

VENTURA COUNTY GENERAL PLAN

OAK PARK AREA PLAN



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Ventura County Planning Division

**VENTURA COUNTY GENERAL PLAN
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Introduction

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, consisting of approximately 869 acres of land in Eastern Ventura County (see [Figures 1 and 2](#)). This Area Plan governs the distribution, general location and types of land uses for community facilities, commercial, residential and open space purposes.

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

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 3](#)). 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.

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. The County General Plan is divided into four chapters which encompass the State mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, the urban portions of the unincorporated area of Ventura County are governed by separate land use plans (area plans) designed to reflect the needs and desires of those individual communities. This Oak Park Area Plan is the Land Use Plan of the Ventura County General Plan for the Oak Park Area of Interest.

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.

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: "Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts."
- Policy** - Means a specific statement guiding day-to-day actions and implying clear commitment. Example: "All discretionary development shall 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 policies of the plan. Example: "The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan."

The goals, policies, and programs are divided into the following four major Sections:

1. **Resources**
2. **Hazards**
3. **Land Use**
4. **Public Facilities and Services**

1. Resources

1.1 Air Resources

1.1.1 Goals

1. Promote a level of air quality which protects the public health, safety, and welfare.
2. Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.
3. Ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

1.1.2 Policies

1. Discretionary development which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact.
2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. Developers shall be encouraged to employ innovative technology in order to minimize air pollution impacts.
3. Where deemed necessary by the APCD, discretionary development shall be required 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.
4. Bus turnouts along Kanan Road shall be located and designed in accordance with the adopted Oak Park Development Plans.
5. A pedestrian, equestrian and bicycle circulation system shall be constructed in accordance with the adopted Oak Park Development Plans and as shown on the Oak Park Community Circulation Map (Figure 7).
6. "Low NOx" water heaters shall be installed in all units.
7. A Park and Ride lot shall be developed, fully committed, or in lieu monies paid consistent with Caltrans siting criteria and Ventura County Planning Division requirements.

1.2 Water Resources

1.2.1 Goals

1. Maintain the quality of the area's water resources.
2. Encourage employment of water conservation techniques in new construction.
3. Encourage use of reclaimed water for landscaping purposes.
4. Ensure that proposed development is consistent with the Ventura County Water Quality Management Plan.

1.2.2 Policies

1. Unused wells shall be abandoned and destroyed per the requirements of the County Well Ordinance.
2. Developers of discretionary projects shall be required 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.

3. Landscaping within discretionary development shall utilize reclaimed water from the Triunfo Sanitation District where economically and physically feasible.
4. All discretionary permits shall be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.
5. Discretionary development shall 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.
6. Each residential tract shall include at least one model home which shall utilize a water conserving landscape design (Xeriscape) consistent with the Ventura County Guide to Landscape Plans.

1.3 Biological Resources

1.3.1 Goals

1. Protect the significant biological resources of the Oak Park Area of Interest.
2. Protect wildlife migration corridors and habitat where feasible.
3. Preserve "threatened" and "endangered" species.
4. Protect, to the maximum extent feasible, natural habitat/vegetation.
5. Compensate for the destruction or degradation of natural habitat/vegetation.

1.3.2 Policies

1. Where not previously prepared, a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures shall be prepared as part of the environmental assessment of all discretionary permits involving earth movement or construction on previously undeveloped land.
2. Discretionary development shall 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.
3. Where applicable, developers shall be required 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.
4. All discretionary development shall comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Development Plans.
5. 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 shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.

Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, 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.

6. Where improved channels are necessary for flood control purposes, they shall be constructed to maintain as natural a setting as possible.
7. No blasting shall be permitted 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.

8. Brush removal adjacent to proposed buildings shall be limited to 2 acres or less per lot, unless greater clearance is required by the Fire Protection Ordinance.
9. 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 shall be consulted when discretionary development may affect significant biological resources.

1.4 Scenic Resources

1.4.1 Goals

1. Preserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.
2. Ensure that new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area.
3. Ensure that new development takes into account views, sun, wind and privacy.

1.4.2 Policies

1. Discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines shall be prohibited.
2. Discretionary development shall meet or exceed standards of the Ventura County Guide to Landscape Plans.
3. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native vegetation and berms and/or undergrounded if possible.
4. Discretionary development should 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 wherever possible.
 - d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded with vertical curves.
 - e. No privately maintained slopes shall exceed 12 vertical feet in height.
 - f. 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.
 - g. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall 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. All planting and irrigation of manufactured slopes shall be completed and approved by the Planning Division prior to final grading inspection.
 - i. Extensive grading on slopes exceeding 25% shall be avoided in all but the most unusual circumstances.
 - j. Grading should be designed to avoid a terrace or staircase effect.

- k. Grading shall be avoided on the upper slopes of major hills in order to preserve views.
- l. All requirements of the Grading and Maintenance of Slopes Standards continued in the adopted Oak Park Development Plans shall be complied with.

1.5 Cultural Resources

1.5.1 Goals

- 1. Preserve and protect the unique cultural resources of the Oak Park Area of Interest.
- 2. Further the knowledge and understanding of the history of human use of the Oak Park area.

1.5.2 Policies

- 1. All discretionary permits involving construction or earth movement within the Oak Park Area of Interest shall 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, a field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. Appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County, shall be required. Grading shall be monitored within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. Monitors shall be empowered to halt construction in the immediate vicinity of unearthened artifacts until adequate investigation has occurred.
- 2. All structures/sites designated, or being considered for designation, as County Historical Landmarks shall be preserved or appropriately salvaged as a condition of discretionary development.

1.6 Energy

1.6.1 Goals

- 1. To create a land use pattern which minimizes energy consumption.
- 2. To encourage the use of alternative sources of energy within new development.
- 3. To encourage the employment of energy conservation techniques in new development.

1.6.2 Policy

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

2. Hazards

2.1 Geotechnical Hazards

2.1.1 Goal

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

2.1.2 Policies

1. Developers shall 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.
2. Development shall be prohibited in seismic and geologic hazard areas (as identified during environmental review of discretionary entitlements) where such hazards cannot be mitigated to less than significant levels.
3. All discretionary grading shall be in accordance with the Grading and Maintenance of Slopes standards contained in the adopted Oak Park Development Plans.
4. No development shall be permitted in the Oak Park Community (Figure 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.

2.2 Flood Hazards And Drainage

2.2.1 Goals

1. Protect the public and minimize public and private losses due to flood hazards.
2. Provide flood control and drainage facilities where necessary for the protection of life and property.

2.2.2 Policies

1. New development shall be protected from flood hazards and shall be designed to avoid aggravating flood hazards to downstream properties.
2. The County Public Works Agency, Flood Control and Water Resources Department shall 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).
3. Drainage courses shall be left in their natural state as much as possible.

2.3 Fire Hazards

2.3.1 Goals

1. Protect the public and minimize public and private losses due to fire.
2. Ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.
3. Support controlled burn programs and other fire prevention measures.

2.3.2 Policies

1. Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.
2. Discretionary development in High Fire Hazard areas shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.

3. Cul-de-sac length shall not exceed 800 feet.
4. All roads shall conform to the standards of the Fire Protection District.
5. Adequate access and fire flow improvements shall be completed prior to combustible construction.
6. A fuel modification zone of at least 100 linear feet shall be provided around all residential areas. Said zone shall be in conformance to the Landscape Design and Planting standards for the "Crown Edge" (Fuel Modification Zone) contained in the adopted Oak Park Development Plans.
7. Development in the Oak Park Community shall only occur if such development is found by the Board of Supervisors to be consistent with all Fire Department policies.

2.4 Noise

2.4.1 Goals

1. Provide for a relatively quiet environment through proper land use planning and permit conditioning.
2. Separate and/or buffer noise sensitive uses from noise generating uses.

2.4.2 Policies

1. Development proposals shall be subject to the policies and standards of the Noise Section of the Goals-Policies-Programs of the Ventura County General Plan. 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, shall conform to the specific noise standards of said section.
2. Noise sensitive uses shall 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.
3. Outdoor construction and grading equipment shall be permitted to operate only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Mufflers shall be used on all heavy construction equipment.
5. Construction generators shall be located a minimum of 300 feet from occupied residences or appropriately shielded.

3. Land Use

The Land Use Map (Figure 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 (Figure 5) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the four land use categories is described below:

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 homeowners association.

Residential - 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.).

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.

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 6) delineates which zones are compatible with the various Land Use Designations.

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 3).

3.1 Urban Form

3.1.1 Goals

1. Provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.
2. Provide a socially and economically balanced community, including apartments, attached single-family homes and conventional single-family detached houses.
3. Preserve the major resources of the area by adapting development patterns to the natural environment.
4. Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses.
5. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in the Oak Park Community.
6. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
7. Provide for flexibility in the design of the Oak Park Community.
8. Encourage the provisions of a broad range of community facilities, including recreational and commercial.
9. Provide a focus for the community around which an identity can emerge.
10. 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.

3.1.2 Policies

1. All zoning and development shall be in conformance with the Land Use Maps ([Figure 4](#)), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix ([Figure 6](#)) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Oak Park Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment.
3. Discretionary development shall be conditioned to incorporate good design standards including open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with surroundings, etc.
4. All development shall comply with the setback standards contained in the adopted Oak Park Development Plans.

3.2 Public Open Space

3.2.1 Goals

1. Preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community.
2. The acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community shall be encouraged pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.
3. 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.
4. Protect public access to hills and recreation areas.
5. Preserve major drainage courses and integrate them into a public path network.

3.2.2 Policies

1. Public Open Space shall be located in conformance with the Land Use Maps which have been developed in accordance with the above goals and objectives (see [Figure 4](#)).
2. Open Space areas within the Oak Park Community shall be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of these areas remain as open space in perpetuity.

3.2.3 Program

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.

3.3 Residential

3.3.1 Goals

1. Provide living opportunities for families of a wide range of incomes.
2. Provide neighborhood types which utilize the variety of micro climates and natural topographic characteristics of the site.
3. Provide neighborhood configurations which encourage a variety of lifestyles, a focus and distinct identity.
4. To produce neighborhood configurations which preserve the natural features of the site and minimize the requirements for grading.
5. To produce residential environments and dwelling configurations that have a substantial view, privacy, and open space qualities.
6. 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 4](#)).

3.3.2 Policies

1. Residential development shall be located in conformance with the Land Use Map (see [Figure 4](#)) which has been developed in accordance with the above goals and objectives.
2. 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.
3. Discretionary residential development shall be designed to provide a harmonious relationship between adjoining uses, natural features, and the total environment.

3.4 Commercial

3.4.1 Goals

1. To provide commercial uses which meet the convenience shopping and service needs of the Community of Oak Park.
2. To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.

3.4.2 Policies

1. Commercial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals (see [Figure 4](#)).
2. Commercial development shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business.
3. A Park and Ride facility shall 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. Such facility shall be consistent with Caltrans siting criteria and Ventura County Planning requirements.
4. All exterior lighting shall 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.
5. Commercial development shall be subject 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.

3.5 Community Facilities

3.5.1 Goals

1. Provide community facilities to meet the needs of the Oak Park residents.
2. Encourage joint-use facilities where possible.

3.5.2 Policy

Community facilities shall be located in conformance to the Land Use Map (Figure 4) which has been developed in accordance with the above goals.

3.6 Regional Plans And Programs

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Oak Park area.

3.6.1 Goals

1. Ensure that development is consistent with all elements of the County General Plan.
2. 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).

3.6.2 Policy

All development shall be consistent with the goals, policies and programs of the County General Plan.

3.7 Other Agency Plans

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 establish a relationship between these other plans and this Area Plan:

3.7.1 Goal

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

3.7.2 Policy

All development and subdivisions of land shall be consistent with the Santa Monica Mountains Comprehensive Plan.

3.7.3 Program

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.

4. Public Facilities And Services

4.1 Transportation And Circulation

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Oak Park.
2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. Provide safe pedestrian and bicycle pathways throughout the Oak Park Community.
4. Encourage the provisions of public and private bus service to and from Oak Park.

4.1.2 Policies

1. All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see [Figure 7](#)).
2. Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.
3. All new private and public roads shall be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.
4. Provisions for private road maintenance shall be incorporated into any future discretionary development.
5. All roads shall be designed to minimize grading and disturbance of natural topography.
6. Discretionary commercial development shall provide secure bicycle parking facilities.
7. Discretionary commercial development should 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).
8. Pedestrian, equestrian, bicycle and bus turnout facilities shall be constructed and maintained in accordance with the requirements of the adopted Oak Park Specific Plans.

4.2 Water Supply

4.2.1 Goals

1. 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.
2. Encourage the employment of water conservation measures in new construction.

4.2.2 Policies

1. All development within the Oak Park Community shall be required to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to project approval.
2. The water system for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.
3. All discretionary development shall include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

4.3 Sanitation

4.3.1 Goals

1. 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.
2. To encourage recycling of solid waste materials.

4.3.2 Policies

1. All development within the Oak Park Community shall be connected to the sewer system. A will-serve commitment shall be obtained from the sanitation district prior to project approval.
2. The sewer system designed for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.
3. Private septic systems outside the Oak Park Community shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.

4.4 Utilities

4.4.1 Goal

Provide adequate utility services to the area in keeping with the area's scenic qualities.

4.4.2 Policy

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

4.5 Public Safety

4.5.1 Goals

1. Provide for the protection of the public through effective law enforcement and fire protection programs and policies.
2. Prohibit development in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.
3. Ensure that future development provides adequate private security for the prevention of local crime.

4.5.2 Policies

1. Discretionary development shall 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.
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.
3. All discretionary development shall comply with the Defensible Space standards and policies contained in the adopted Oak Park Specific Plans.

4.6 Education

4.6.1 Goals

1. Ensure a quality education for the children of Oak Park.
2. Ensure that adequate facilities are provided at local schools.
3. Promote multiple use of school facilities.

4.6.2 Policy

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

4.6.3 Program

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).

4.7 Recreation

4.7.1 Goals

1. To provide a range of recreational opportunities and programs which are easily accessible to the residents of Oak Park.
2. Ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.
3. Encourage the dedication of open space lands to public agencies, where feasible.
4. Establish and maintain a public trail network between public lands.
5. Promote multiple use of school/park facilities.

4.7.2 Policies

1. Schools and parks shall be located adjacent to each other and planned as joint-use facilities as much as possible.
2. A network of bicycle and pedestrian trails shall connect all areas of the Oak Park Community together 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 7](#)).
3. Recreation facilities and/or in-lieu fees shall be provided for each residential development in accordance with the adopted Oak Park Development Plans.

4.8 Governmental Organization

4.8.1 Goals

1. To provide opportunities for the citizens of Oak Park to take an active role in determining community affairs.
2. Establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.
3. Provide public services at the level desired by area residents.
4. Ensure that new development financially supports County services.

4.8.2 Policies

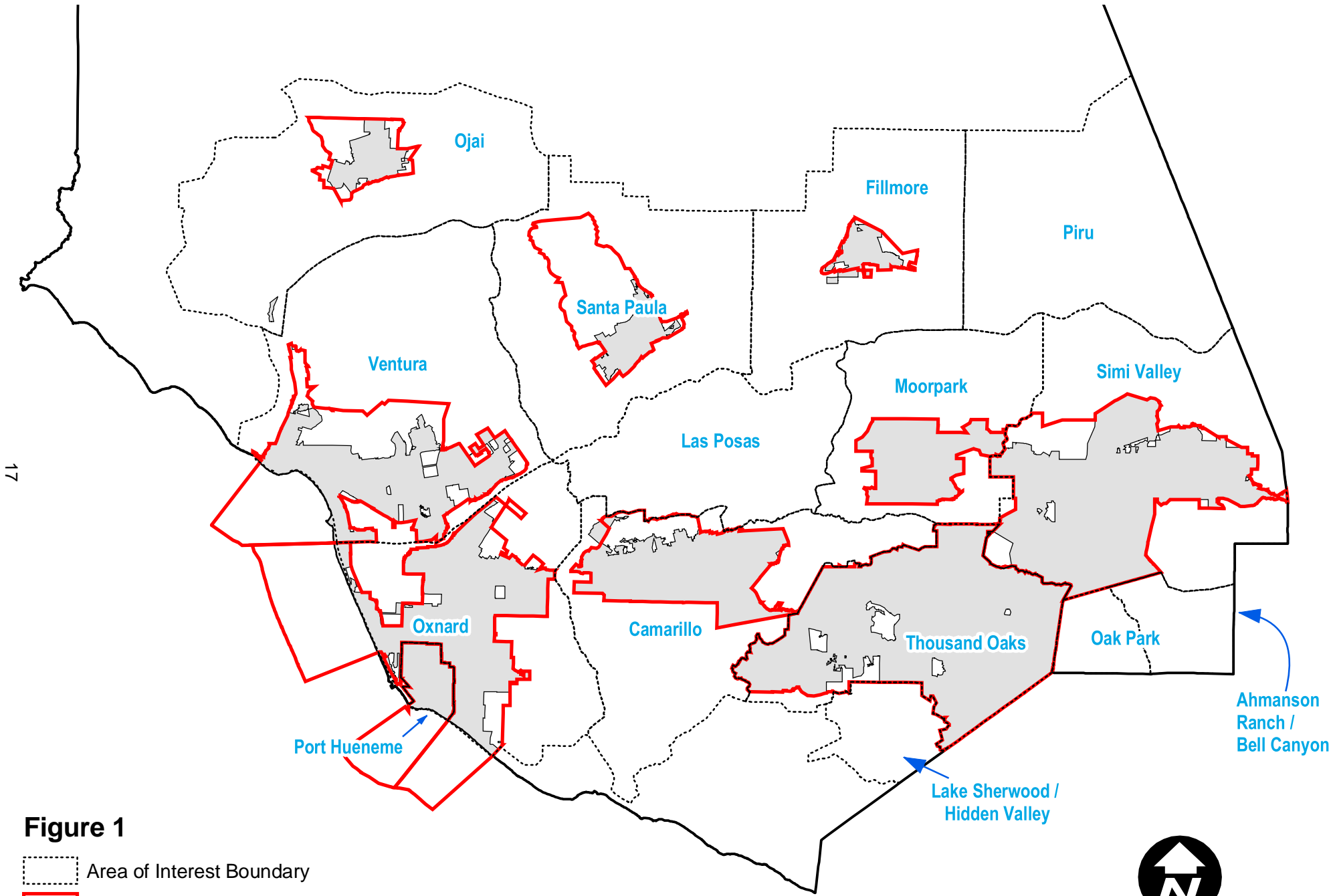
1. The Oak Park Municipal Advisory Council (OPMAC) shall continue to be the Board of Supervisors' recognized public review group for the Oak Park Area of Interest. All

applications for discretionary permits and all environmental documents for projects located within the Oak Park Area of Interest shall be distributed to the OPMAC.

2. 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.




4.8.3 Program

1. 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.



17

Figure 1

-  Area of Interest Boundary
-  City Sphere of Influence Boundary
-  City Limits



9-23-1998
Updated: 9-12-2006

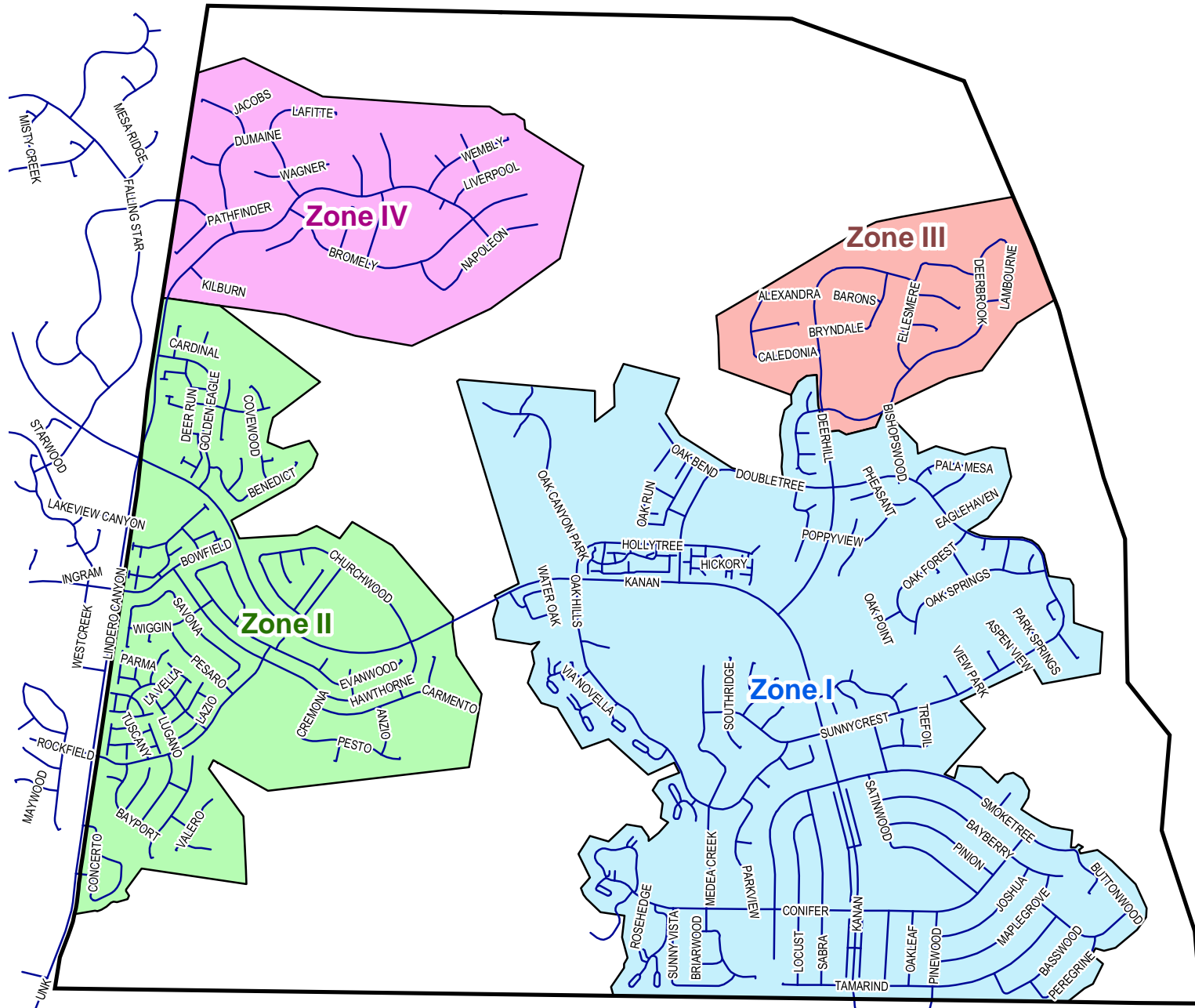
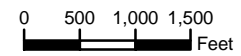


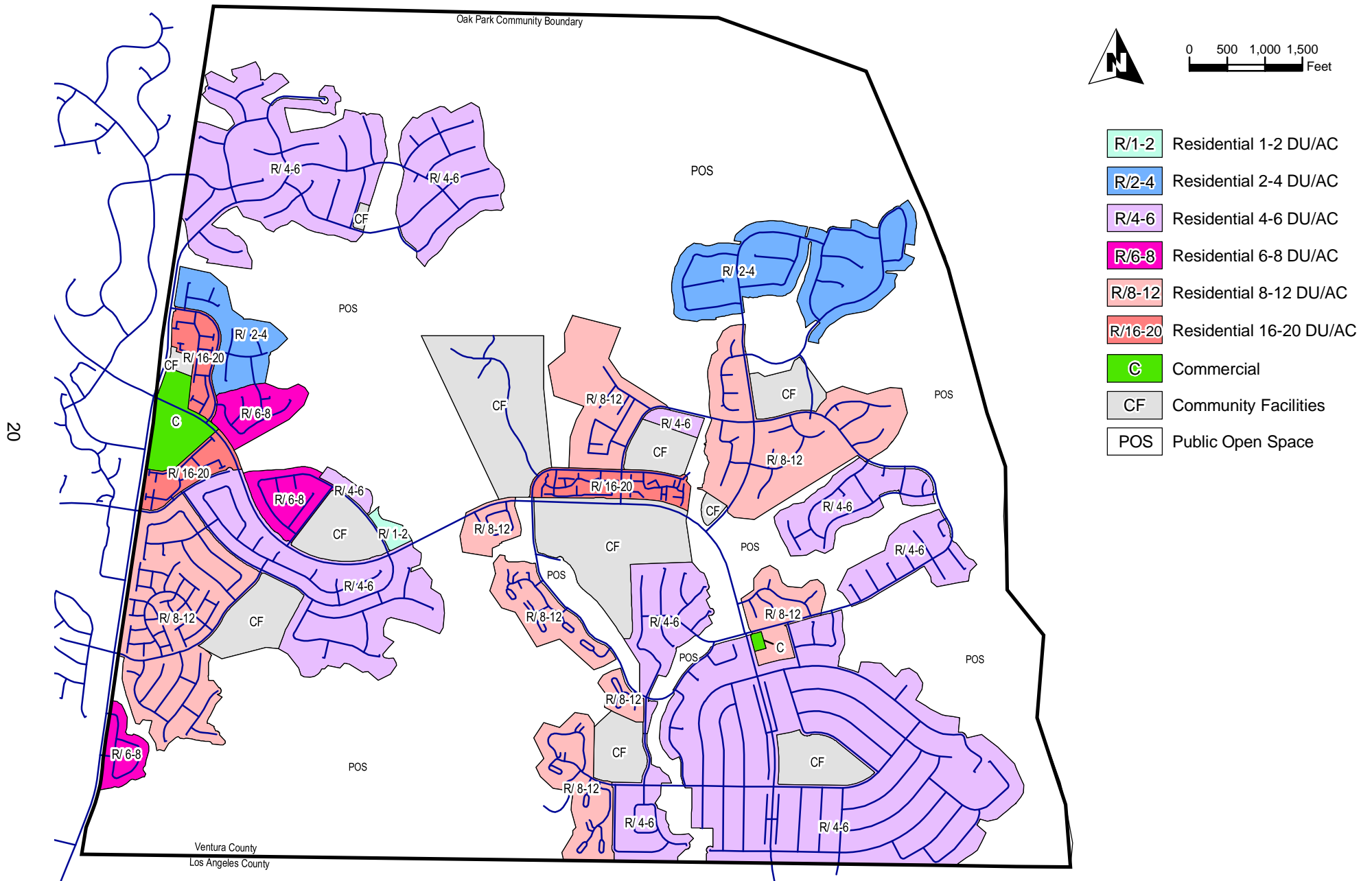
Figure 3
Oak Park Community Planning Zones



5-24-1988
 Rev. 9-14-2006

Figure 4

Land Use Plan for the Oak Park Community



**Figure 5
Summary Table - Building Intensity/Population Density Standards**

Open Space

Designation	Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/AC) ²	Dwelling Units	Average Pop/DU ³	Population	Average Population Density (Persons/Acre)
POS (Public Open Space)	1,974.0	5%	N/A	0	N/A	0	0
TOTALS	1,974.0			0		0	

Residential

Designation	Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/AC) ²	Dwelling Units	Average Pop/DU ³	Population	Average Population Density (Persons/Acre)
R/1-2 (1-2 DU/AC)	1.0	28%	2.00	2	2.99	6	6.00
R/2-4 (2-4 DU/AC)	105.2	35%	4.00	420	2.99	1,255	11.95
R/4-6 (4-6 DU/AC)	514.2	41%	6.00	3,085	2.99	9,224	17.94
R/6-8 (6-8 DU/AC)	86.3	48%	8.00	690	2.99	2,063	23.90
R/8-12 (8-12 DU/AC)	175.1	50%	12.00	2,101	2.99	6,282	35.88
R/16-20 (16-20 DU/AC)	38.6	60%	20.00	772	2.99	2,308	59.79
TOTALS	920.4			7,070		21,138	

Commercial/Community Facilities

Designation	Net Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Number Of 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	

Footnotes:







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.

**Figure 6
Zoning Compatibility Matrix**

AREA PLAN MAP LAND USE DESIGNATIONS		ZONES															
		O-S (10 AC. Min.)	A-E (40 AC. Min.)	R-A (1 AC. Min.)	R-E (10,000 S.F. Min.)	R-O (20,000 S.F. Min.)	R-1 (6,000 S.F. Min.)	R-2 (3,500 S.F./DU)	R-P-D	S-P	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
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)	○		○	○	○	○	○	○	○		○	○	○			

-  Not compatible with Plan
-  Compatible with Plan
-  Compatible only with zone suffix equal to or more restrictive than that shown in circle.
-  = X acre minimum lot size
-  = X thousand square feet min. lot size
-  = X units per acre maximum

12/10/96

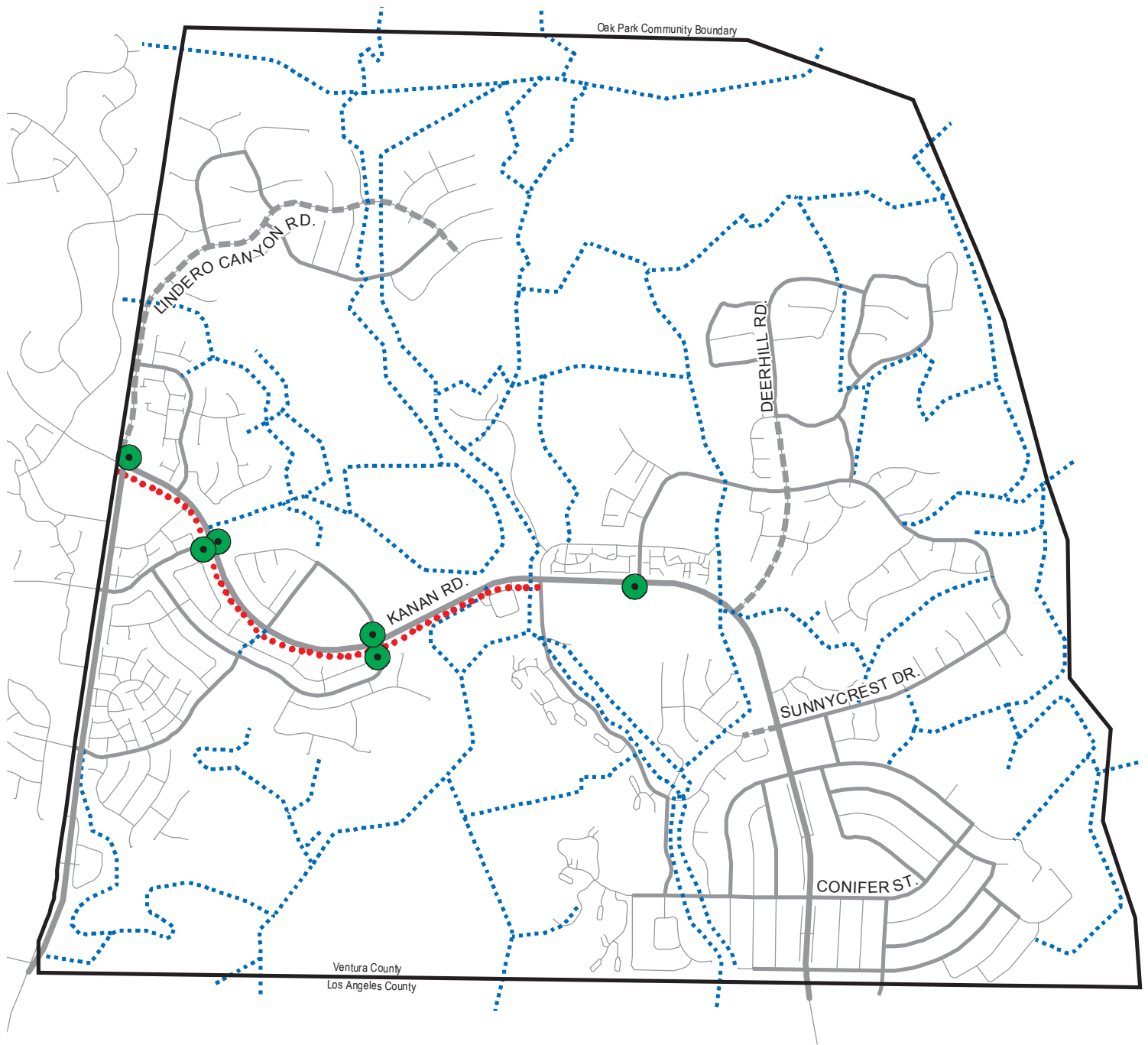
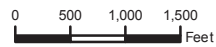




Figure 7

Oak Park Community Circulation





9-23-98
Rev. 9-18-2006

 Oak Park
Community Boundary

 Bus Turnout

 LOCAL ARTERIAL (4 LANES, 118' OR MORE R/W REQUIRED)

 MAJOR COLLECTOR (2 LANES, 65-75' R/W REQUIRED)

 MINOR COLLECTOR (2 LANES, 53-65' R/W REQUIRED)

 CLASS I BIKE PATH

 PEDESTRIAN PATH/RECREATIONAL TRAIL (CONCEPTUAL ALIGNMENT)