VENTURA COUNTY GENERAL PLAN

OAK PARK AREA PLAN

Adopted by the Ventura County Board of Supervisors May 24, 1988

Amended – June 20, 1989
Amended – December 19, 1989
Amended – April 9, 1991
Amended – December 1, 1992
Amended – December 15, 1992
Amended – November 14, 1995
Amended – December 10, 1996
Amended – November 15, 2005
Please see the next page.
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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 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.

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 3OP-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
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.

Local Setting

Overview of Plan Area

The Oak Park Area Plan consists of approximately 869 acres of land in Eastern Ventura County (see Figures 1-OP-2 and 2OP-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.

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
Figure OP-1  Community Planning Zones
Figure OP-2: Areas of Interest

Map Date: February 08, 2023
Source: Ventura County Resource Management Agency (RMA)/GIS, 2018.
Figure OP-3: Oak Park Area of Interest
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 (Figure 5Table OP-3) 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 designations is described below in Table OP-1.
Figure OP-4 Oak Park Area Plan

Oak Park Area Plan:
- Residential 1-2 du/ac
- Residential 2-4 du/ac
- Residential 4-6 du/ac
- Residential 6-8 du/ac
- Residential 8-12 du/ac
- Residential 16-20 du/ac
- Commercial
- Community Facilities
- Public Open Space

Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities
### Table OP-1  Oak Park Area Plan Land Use Designations

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Description</th>
<th>Density/Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 1-2 du/ac</td>
<td>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.</td>
<td>1-2 du/ac</td>
</tr>
<tr>
<td>Residential 2-4 du/ac</td>
<td>Within this category there are six land use designations; &quot;Residential 1-2&quot; (1-2 DU/Ac), &quot;Residential 2-4&quot; (2-4 DU/Ac), &quot;Residential 4-6&quot; (4-6 DU/Ac), &quot;Residential 6-8&quot; (6-8 DU/Ac), &quot;Residential 8-12&quot; (8-12 DU/Ac), and &quot;Residential 16-20&quot; (16-20 DU/Ac).</td>
<td>2-4 du/ac</td>
</tr>
<tr>
<td>Residential 4-6 du/ac</td>
<td></td>
<td>4-6 du/ac</td>
</tr>
<tr>
<td>Residential 6-8 du/ac</td>
<td></td>
<td>6-8 du/ac</td>
</tr>
<tr>
<td>Residential 8-12 du/ac</td>
<td></td>
<td>8-12 du/ac</td>
</tr>
<tr>
<td>Residential 16-20 du/ac</td>
<td></td>
<td>16-20 du/ac</td>
</tr>
<tr>
<td>Commercial</td>
<td>The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents of Oak Park.</td>
<td></td>
</tr>
<tr>
<td>Community Facilities</td>
<td>The purpose of the Community Facilities category is to identify land required for schools, parks and other governmental and institutional facilities.</td>
<td></td>
</tr>
<tr>
<td>Public Open Space</td>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

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 (Figure 6Table OP-2) delineates which zones are compatible with the various Land Use Designations.

### Table OP-2  Zoning Compatibility Matrix

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

Source: Oak Park Area Plan (11-15-2005 edition)
## Summary – Building Intensity/Population Density Standards

<table>
<thead>
<tr>
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<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>POS (Public Open Space)</td>
<td>1,974</td>
<td>5%</td>
<td>N/A</td>
<td>0</td>
<td>N/A</td>
<td>0</td>
<td>0</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td><strong>1,974</strong></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
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</table>

### Residential

<table>
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<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>R/1-2 (1-2 du/acDU/AC)</td>
<td>1.0</td>
<td>28%</td>
<td>2</td>
<td>2</td>
<td>2.99</td>
<td>6</td>
<td>6.00</td>
</tr>
<tr>
<td>R/2-4 (2-4 du/acDU/AC)</td>
<td>105.2</td>
<td>35%</td>
<td>4</td>
<td>420</td>
<td>2.99</td>
<td>1,255</td>
<td>11.95</td>
</tr>
<tr>
<td>R/4-6 (4-6 du/acDU/AC)</td>
<td>514.2</td>
<td>41%</td>
<td>6</td>
<td>3,085</td>
<td>2.99</td>
<td>9,224</td>
<td>17.94</td>
</tr>
<tr>
<td>R/6-8 (6-8 du/acDU/AC)</td>
<td>86.3</td>
<td>48%</td>
<td>8</td>
<td>690</td>
<td>2.99</td>
<td>2,063</td>
<td>23.90</td>
</tr>
<tr>
<td>R/8-12 (8-12 du/ac DU/AC)</td>
<td>175.1</td>
<td>50%</td>
<td>12</td>
<td>2,101</td>
<td>2.99</td>
<td>6,282</td>
<td>35.88</td>
</tr>
<tr>
<td>R/16-20 (16-20 du/acDU/AC)</td>
<td>38.6</td>
<td>60%</td>
<td>20</td>
<td>772</td>
<td>2.99</td>
<td>2,308</td>
<td>59.79</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>920.4</strong></td>
<td></td>
<td></td>
<td><strong>7,070</strong></td>
<td></td>
<td><strong>21,138</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Commercial/Community Facilities

<table>
<thead>
<tr>
<th>LAND USE DESIGNATION</th>
<th>Acres</th>
<th>Max. Bldg. Coverage (% Of Lot Area)</th>
<th>Projected Floor Area (x 1000 SF)</th>
<th>Average No. Employees Per 1000 SF</th>
<th>Employees</th>
<th>Average Employees/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>C (Commercial)</td>
<td>15.2</td>
<td>60%</td>
<td>99.3</td>
<td>2.0</td>
<td>199</td>
<td>13.1</td>
</tr>
<tr>
<td>CF (Community Facilities)</td>
<td>187.7</td>
<td>60%</td>
<td>817.6</td>
<td>1.0</td>
<td>818</td>
<td>4.4</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>202.9</td>
<td></td>
<td>916.9</td>
<td></td>
<td>1,017</td>
<td></td>
</tr>
</tbody>
</table>

*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.** [Source: Existing Oak Park Goal 3.1.1.6] |
| 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).** [Source: Existing Oak Park Goal 3.6.1.2] |
| OP-3 | **To provide living opportunities for families of a wide range of incomes.** [Source: Existing Oak Park Goal 3.3.1.1] |

### 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 3OP-1).

| OP-3.1 | **Zoning and Development Land Use Map Conformance**  
*The County shall require* All zoning and development shall 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 (Figure 6Table OP-2) indicates the zones which are consistent with the various land use categories. [Source: Existing Oak Park Area Plan Policy 3.1.2.1] |
| OP-3.2 | **Public Open Space**  
*The County shall require* Public Open Space shall 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). [Source: Existing Oak Park Area Plan Policy 3.2.2.1] |

### 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.** [Source: Existing Oak Park Goal 3.1.1.1] |
| OP-5 | **To provide a socially and economically balanced community, including apartments, attached single-family homes, and conventional single-family detached houses.** [Source: Existing Oak Park Goal 3.1.1.2] |
| OP-6 | **To preserve the major resources of the area by adapting development patterns to the natural environment.** [Source: Existing Oak Park Goal 3.1.1.3] |
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. [Source: Existing Oak Park Goal 3.1.1.4]

**OP-7.1** Design Standards for Discretionary Development

*The County shall condition* 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. [Source: Existing Oak Park Area Plan Policy 3.1.2.3]

**OP-7.2** Setback Standard Compliance

*The County shall require a* All development *shall to* comply with the setback standards contained in the adopted Oak Park Development Plans. [Source: Existing Oak Park Area Plan Policy 3.1.2.4]

**OP-7**

To provide for flexibility in the design of the Oak Park Community. [Source: Existing Oak Park Goal 3.1.1.7]

**OP-8**

Provide a focus for the community around which an identity can emerge. [Source: Existing Oak Park Goal 3.1.1.9]

**OP-9**

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. [Source: Existing Oak Park Goal 3.1.1.10]

**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. [Source: Existing Oak Park Area Plan Policy 3.3.2.2]

**OP-10.2** Cul-de-sac Length

*The County shall limit* cul-de-sac length *shall to not exceed* 800 feet. [Source: Existing Oak Park Area Plan Goal 2.3.2.3]

**OP-10**

To provide neighborhood types which utilize the variety of micro climates and natural topographic characteristics of the site. [Source: Existing Oak Park Goal 3.3.1.2]
To produce residential environments and dwelling configurations that have a substantial view, privacy, and open space qualities. [Source: Existing Oak Park Goal 3.3.1.5]

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). [Source: Existing Oak Park Goal 3.3.1.6]

**OP-13.1 Residential Development Land Use Map Conformance**

The County shall require residential development shall 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. [Source: Existing Oak Park Policy 3.3.2.1]

To provide commercial uses which meet the convenience shopping and service needs of the Community of Oak Park. [Source: Existing Oak Park Goal 3.4.1.1]

To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses. [Source: Existing Oak Park Goal 3.4.1.2]

**OP-15.1 Commercial Development Land Use Map Conformance**

The County shall require commercial development shall to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (see Figure OP-4). [Source: Existing Oak Park Policy 3.4.2.1]

**OP-15.2 Compatibility with Adjacent Land Uses**

The County shall subject 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. [Source: Existing Oak Park Policy 3.4.2.5]

**Civic Engagement**

To provide opportunities for the citizens of Oak Park to take an active role in determining community affairs. [Source: Existing Oak Park Goal 4.8.1.1]

Establish governmental mechanisms to communicate the residents’ needs and desires to their elected representatives. [Source: Existing Oak Park Goal 4.8.1.2]

**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
Public Review Draft Area Plan

Park Area of Interest shall be distributed to the OPMAC. [Source: Existing Oak Park Policy 4.8.2.1]

**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. [Source: Existing Oak Park Policy 4.8.2.2]

**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. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

**OP-18 To ensure that development is consistent with all elements of the County General Plan.** [Source: Existing Oak Park Goal 3.6.1.1]

**OP-18.1 County General Plan Compliance**
The County shall require all development shall be consistent with the goals, policies and programs of the County General Plan. [Source: Existing Oak Park Policy 3.6.2.1]

**OP-19 To ensure consistency, 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.** [Source: Existing Oak Park Goal 3.7.1.1]

**OP-19.1 Santa Monica Mountains Comprehensive Plan Compliance**
The County shall require all development and subdivisions of land shall be consistent with the Santa Monica Mountains Comprehensive Plan. [Source: Existing Oak Park Policy 3.7.2.1]

**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.** [Source: Existing Oak Park Goal 4.1.1.1]

**OP-21 To e Ensure that new development ties into the existing primary circulation system by an adequate collector street network.** [Source: Existing Oak Park Goal 4.1.1.2]

**OP-21.1 Road Improvement Circulation Map Conformance**
The County shall require all road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figure 1). [Source: Existing Oak Park Policy 4.1.2.1]
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. [Source: Existing Oak Park Policy 4.1.2.3]

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. [Source: Existing Oak Park Area Plan Policy 4.1.2.5]

Regional Multimodal System

OP-22 To provide safe pedestrian and bicycle pathways throughout the Oak Park Community. [Source: Existing Oak Park Goal 4.1.1.3]

OP-22.1 Bicycle and Pedestrian Trails Network
The County shall require a network of bicycle and pedestrian trails to 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 7OP-5). [Source: Existing Oak Park Policy 4.7.2.2]

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-57). [Source: Existing Oak Park Policy 1.1.2.5]

OP-22.3 Secure Bicycle Parking Facilities
The County shall require discretionary commercial development to provide secure bicycle parking facilities. [Source: Existing Oak Park Policy 4.1.2.6]

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. [Source: Existing Oak Park Policy 4.1.2.8]

OP-23 To encourage the provisions of public and private bus service to and from Oak Park. [Source: Existing Oak Park Goal 4.1.1.4]

OP-23.1 Incentives to Transit Use
The County shall require discretionary commercial development should 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). [Source: Existing Oak Park Policy 4.1.2.7]

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. [Source: Existing Oak Park Policy 1.1.2.4]
OP-23.3  Park and Ride Lot

The County shall require a Park and Ride lot shall to be developed, fully committed, or in lieu monies paid consistent with Caltrans siting criteria and Ventura County Planning Division requirements. [Source: Existing Oak Park Policy 1.1.2.7]

OP-23.4  Park and Ride Lot Requirement

The County shall require A Park and Ride facility shall 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 Linderro Canyon Road. The County shall require Such facility shall to be consistent with Caltrans siting criteria and Ventura County Planning requirements. [Source: Existing Oak Park Policy 3.4.2.3]

Funding

OP-23.5  Circulation Impact Mitigation

The County shall condition Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements. [Source: Existing Oak Park Policy 4.1.2.2]

OP-23.6  Private Road Maintenance

The County shall require Provisions for private road maintenance shall to be incorporated into any future discretionary development. [Source: Existing Oak Park Goal 4.1.2.4]
Figure OP-5: Oak Park Community Circulation Map

- **Oak Park Community Boundary**
- **Bus Turnout**

Legend:
- **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)**

Ventura County 2040 General Plan

January 2020 Public Review Draft

OP-25
## Public Facilities, Services, and Infrastructure

### Public Facilities and Services

| OP-24 | \textit{Provide To provide} public services at the level desired by area residents. [Source: Existing Oak Park Goal 4.8.1.3] |
| OP-25 | \textit{To e}nsure that new development financially supports County services. [Source: Existing Oak Park Goal 4.8.1.4] |

### Wastewater Treatment and Disposal

| OP-26 | \textit{To e}nsure 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. [Source: Existing Oak Park Goal 4.3.1.1] |
| OP-27 | \textit{To p}reserve major drainage courses and integrate them into a public path network. [Source: Existing Oak Park Goal 3.2.1.5] |

#### OP-27.1 Sewer System Connection Requirement

The County shall require all development within the Oak Park Community \textit{shall to} be connected to the sewer system. A will-serve commitment shall be obtained from the sanitation district prior to project approval. [Source: Existing Oak Park Policy 4.3.2.1]

#### OP-27.2 Sewer System Sizing

The \textit{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. [Source: Existing Oak Park Policy 4.3.2.2]

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

The \textit{County Environmental Health Division shall regulate} private septic systems outside the Oak Park Community \textit{shall be regulated by the County Environmental Health Division} in accordance with the County's Sewer Policy and CSA 32. [Source: Existing Oak Park Policy 4.3.2.3]

### Solid and Hazardous Waste

| OP-28 | To encourage recycling of solid waste materials. [Source: Existing Oak Park Goal 4.3.1.2] |

### Public Utilities

| OP-29 | \textit{To p}rove adequate utility services to the area in keeping with the area's scenic qualities. [Source: Existing Oak Park Goal 4.4.1.1] |
### OP-29.1 Undergrounding Utility Lines Requirement

The County shall require undergrounding of all electric, cable, phone, and gas lines shall be required for all discretionary development. [Source: Existing Oak Park Policy 4.4.2.1]

### Community Facilities

| OP-30 | To p|Provide community facilities to meet the needs of the Oak Park residents. [Source: Existing Oak Park Goal 3.5.1.1] |
| OP-31 | To e|Encourage the provisions of a broad range of community facilities, including recreational and commercial. [Source: Existing Oak Park Goal 3.1.1.8] |
| OP-31.1 | Community Facility Land Use Map Conformance | The County shall require community facilities shall to be located in conformance to the Land Use Map (Figure OP-4) which has been developed in accordance with the above goals. [Source: Existing Oak Park Policy 3.5.2.1] |
| OP-32 | To e|Encourage joint-use facilities where possible. [Source: Existing Oak Park Goal 3.5.1.2] |

### Library Facilities and Services

| OP-33 | Ensure To ensure a quality education for the children of Oak Park. [Source: Existing Oak Park Goal 4.6.1.1] |
| OP-34 | To e|Ensure that adequate facilities are provided at local schools. [Source: Existing Oak Park Goal 4.6.1.2] |
| OP-35 | To p|Promote multiple use of school/park facilities. [Source: Existing Oak Park Goal 4.7.1.5] |
| OP-36 | To p|Promote multiple use of school facilities. [Source: Existing Oak Park Goal 4.6.1.3] |
| OP-36.1 | Adjacent Locations for Schools and Parks | The County shall require Schools and parks shall to be located adjacent to each other and planned as joint-use facilities as much as possible. [Source: Existing Oak Park Policy 4.7.2.1] |
| OP-36.2 | Multiple Use of School Facilities | The County shall require School facilities, such as parking lots, gymnasiums, libraries, and fields, shall to be located and planned as multiple use facilities as much as possible (e.g., combine public and school library). [Source: Existing Oak Park Policy 4.6.2.1] |
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. [Source: Existing Oak Park Goal 4.7.1.1]

OP-38  To ensure that new residential developments contribute toward recreational facilities for the population expected to be generated. [Source: Existing Oak Park Goal 4.7.1.2]

OP-38.1  Recreation Facilities and/or In-Lieu Fees  
*The County shall require* Recreation facilities and/or in-lieu fees shall be provided for each residential development in accordance with the adopted Oak Park Development Plans. [Source: Existing Oak Park Policy 4.7.2.3]

OP-39  Establish and maintain a public trail network between public lands. [Source: Existing Oak Park Goal 4.7.1.4]

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. [Source: Existing Oak Park Goal 4.5.1.1]

OP-40.1  Compliance with Fire Protection District and Sheriff’s Department Requirements  
*The County shall require* 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. [Source: Existing Oak Park Policy 4.5.2.1]

OP-41  To ensure that future development provides adequate private security for the prevention of local crime. [Source: Existing Oak Park Goal 4.5.1.3]

Fire Protection

OP-41.1  Adequate Water for Fire-Fighting  
*The County shall require* 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. [Source: Existing Oak Park Policy 4.5.2.2]
## Conservation and Open Space

### Biological Resources

<table>
<thead>
<tr>
<th>OP-42</th>
<th>Protect the significant biological resources of the Oak Park Area of Interest. [Source: Existing Oak Park Goal 1.3.1.1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>OP-43</td>
<td>Preserve &quot;threatened&quot; and &quot;endangered&quot; species. [Source: Existing Oak Park Goal 1.3.1.3]</td>
</tr>
</tbody>
</table>

#### 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 shall to be prepared as part of the environmental assessment of all discretionary permits involving earth movement or construction on previously undeveloped land.** [Source: Existing Oak Park Policy 1.3.2.1]

#### 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 shall 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, shall to 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. [Source: Existing Oak Park Policy 1.3.2.5]

#### 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 shall to be consulted when discretionary development may affect significant biological resources. [Source: Existing Oak Park Policy 1.3.2.9]

#### OP-43.5 Blasting Restrictions

**The County shall prohibit** 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. [Source: Existing Oak Park Policy 1.3.2.7]
### OP-44
**To pProtect, to the maximum extent feasible, natural habitat/vegetation.** [Source: Existing Oak Park Goal 1.3.1.4]

#### 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. [Source: Existing Oak Park Policy 1.3.2.2]

#### 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. [Source: Existing Oak Park Policy 1.3.2.3]

#### 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. [Source: Existing Oak Park Policy 1.3.2.4]

### OP-45
**To pProtect wildlife migration corridors and habitat where feasible.** [Source: Existing Oak Park Goal 1.3.1.2]

### OP-46
**To cCompensate for the destruction or degradation of natural habitat/vegetation.** [Source: Existing Oak Park Goal 1.3.1.5]

### Scenic Resources

#### OP-47
**To pPreserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.** [Source: Existing Oak Park Goal 1.4.1.1]

#### 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. [Source: Existing Oak Park Policy 1.4.2.2]

#### OP-48
**To eEnsure that new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area.** [Source: Existing Oak Park Goal 1.4.1.2]

#### 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. [Source: Existing Oak Park Policy 1.4.2.1]
OP-48.2 Standards for Landscape Plans

The County shall require discretionary development shall meet or exceed standards of the Ventura County Guide to Landscape Plans. [Source: Existing Oak Park Policy 1.4.2.2]

OP-48.3 Terrain Conformance

The County shall require discretionary development should 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 shall 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 shall 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 shall 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 shall be rounded with vertical curves.

e. The County shall prohibit privately maintained slopes shall exceed 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 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, the County shall require 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. The County shall require all planting and irrigation of manufactured slopes shall be completed and approved by the Planning Division prior to final grading inspection.

i. The County shall require extensive grading on slopes exceeding 25% shall be avoided in all but the most unusual circumstances.

j. The County shall require grading should be designed to avoid a terrace or staircase effect.

k. The County shall require grading shall 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.

[Source: Existing Oak Park Policy 1.4.2.4]
To ensure that new development takes into account views, sun, wind and privacy. [Source: Existing Oak Park Goal 1.4.1.3]

OP-49.1 Exterior Lighting
The County shall require 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. [Source: Existing Oak Park Policy 3.4.2.4]

Cultural, Historical, Paleontological, and Archaeological Resources

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 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, the County shall require a field reconnaissance study shall 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. grading shall 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 shall be empowered to halt construction in the immediate vicinity of unearthed artifacts until adequate investigation has occurred. [Source: Existing Oak Park Policy 1.5.2.1]

To further the knowledge and understanding of the history of human use of the Oak Park area. [Source: Existing Oak Park Goal 1.5.1.2]

Energy Resource Conservation

To create a land use pattern which minimizes energy consumption. [Source: Existing Oak Park Goal 1.6.1.1]

To encourage the use of alternative sources of energy within new development. [Source: Existing Oak Park Goal 1.6.1.2]

To encourage the employment of energy conservation techniques in new development. [Source: Existing Oak Park Goal 1.6.1.3]

OP-54.1 Energy Saving Devices
The County shall require 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.

(Source: Existing Oak Park Policy 1.6.2.1)

Open Space

**OP-55**

| Protect public access to hills and recreation areas. [Source: Existing Oak Park Goal 3.2.1.4] |

**OP-56**

| Preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community. [Source: Existing Oak Park Goal 3.2.1.1] |

**OP-56.1**

<table>
<thead>
<tr>
<th>Open Space Within Oak Park</th>
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<tbody>
<tr>
<td>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. [Source: Existing Oak Park Policy 3.2.2.2]</td>
</tr>
</tbody>
</table>

**OP-57**

| Encourage the dedication of open space lands to public agencies, where feasible. [Source: Existing Oak Park Goal 4.7.1.3] |

**OP-58**

| 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. [Source: Existing Oak Park Goal 3.2.1.2] |
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. [Source: Existing Oak Park Goal 3.2.1.3]

**Hazards and Safety**

**Wildfire Hazards**

**Op-60** To protect the public and minimize public and private losses due to fire. [Source: Existing Oak Park Goal 2.3.1.1]

**Op-61** To ensure that development in "High Fire Hazard" areas provides adequate protection of life and property. [Source: Existing Oak Park Goal 2.3.1.2]

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

The County shall condition discretionary development permits to provide adequate water and access for fire-fighting purposes as determined by the Fire Protection District. [Source: Existing Oak Park Policy 2.3.2.1]

**Op-61.2** Fire Department Policy Consistency

The County shall limit development in the Oak Park Community only occur if such development is found by the Board of Supervisors to be consistent with all Fire Department policies. [Source: Existing Oak Park Policy 2.3.2.7]

**Op-61.3** Fuel Modification Zone Requirement

The County shall require a fuel modification zone of at least 100 linear feet 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. [Source: Existing Oak Park Policy 2.3.2.6]

**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. [Source: Existing Oak Park Policy 2.3.2.2]

**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. [Source: Existing Oak Park Policy 2.3.2.5]

**Op-61.6** Fire Protection District Compliance

The County shall require all roads to conform to the standards of the Fire Protection District. [Source: Existing Oak Park Policy 2.3.2.4]
To support controlled burn programs and other fire prevention measures. [Source: Existing Oak Park Goal 2.3.1.3]

**OP-62.1 Brush Removal Adjacent to Proposed Buildings**

*The County shall limit* 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. [Source: Existing Oak Park Policy 1.3.2.8]

**OP-62.2 Defensible Space Standards**

*The County shall require* All discretionary development *shall to* comply with the Defensible Space standards and policies contained in the adopted Oak Park Specific Plans. [Source: Existing Oak Park Policy 4.5.2.3]

**Flood Hazards**

*To pProtect the public and minimize public and private losses due to flood hazards.* [Source: Existing Oak Park Goal 2.2.1.1]

**OP-64.1 Flood Hazard Protection**

*The County shall require* New development *shall to* be protected from flood hazards and *shall to* be designed to avoid aggravating flood hazards to downstream properties. [Source: Existing Oak Park Policy 2.2.2.1]

**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 *shall 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). [Source: Existing Oak Park Policy 2.2.2.2]

**OP-64.3 Improved Channel Construction**

Where improved channels are necessary for flood control purposes, *The County shall require* they *shall be them to be* constructed to maintain as natural a setting as possible. [Source: Existing Oak Park Policy 1.3.2.6]

**Geologic and Seismic Hazards**

*To pProtect the public and minimize public and private losses due to seismic and geologic hazards.* [Source: Existing Oak Park Goal 2.1.1.1]

**OP-65.1 Seismic and Geologic Hazards**

*The County shall require* Developers *shall 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. [Source: Existing Oak Park Policy 2.1.2.1]
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. [Source: Existing Oak Park Policy 2.1.2.3]

OP-65.3  Oak Park Development Plan Conformance

The County shall not permit development to be permitted 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. [Source: Existing Oak Park Policy 2.1.2.4]

Noise

OP-66  Provide for a relatively quiet environment through proper land use planning and permit conditioning. [Source: Existing Oak Park Goal 2.4.1.1]

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. [Source: Existing Oak Park Policy 2.4.2.1]

OP-66.2  Construction and Grading Operating Hours

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. [Source: Existing Oak Park Policy 2.4.2.3]

OP-66.3  Muffler Requirement for Heavy Construction

Mufflers shall be used on all heavy construction equipment. [Source: Existing Oak Park Policy 2.4.2.4]

OP-66.4  Construction Generators

Construction generators shall be located a minimum of 300 feet from occupied residences or appropriately shielded. [Source: Existing Oak Park Policy 2.4.2.5]

OP-67  Separate and/or buffer noise sensitive uses from noise generating uses. [Source: Existing Oak Park Goal 2.4.1.2]

OP-67.1  Buffer for Noise Sensitive Uses

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. [Source: Existing Oak Park Policy 2.4.2.2]
### Air Quality

| OP-68 | To **p**romote a level of air quality which protects the public health, safety, and welfare. [Source: Existing Oak Park Goal 1.1.1.1] |
| OP-69 | To **e**nsure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible. [Source: Existing Oak Park Goal 1.1.1.2] |
| OP-70 | To **e**nsure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP). [Source: Existing Oak Park Goal 1.1.1.3] |

#### OP-70.1 Air Quality Impact Mitigation
The County shall condition discretionary development which could have significant adverse air quality impacts **shall be conditioned** to avoid, minimize or compensate for the air quality impact. [Source: Existing Oak Park Policy 1.1.2.1]

#### OP-70.2 Air Pollution Control District Compliance
The County shall require projects subject to Air Pollution Control District (APCD) permit authority **shall 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 **shall be encouraged** to employ innovative technology in order to minimize air pollution impacts. [Source: Existing Oak Park Policy 1.1.2.2]

#### OP-70.3 Transportation Systems Management Plan Requirement
Where deemed necessary by the APCD, the County shall require 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. [Source: Existing Oak Park Policy 1.1.2.3]

#### OP-70.4 Low NOx Water Headers
The County shall require "Low NOx" water heaters **shall to** be installed in all units. [Source: Existing Oak Park Policy 1.1.2.6]

### Water Resources

#### Water Supply

| OP-71 | To **m**aintain the quality of the area's water resources. [Source: Existing Oak Park Goal 1.2.1.1] |
| OP-71.1 | Unused Wells
The County shall require unused wells **shall to** be abandoned and destroyed per the requirements of the County Well Ordinance. [Source: Existing Oak Park Policy 1.2.2.1] |
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.

[Source: Existing Oak Park Policy 1.2.2.5]

OP-72 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. [Source: Existing Oak Park Goal 4.2.1.1]

OP-73 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. [Source: Existing Oak Park Policy 1.2.2.4]

OP-72.1 Water System Sizing

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. [Source: Existing Oak Park Goal 4.2.1.1]

OP-73.1 Ventura County Water Quality Management Plan Conformance

To ensure that proposed development is consistent with the Ventura County Water Quality Management Plan. [Source: Existing Oak Park Goal 1.2.1.4]

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. [Source: Existing Oak Park Policy 4.2.2.1]

Water Conservation and Reuse

OP-74 Water Conservation Provisions

To encourage the employment of water conservation measures in new construction. [Source: Existing Oak Park Goal 1.2.1.2]

OP-75 Water Conservation Provisions

To encourage employment of water conservation techniques in new construction. [Source: Existing Oak Park Goal 4.2.1.2]

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. [Source: Existing Oak Park Policy 4.2.2.3]
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. *(Source: Existing Oak Park Policy 1.2.2.2)*

OP-76 To encourage use of reclaimed water for landscaping purposes. *(Source: Existing Oak Park Goal 1.2.1.3)*

OP-76.1 Reclaimed Water for Landscaping

*The County shall require* landscaping within discretionary development shall utilize reclaimed water from the Triunfo Sanitation District where economically and physically feasible. *(Source: Existing Oak Park Policy 1.2.2.3)*

OP-76.2 Landscape Design for Water Conservation

*The County shall require* 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. *(Source: Existing Oak Park Policy 1.2.2.6)*
Figure OP-6  General Plan Land Use Map – Oak Park Area Plan
### Table OP-4  Implementation Programs

<table>
<thead>
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<th>Programs</th>
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| **A** Establish a New Greenbelt  
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. [*Source: Existing Oak Park Program 3.2.3.1*] |
| **B** Coordination with the National Park Service, the Santa Monica Mountains Conservancy, and Rancho Simi Recreation and Park District  
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. [*Source: Existing Oak Park Program 3.7.3.1*] |
| **C** Coordination with the Oak Park Unified School District  
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). [*Source: Existing Oak Park Program 4.6.3.1*] |
| **D** Coordination with Neighboring Jurisdictions  
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. [*Source: Existing Oak Park Program 4.8.3.1*] |
### Goals, Policies, and Programs moved to the 2040 General Plan

#### Land Use Element

<table>
<thead>
<tr>
<th>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.</th>
<th>[Source: Existing Oak Park Goal 3.1.1.5]</th>
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<tr>
<td>Provide neighborhood configurations which encourage a variety of lifestyles, a focus and distinct identity.</td>
<td>[Source: Existing Oak Park Goal 3.3.1.3]</td>
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<tr>
<td>To produce neighborhood configurations which preserve the natural features of the site and minimize the requirements for grading.</td>
<td>[Source: Existing Oak Park Goal 3.3.1.4]</td>
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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 B, Chapter 1, Article 11) and may also file for a General Plan amendment. [Source: Existing Oak Park Policy 3.1.2.2]

Discretionary residential development shall be designed to provide a harmonious relationship between adjoining uses, natural features, and the total environment. [Source: Existing Oak Park Policy 3.3.2.3]

Commercial development shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business. [Source: Existing Oak Park Policy 3.4.2.2]

#### Public Facilities and Services Element

<table>
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<tr>
<th>Prohibit development in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.</th>
<th>[Source: Existing Oak Park Goal 4.5.1.2]</th>
</tr>
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<tr>
<td>Drainage courses shall be left in their natural state as much as possible.</td>
<td>[Source: Existing Oak Park Policy 2.2.2.3]</td>
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</table>
Conservation and Open Space Element

Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native vegetation and berms and/or undergrounded if possible. [Source: Existing Oak Park Policy 1.4.2.3]

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. [Source: Existing Oak Park Policy 1.5.2.2]

Hazards and Safety Element

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. [Source: Existing Oak Park Policy 2.1.2.2]
Please see the next page.