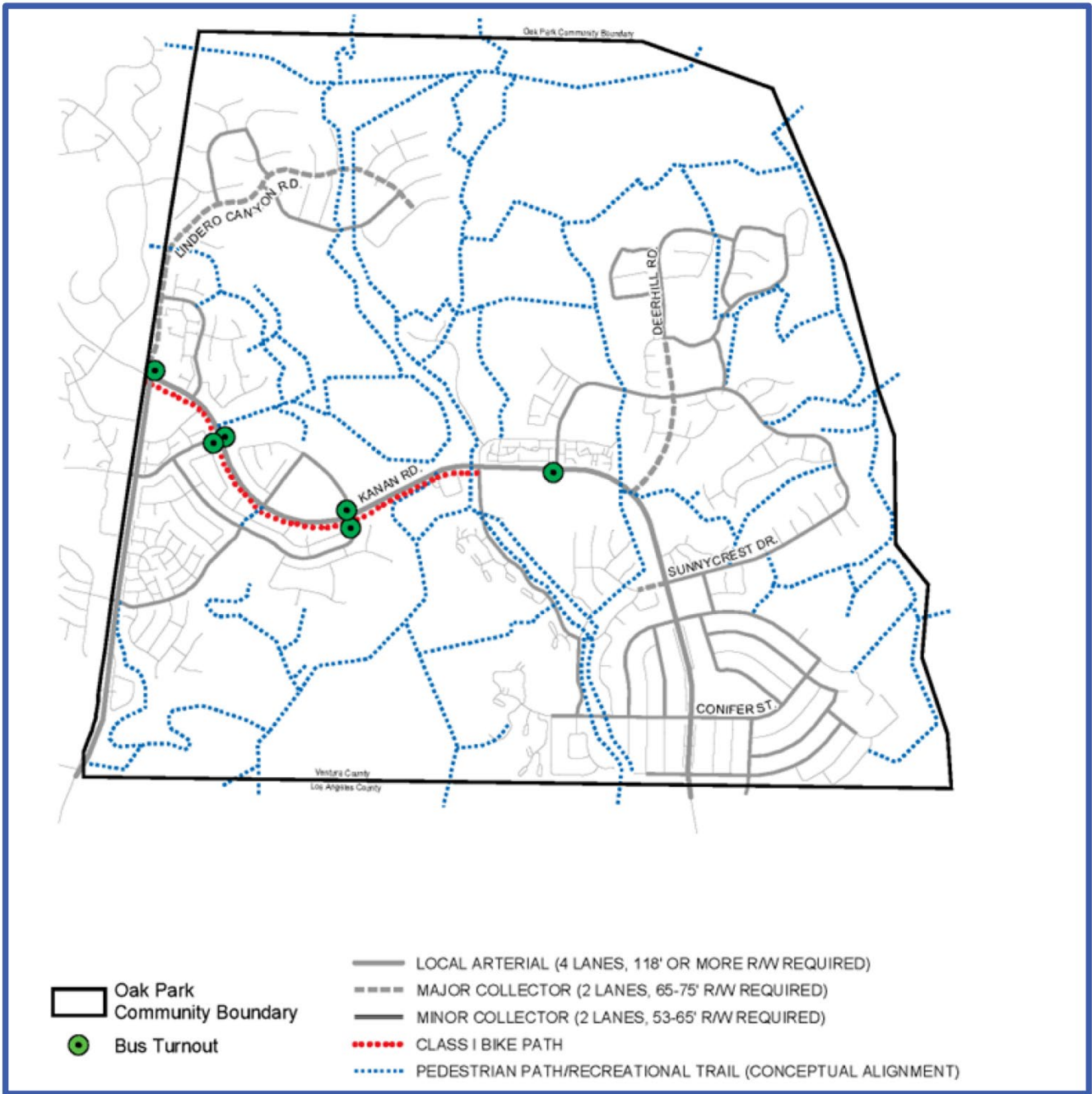


Figure OP-5:
Oak Park Community Circulation Map

Revision Date: December 17, 2024

Source: County of Ventura, 2016.



Public Facilities, Services, and Infrastructure

Public Facilities and Services

OP-24 *To provide public services at the level desired by area residents.*

OP-25 *To ensure that new development financially supports County services.*

Wastewater Treatment and Disposal

OP-26 *To ensure that sewage lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.*

OP-27 *To preserve major drainage courses and integrate them into a public path network.*

OP-27.1 **Sewer System Connection Requirement**

The County shall require all development within the Oak Park Community to be connected to the sewer system. A will-serve commitment shall be obtained from the sanitation district prior to project approval.

OP-27.2 **Sewer System Sizing**

The County shall require the sewer system designed for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.

OP-27.3 **Private Septic Systems Outside the Oak Park Community**

The County Environmental Health Division shall regulate private septic systems outside the Oak Park Community in accordance with the County's Sewer Policy and CSA 32.

Solid and Hazardous Waste

OP-28 *To encourage recycling of solid waste materials.*

Public Utilities

OP-29 *To provide adequate utility services to the area in keeping with the area's scenic qualities.*

OP-29.1 **Undergrounding Utility Lines Requirement**

The County shall require undergrounding of all electric, cable, phone, and gas lines for all discretionary development.

Community Facilities

OP-30 *To provide community facilities to meet the needs of the Oak Park residents.*

OP-31 *To encourage the provisions of a broad range of community facilities, including recreational and commercial.*

OP-31.1

Community Facility Land Use Map Conformance

The County shall require community facilities to be located in conformance to the Land Use Map (Figure OP-4) which has been developed in accordance with the above goals.

OP-32 *To encourage joint-use facilities where possible.*

Library Facilities and Services

OP-33 *To ensure a quality education for the children of Oak Park.*

OP-34 *To ensure that adequate facilities are provided at local schools.*

OP-35 *To promote multiple use of school/park facilities.*

OP-36 *To promote multiple use of school facilities.*

OP-36.1

Adjacent Locations for Schools and Parks

The County shall require schools and parks to be located adjacent to each other and planned as joint-use facilities as much as possible.

OP-36.2

Multiple Use of School Facilities

The County shall require school facilities, such as parking lots, gymnasiums, libraries, and fields, to be located and planned as multiple use facilities as much as possible (e.g., combine public and school library).

Parks and Recreational Facilities

OP-37 *To provide a range of recreational opportunities and programs which are easily accessible to the residents of Oak Park.*

OP-38

To ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.

OP-38.1

Recreation Facilities and/or In-Lieu Fees

The County shall require recreation facilities and/or in-lieu fees to be provided for each residential development in accordance with the adopted Oak Park Development Plans.

OP-39

To establish and maintain a public trail network between public lands.

Law Enforcement and Emergency Services

OP-40

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

OP-40.1

Compliance with Fire Protection District and Sheriff's Department Requirements

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

OP-41

To ensure that future development provides adequate private security for the prevention of local crime.

Fire Protection

OP-41.1

Adequate Water for Fire-Fighting

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

Conservation and Open Space

Biological Resources

OP-42

To protect the significant biological resources of the Oak Park Area of Interest.

OP-43

To preserve "threatened" and "endangered" species.

OP-43.1

Biological Field Reconnaissance Report Requirement

The County shall require, where not previously prepared, a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures to be prepared as part of the environmental assessment of all discretionary permits involving earth movement or construction on previously undeveloped land.

- OP-43.2** **Discretionary Development Near Marshes and Bodies of Water**
The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map to be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.
- OP-43.3** **Wetland Habitat Impact Mitigation**
The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream, as identified on the latest USGS 7 1/2 minute quad map, to be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.
- The County shall prohibit discretionary development that would have a significant impact on significant "wetland" habitats, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.
- OP-43.4** **Biological Resource Consultation**
The County shall require the California Department of Fish and Game, the U. S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and the National Park Service to be consulted when discretionary development may affect significant biological resources.
- OP-43.5** **Blasting Restrictions**
The County shall prohibit blasting from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.
-
- OP-44** *To protect, to the maximum extent feasible, natural habitat/vegetation.*
-
- OP-44.1** **Healthy Mature Trees and Sensitive Plant Species**
The County shall require discretionary development to be located to avoid the loss or damage to healthy mature trees and sensitive plant species, including: Catalina Mariposa Lily, Wind Poppy and Santa Susana Tar Plant and other rare or endangered species.
- OP-44.2** **Oak Trees**
The County shall require, where applicable, developers to submit an updated Oak Tree Report, covering all oaks located within 50 feet of any proposed grading or construction. Trees, along with identifying number, health and aesthetic grades, shall be shown on the grading plan.
- OP-44.3** **Oak Park Development Plans Compliance**
The County shall require all discretionary development to comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Development Plans.

OP-45 *To protect wildlife migration corridors and habitat where feasible.*

OP-46 *To compensate for the destruction or degradation of natural habitat/vegetation.*

Scenic Resources

OP-47 To preserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.

OP-47.1 Ventura County Guide to Landscape Plans Compliance
The County shall require discretionary development to meet or exceed standards of the Ventura County Guide to Landscape Plans.

OP-48 To ensure that new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area.

OP-48.1 Public Views of Natural Ridgelines
The County shall prohibit discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines.

OP-48.2 Standards for Landscape Plans
The County shall require discretionary development to meet or exceed standards of the Ventura County Guide to Landscape Plans.

OP-48.3

Terrain Conformance

The County shall require discretionary development to be designed to conform to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The County shall require the angle of the graded slope to be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit angular forms. The County shall require the graded form to reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: The County shall require graded slopes to be concealed by landscaping, berms or other measures wherever possible.
- d. The County shall require the toe and crest of all cut and fill slopes in excess of five (5) feet vertical height to be rounded with vertical curves.
- e. The County shall prohibit privately maintained slopes in excess of 12 vertical feet in height.
- f. Where cut or fill slopes exceed 100 feet in horizontal length, the County shall require the horizontal contours of the slope to be curved in a continuous, undulating fashion in conformance with natural slopes.
- g. Where cut and fill slopes in excess of five feet are created, the County shall require detailed landscape and irrigation plans to be submitted to and approved by the Planning Division and Public Works Agency. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.
- h. The County shall require all planting and irrigation of manufactured slopes to be completed and approved by the Planning Division prior to final grading inspection.
- i. The County shall require extensive grading on slopes exceeding 25% to be avoided in all but the most unusual circumstances.
- j. The County shall require grading to be designed to avoid a terrace or staircase effect.
- k. The County shall require grading to be avoided on the upper slopes of major hills in order to preserve views.
- l. The County shall require all requirements of the Grading and Maintenance of Slopes Standards to be continued in the adopted Oak Park Development Plans shall be complied with.

OP-49

To ensure that new development takes into account views, sun, wind and privacy.

OP-49.1

Exterior Lighting

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

Cultural, Historical, Paleontological, and Archaeological Resources

OP-50

To preserve and protect the unique cultural resources of the Oak Park Area of Interest.

OP-50.1

Archaeological Resources Organization and Chumash Indian Community Review

The County shall require all discretionary permits involving construction or earth movement within the Oak Park Area of Interest to be reviewed by the County's designated archaeological resource organization and representatives of the local Chumash Indian Community. Where deemed necessary by the Planning Division, the County shall require a field reconnaissance study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. The County shall require appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County. The County shall require grading to be monitored within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. The County shall require monitors to be empowered to halt construction in the immediate vicinity of unearthed artifacts until adequate investigation has occurred.

OP-51

To further the knowledge and understanding of the history of human use of the Oak Park area.

Energy Resource Conservation

OP-52

To create a land use pattern which minimizes energy consumption.

OP-53

To encourage the use of alternative sources of energy within new development.

OP-54

To encourage the employment of energy conservation techniques in new development.

OP-54.1

Energy Saving Devices

The County shall require all residential units to employ energy saving devices as may be appropriate to the state of the art. These are to include, but are not limited to, the following:

- a. Low flush toilets (not to exceed 2-3 gallons);
- b. Shower controllers;
- c. Gas appliances shall not have continuous burning pilot lights;
- d. All thermostats connected to the wall space heating source to have night setback features; and

Area Plan

- e. Kitchen ventilation system to have automatic dampers to ensure closure when not in use.

Open Space

OP-55 *To protect public access to hills and recreation areas.*

OP-56 *To preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community.*

OP-56.1 **Open Space Within Oak Park**

The County shall require open Space areas within the Oak Park Community to be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. The County shall require deed restrictions, conservation easements, or other means to be employed to ensure that the entirety of these areas remain as open space in perpetuity.

OP-57 *To encourage the dedication of open space lands to public agencies, where feasible.*

OP-58 *To encourage the acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.*

OP-59 *To maintain the lands outside the Oak Park Community in "Public Open Space" as a means of retaining the remote scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.*

Hazards and Safety

Wildfire Hazards

OP-60 *To protect the public and minimize public and private losses due to fire.*

OP-61 *To ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.*

OP-61.1 **Adequate Water and Access for Firefighting**

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District.

- OP-61.2** **Fire Department Policy Consistency**
 The County shall limit development in the Oak Park Community to only occur if such development is found by the Board of Supervisors to be consistent with all Fire Department policies.
- OP-61.3** **Fuel Modification Zone Requirement**
 The County shall require a fuel modification zone of at least 100 linear feet be provided around all residential areas. The County shall require said zone to be in conformance with the Landscape Design and Planting standards for the "Crown Edge" (Fuel Modification Zone) contained in the adopted Oak Park Development Plans.
- OP-61.4** **High Fire Hazard Area Requirements**
 The County shall require discretionary development in High Fire Hazard areas to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.
- OP-61.5** **Adequate Access and Fire Flow Improvements for Combustible Construction**
 The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.
- OP-61.6** **Fire Protection District Compliance**
 The County shall require all roads to conform to the standards of the Fire Protection District.

OP-62 *To support controlled burn programs and other fire prevention measures.*

- OP-62.1** **Brush Removal Adjacent to Proposed Buildings**
 The County shall limit brush removal adjacent to proposed buildings to 2 acres or less per lot, unless greater clearance is required by the Fire Protection Ordinance.
- OP-62.2** **Defensible Space Standards**
 The County shall require all discretionary development to comply with the Defensible Space standards and policies contained in the adopted Oak Park Specific Plans.

Flood Hazards

OP-63 *To protect the public and minimize public and private losses due to flood hazards.*

OP-64 *To provide flood control and drainage facilities where necessary for the protection of life and property.*

- OP-64.1** **Flood Hazard Protection**
 The County shall require new development to be protected from flood hazards and to be designed to avoid aggravating flood hazards to downstream properties.
- OP-64.2** **Red Line Channels in Oak Park Area of Interest**
 The County shall require the County Public Works Agency, Flood Control and Water Resources Department to regulate, by means of a Watercourse Permit, any construction affecting Red

Line Channels in the Oak Park Area of Interest (Lindero Creek, Medea Creek, Las Virgenes Creek, Palo Comado Creek, Cheeseboro Creek).

OP-64.3

Improved Channel Construction

Where improved channels are necessary for flood control purposes, The County shall require them to be constructed to maintain as natural a setting as possible.

Geologic and Seismic Hazards

OP-65

To Protect the public and minimize public and private losses due to seismic and geologic hazards.

OP-65.1

Seismic and Geologic Hazards

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

OP-65.2

Grading and Maintenance of Slopes Standards

The County shall require all discretionary grading to be in accordance with the Grading and Maintenance of Slopes standards contained in the adopted Oak Park Development Plans.

OP-65.3

Oak Park Development Plan Conformance

The County shall not permit development in the Oak Park Community (Figure OP-4) unless it can be demonstrated to the satisfaction of the Board of Supervisors that the Grading and Maintenance of Slopes Standards contained in the applicable Oak Park Development Plan will be fully adhered to.

Noise

OP-66

To provide for a relatively quiet environment through proper land use planning and permit conditioning.

OP-66.1

Ventura County General Plan Conformance

The County shall require development proposals to be subject to the policies and standards of the Noise Section of the Goals-Policies-Programs of the Ventura County General Plan. The County shall require noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.

OP-66.2

Construction and Grading Operating Hours

The County shall limit outdoor construction and grading equipment to operate only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

OP-66.3

Muffler Requirement for Heavy Construction

The County shall require mufflers to be used on all heavy construction equipment.

OP-66.4

Construction Generators

The County shall require construction generators to be located a minimum of 300 feet from occupied residences or appropriately shielded.

OP-67

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

OP-67.1

Buffer for Noise Sensitive Uses

The County shall require noise sensitive uses to be buffered from 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.

Air Quality

OP-68

To promote a level of air quality which protects the public health, safety, and welfare.

OP-69

To ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

OP-70

To ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

OP-70.1

Air Quality Impact Mitigation

The County shall condition discretionary development which could have significant adverse air quality impacts to avoid, minimize or compensate for the air quality impact.

OP-70.2

Air Pollution Control District Compliance

The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize air pollution impacts.

OP-70.3

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development to submit a Transportation Systems Management Plan, contribute funds to the Commuter Computer, develop or participate in employee ride sharing or van pooling programs, subsidize transit fares for employees, implement a four-day work week, incorporate an Integrated Energy System into the design of the development, and/or comply with other air pollution mitigation measures deemed appropriate by the APCD.

OP-70.4

Low NOx Water Headers

The County shall require "Low NOx" water heaters to be installed in all units.

Water Resources

Water Supply

OP-71

To maintain the quality of the area's water resources.

OP-71.1

Unused Wells

The County shall require unused wells to be abandoned and destroyed per the requirements of the County Well Ordinance.

OP-71.2

Soil Erosion and Downstream Siltation and Pollution

The County shall require discretionary development to be designed to minimize soil erosion and downstream siltation and pollution by the following means:

- a. Temporary revegetation shall be used on graded areas to reduce erosion potential.
- b. During the construction phase, soil stabilization fabrics shall be employed where necessary.

OP-72

To ensure that water lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.

OP-72.1

Water System Sizing

The County shall require the water system for the Oak Park Community to be sized to be no larger than necessary to serve the Community.

OP-73

To ensure that proposed development is consistent with the Ventura County Water Quality Management Plan.

OP-73.1

Ventura County Water Quality Management Plan Conformance

The County shall require all discretionary permits to be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

OP-73.2

Will-serve Commitment Requirement

The County shall require all development within the Oak Park Community to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to project approval.

Water Conservation and Reuse

OP-74

To encourage the employment of water conservation measures in new construction.

OP-75

To encourage employment of water conservation techniques in new construction.

OP-75.1

Water Conservation Provisions

The County shall require all discretionary development to include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

OP-75.2

Water Conservation Plan Requirement

The County shall require developers of discretionary projects to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems, low or ultra-low water usage plumbing fixtures and other measures designed to reduce water usage.

OP-76

To encourage use of reclaimed water for landscaping purposes.

OP-76.1

Reclaimed Water for Landscaping

The County shall require landscaping within discretionary development to utilize reclaimed water from the Triunfo Sanitation District where economically and physically feasible.

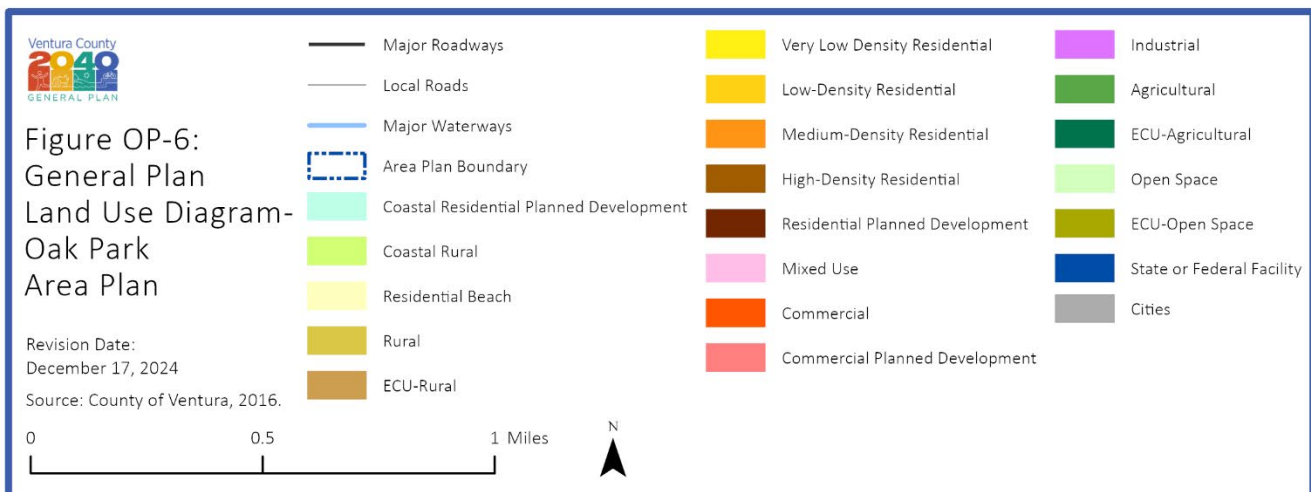
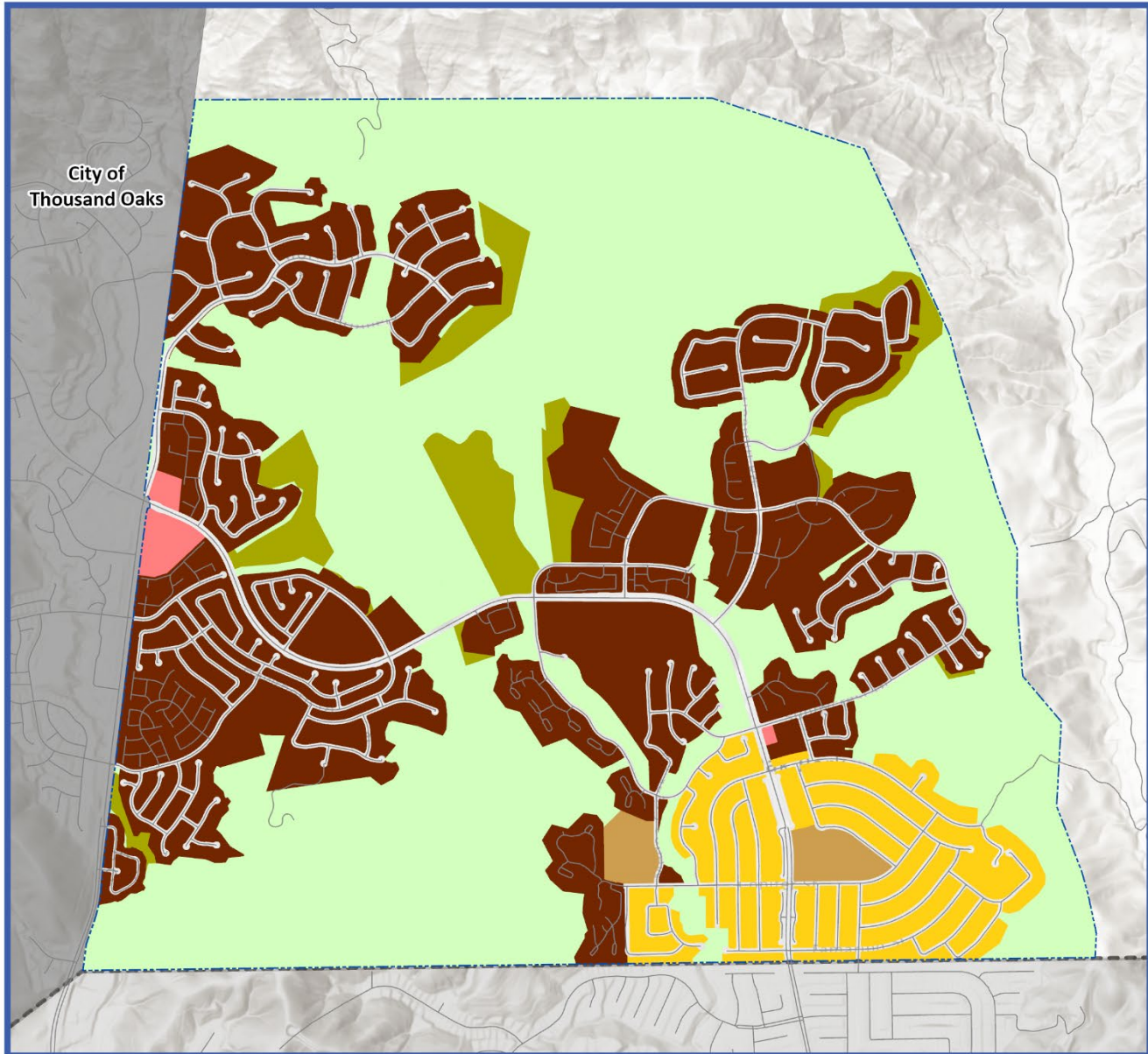
OP-76.2

Landscape Design for Water Conservation

The County shall require each residential tract to include at least one model home which shall utilize a water conserving landscape design (Xeriscape) consistent with the Ventura County Guide to Landscape Plans.

Table OP-4 Implementation Programs

Programs	
A	<p>Establish a New Greenbelt</p> <p>The Ventura County Planning Division shall work with the City of Simi Valley, City of Thousand Oaks, City of Los Angeles, City of Hidden Hills, City of Agoura Hills, City of Calabasas and the County of Los Angeles to establish a greenbelt within the Oak Park, Ahmanson Ranch and Simi Valley Areas of Interest to preserve a wildlife corridor between the Santa Susana Pass and the Santa Monica Mountains.</p>
B	<p>Coordination with the National Park Service, the Santa Monica Mountains Conservancy, and Rancho Simi Recreation and Park District</p> <p>The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy and Rancho Simi Recreation and Park District to ensure that future amendments to those agency's plans are consistent with this Area Plan.</p>
C	<p>Coordination with the Oak Park Unified School District</p> <p>The County Planning Division shall coordinate an exchange of information with the Oak Park Unified School District regarding school needs and new residential development (ongoing program).</p>
D	<p>Coordination with Neighboring Jurisdictions</p> <p>The County Planning Division shall coordinate an information exchange with Los Angeles County and nearby cities to ensure that the OPMAC is informed of projects planned by Los Angeles County and nearby cities which could adversely affect the Oak Park Area of Interest.</p>



Please see the next page.