

THOUSAND OAKS AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

THOUSAND OAKS AREA PLAN

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

Area Plan

Please see the next page.

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Area Plan

Please see the next page.

Introduction

Purpose

The Thousand Oaks Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 3,767 acres of unincorporated land adjacent to the City of Thousand Oaks and within the Thousand Oaks Area of Interest. "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, types and intensity of land uses within 12 planning sub-areas (see "Thousand Oaks Unincorporated Planning Sub-Areas") as well as providing specific policies concerning development.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the goals, policies, programs, and maps of the Ventura County General Plan 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

Concerns about grading activity near the City of Thousand Oaks within the Upper Kelly Estates Area, beginning in the summer of 1983, led to County/City discussions relating to the application of certain City policies to the unincorporated areas within the Thousand Oaks Area of Interest. It was determined that the appropriate way to accomplish this was to prepare an Area Plan for the unincorporated portion of the Thousand Oaks Area of Interest. Consequently, the County and City negotiated a joint agreement whereby the City and County would share the cost of preparing an Area Plan which would be written, in part, to reflect the City's grading and land use policies. Joint resolutions to this effect were adopted by the City and County on July 22, and August 26, 1986, respectively. Work on the Thousand Oaks Area Plan commenced in January of 1987. A Background Report (separate document) was completed in June of 1987. A Citizens Committee was appointed to assist in identifying issues and formulating goals. This Committee held public meetings periodically from February 1988 to October 1988, when the draft Area Plan was completed. The Thousand Oaks Area Plan was adopted by the Ventura County Board of Supervisors on March 24, 1992.

County has continued to refine and update the plan over the years, and has amended it five times (1994, 1996, 2005, 2010, and 2015). As part of the 2040 General Plan Update process, the County updated this Thousand Oaks Area Plan.

Content and Organization

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

Relationship to Other County General Plan Elements

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

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

Local Setting

Overview of Plan Area

The Thousand Oaks Area Plan covers approximately 3,767 acres of unincorporated land adjacent to the city of Thousand Oaks and within the Thousand Oaks Area of Interest. The Area Plan includes 11 planning sub-areas: Lynn Ranch, Casa Conejo, Broome Ranch, Rancho Sierra Vista-Satwiwa, White Stallion Ranch, Upper Kelly Estates, Kelly Estates, Ventura Park, Upper Ventura Park, Rolling Oaks, and Miller Ranch.

Figure TO-1 Thousand Oaks Planning Sub-Areas

**THOUSAND OAKS
UNINCORPORATED
PLANNING SUB-AREAS**

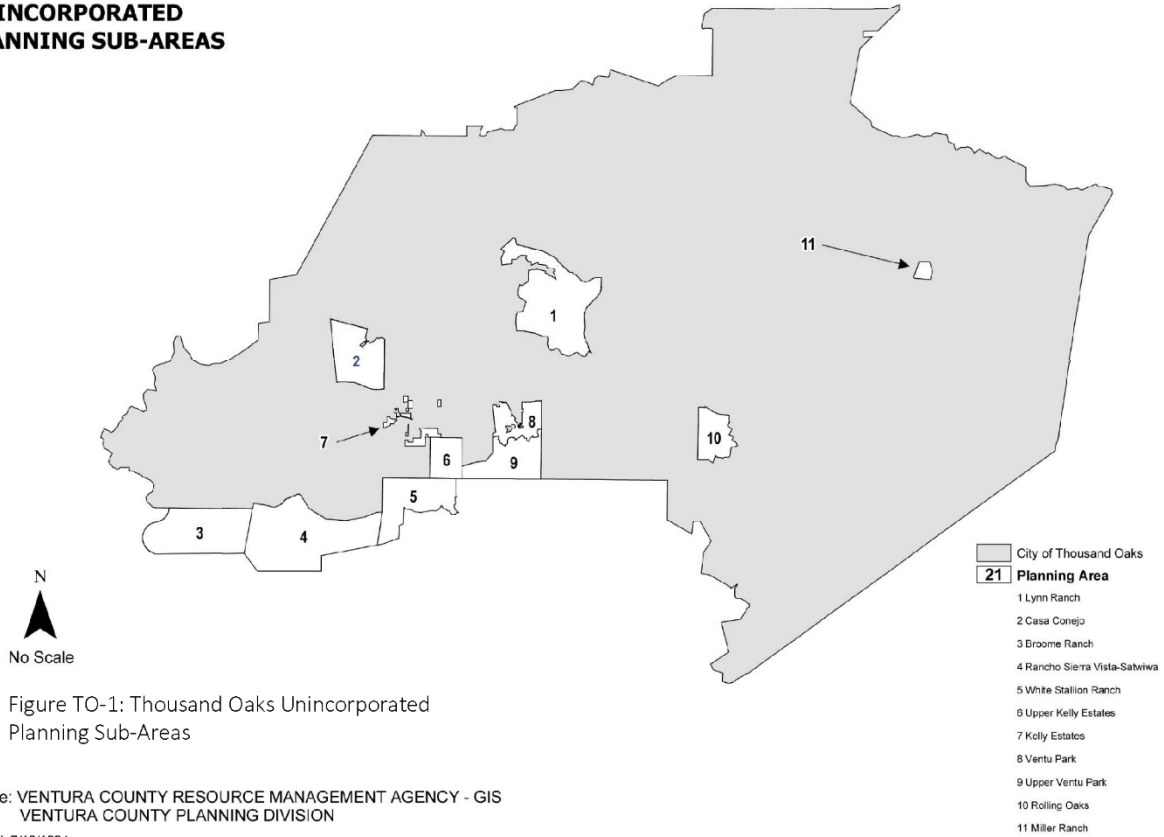


Figure TO-1: Thousand Oaks Unincorporated Planning Sub-Areas

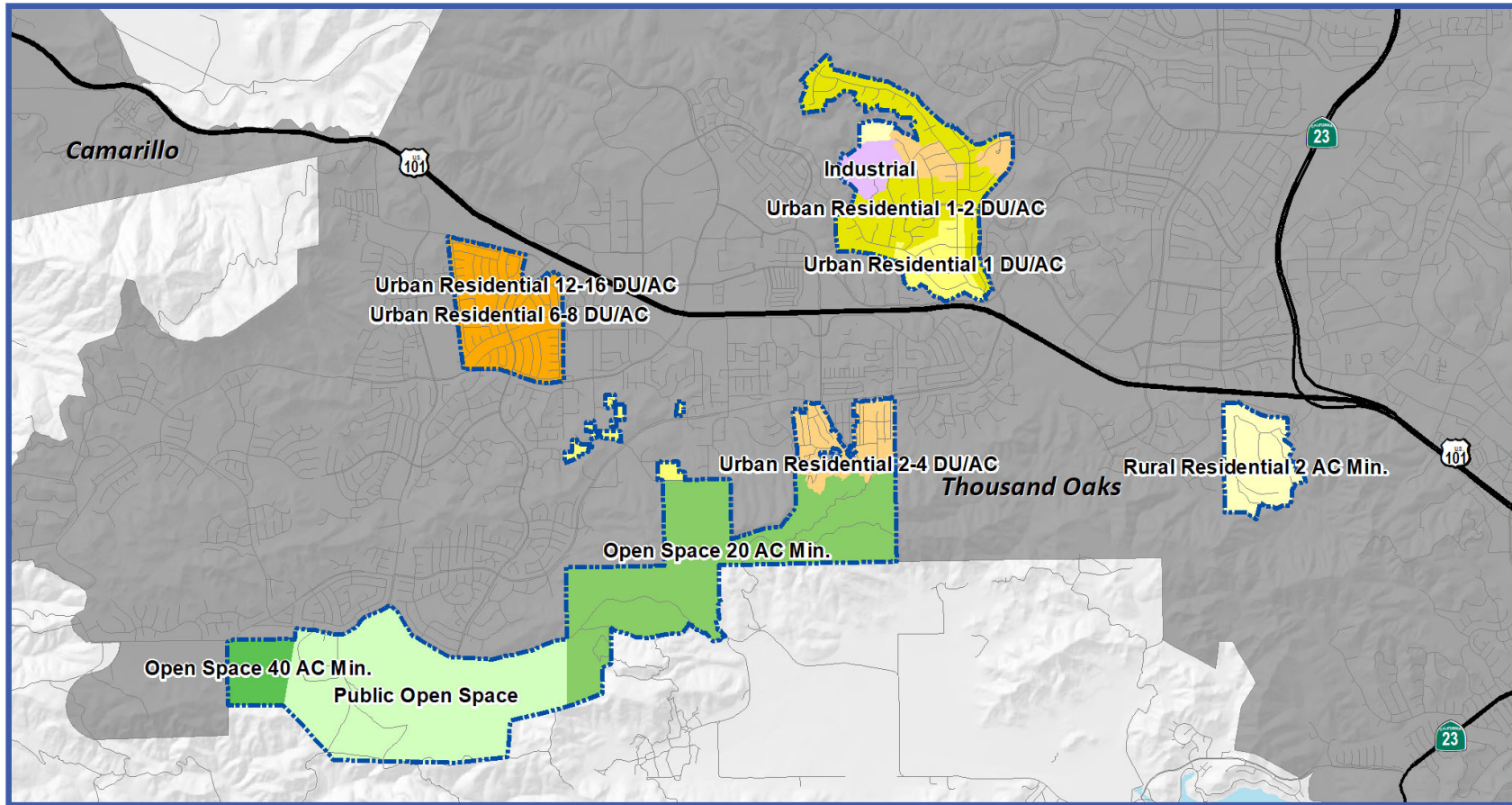
Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION

Revised: 7/12/1994
Updated: 10/5/2006

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 Maps (Figures TO-2, TO-3, TO-4, TO-5, TO-6, TO-7 and TO-8) identify the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are land use designations which dictate the type and intensity of land use within each category. A Summary Table (Table TO-3) lists each land use designation and its total area, building intensity, population capacity, and population density. The purpose of each of the five land use categories is described in Table TO-1.



**Figure TO-2:
Thousand Oaks
Area Plan**

Map Date: April 30, 2019
Source: Ventura County Resource Management
Agency (RMA) GIS, 2016.

Thousand Oaks Area Plan:

- Rural Residential 2 ac min.
- Urban Residential 1 du/ac
- Urban Residential 1-2 du/ac
- Urban Residential 2-4 du/ac
- Urban Residential 6-8 du/ac
- Urban Residential 12-16 du/ac
- Industrial
- Public Open Space
- Open Space 20-40 ac min.
- Open Space 40-80 ac min.

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities

N

Table TO-1 Thousand Oaks Area Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
Open Space 40-80 ac min.		40-80 ac min.
Open Space 20-40 ac min.	The purpose of the Open Space designation is to preserve land in a predominantly open, undeveloped character while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, there are two land use designations: Open Space 20 ("OS-20", 20-40 acres minimum) and Open Space 40 ("OS-40", 40-80 acres minimum).	20-40 ac min.
Public Open Space	The purpose of the Public Open Space designation is to identify lands devoted to natural parks and recreation areas, owned and maintained by a public agency.	
Rural Residential 2 ac min.	The purpose of the Rural Residential designation is to identify those areas where low density (two to ten acre) parcel size residential development may occur. Within this category, there is one land use designation: Rural Residential 2 ("RR-2", two acre minimum).	2-ac min. parcel size
Urban Residential 1 du/ac	The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (less than two acres per dwelling) is permitted. Within this category, there are five land use designations: Urban Residential 1 ("UR-1", 1 du/ac), Urban Residential 2 ("UR-2", 1-2 du/ac), Urban Residential 4 ("UR-4", 2-4 du/ac), Urban Residential 8 ("UR-8", 6-8 du/ac) and Urban Residential 16 ("UR-16", 12-16 du/ac).	1 du/ac
Urban Residential 1-2 du/ac		1-2 du/ac
Urban Residential 2-4 du/ac		2-4 du/ac
Urban Residential 6-8 du/ac		6-8 du/ac
Urban Residential 12-16 du/ac		12-16 du/ac
Industrial	The purpose of the Industrial designation is to identify areas necessary to meet the service and employment needs of the Thousand Oaks area.	

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix delineates which zoning districts are compatible with the various Area Plan land use designations.

Table TO-2 Zoning Compatibility Matrix

EA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/AC.)	SP	TP	CO	C1	CPD	M1	M2	M3
POS	(Public Open Space)	■																
OS-20	(Open Space 20 ac min.)	40 AC	■															
OS-40	(Open Space 40 ac min.)	20 AC	■															
RR-2	(Rural Residential 2 ac. min.)			2 AC	2 AC	2 AC												
UR-1	(Urban Residential 1 du/ac)			■	1 AC	1 AC												
UR-2	(Urban Residential 1-2 du/ac.)			■	20	■			2 U									
UR-4	(Urban Residential 2-4 du/ac.)			■	■	■	10		4 U									
UR-8	(Urban Residential 6-8 du/ac)						■		8 U									
UR-16	(Urban Residential 12-16 du/ac)							■	16 U									
IND	(Industrial)														■			

Source: Thousand Oaks Area Plan (3-24-15 edition)

Table TO-3 Building Intensity/Population Density Standards

LAND USE DESIGNATION		Public Open Space/Open Space						
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU	Populat.	Avg. Populat. Density (Persons/Acre)
OS 80	(10 ac min.)	657	5%	N/A	0	N/A	0	0.00
OS 40	(40ac min.)	1,040	5%	0.03	31	2.31 ³	71	0.07
OS 20	(20 ac min.)	834	5% ²	0.05	42	2.31 ³	97	0.12
TOTALS		2,531			73		168	
LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU ⁵	Populat.	Avg. Populat. Density (Persons/Acre)
RR-2	(2 ac min)	189	25%	0.50	94	2.79	263	1.39
UR-1	(1 du/ac)	160	25%	1.00	160	2.79	446	2.79
UR-2	(1 - 2 du/ac)	308	28%	2.00	616	2.79	1,719	5.58
UR-4	(2 - 4 du/ac)	221	35%	4.00	884	2.79	2,466	11.16
UR-8	(6 - 8 du/ac)	272	48%	8.00	2,176	2.79	6,071	22.32
UR-16	(12 - 16 du/ac)	1	55%	16.00	16	2.79	45	45.00
TOTALS		1,151			3,946		11,010	

LAND USE DESIGNATION		Commercial/ Industrial					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre
I	(Industrial)	60	50%	523	2.0	1,046	17.42

Source: Thousand Oaks Area Plan (3-24-15 edition)

Notes:

¹ Excludes second dwelling units per Section 65852.2 of the State Government Code.

² Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of “Crop and Orchard Production” and for Farmworker Housing Complexes.

³ Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth and Non Growth Areas for 1990 (averaged).⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth Area for 1990.

Land Use and Community Character

In addition to the land use related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Thousand Oaks Area of Interest:

Growth Management

TO-1

To support the Guidelines for Orderly Development, especially those policies which state that land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City and development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

TO-2

To support the existing policy of annexation of property located within Urban and Rural land use designations in the Thousand Oaks Sphere of Influence to the City of Thousand Oaks whenever subdivision of property is requested.

TO-2.1

Existing Community or Rural Land Annexation

The County shall apply the following annexation policies to all subdivisions of land designated Existing Community or Rural, as depicted on the "Ventura County General Land Use Diagram" in the 2040 General Plan (Figure 2-4), within the Thousand Oaks Sphere of Influence:

- (1) The County shall require owners of property contiguous to the City of Thousand Oaks to request annexation to the City prior to consideration of any subdivision of land by the County. Such subdivisions shall not be approved by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).
- (2) The County shall require owners of property not contiguous to the City to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision approved by the County. The County shall require this agreement to annex contain language that is binding on all future owners of the property.

TO-3

To ensure that the area's growth rate does not exceed the capacity of service agencies to provide quality services without impacting services provided to existing neighborhoods.

Land Use Designations and Standards

TO-3.1

Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps (Figures TO-2, TO-3, TO-4, TO-5, TO-6, TO-7 and TO-8). The Zoning Compatibility Matrix indicates the zoning districts which are consistent with the various land use categories.

TO-4	To provide living opportunities for families of a wide range of incomes.
TO-4.1	Density Bonuses for Qualified Affordable Housing Developments As per Article 16 of the Ventura County Zoning Ordinance, the County shall provide developers with density bonuses for qualified affordable housing developments.
TO-4.2	Housing Density Diversity The County shall condition discretionary development permits involving 20 or more dwelling units to provide a variety of housing densities to meet the needs of diverse family income levels.
TO-5	To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.
TO-6	To ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.
TO-6.1	Multi-family Development Restriction Adjacent to Potrero Road and Lynn Road The County shall discourage multi-family residential development adjacent to Potrero Road and Lynn Road.
TO-7	To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses and open space areas.
TO-7.1	Land Use Compatibility The County shall require new industrial development be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. The County shall require such review to give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
TO-7.2	Residential Use Compatibility The County shall require expansion or modification of existing industrial uses in the Casa Conejo and Lynn Ranch areas to be carefully reviewed to ensure compatibility with adjacent residential uses.
TO-7.3	Exterior Lighting The County shall require all exterior lighting of industrial developments to be constructed or located so that only the intended area is illuminated, long-range visibility is minimized and off-site glare is controlled.
TO-7.4	Helicopter Impact Mitigation The County shall condition industrial uses which utilize helicopters to limit flight hours, limit the number of flights per day, utilize an approved flight path, or other means, as necessary, to avoid or mitigate adverse impacts on nearby residents and other sensitive uses.

TO-8

To limit industrial land uses to existing industrial zoned areas.

TO-8.1

Industrial Area Expansion

The County shall prohibit the expansion of industrial uses outside of areas presently planned for industrial.

TO-9

To maintain the lands outside the existing urban and rural neighborhoods in "Open Space" or "Public Open Space" as a means of retaining the rural 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.

Character and Design

TO-10

To provide for new development within existing urban neighborhoods while preserving the remainder of the Thousand Oaks unincorporated area as open space pending annexation of land within the Thousand Oaks Sphere of Influence to the City of Thousand Oaks.

TO-11

To strive to maintain the existing semirural residential character of the Thousand Oaks area.

Development Review and Inter-Agency Coordination

Several Federal, State, and local agencies have adopted plans which embrace land use issues in the Thousand Oaks area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

TO-12

To ensure, to the maximum extent feasible, consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, Conejo Recreation and Park District, Conejo Unified School District, Conejo Open Space Conservation Agency (COSCA) and the City of Thousand Oaks.

TO-12.1

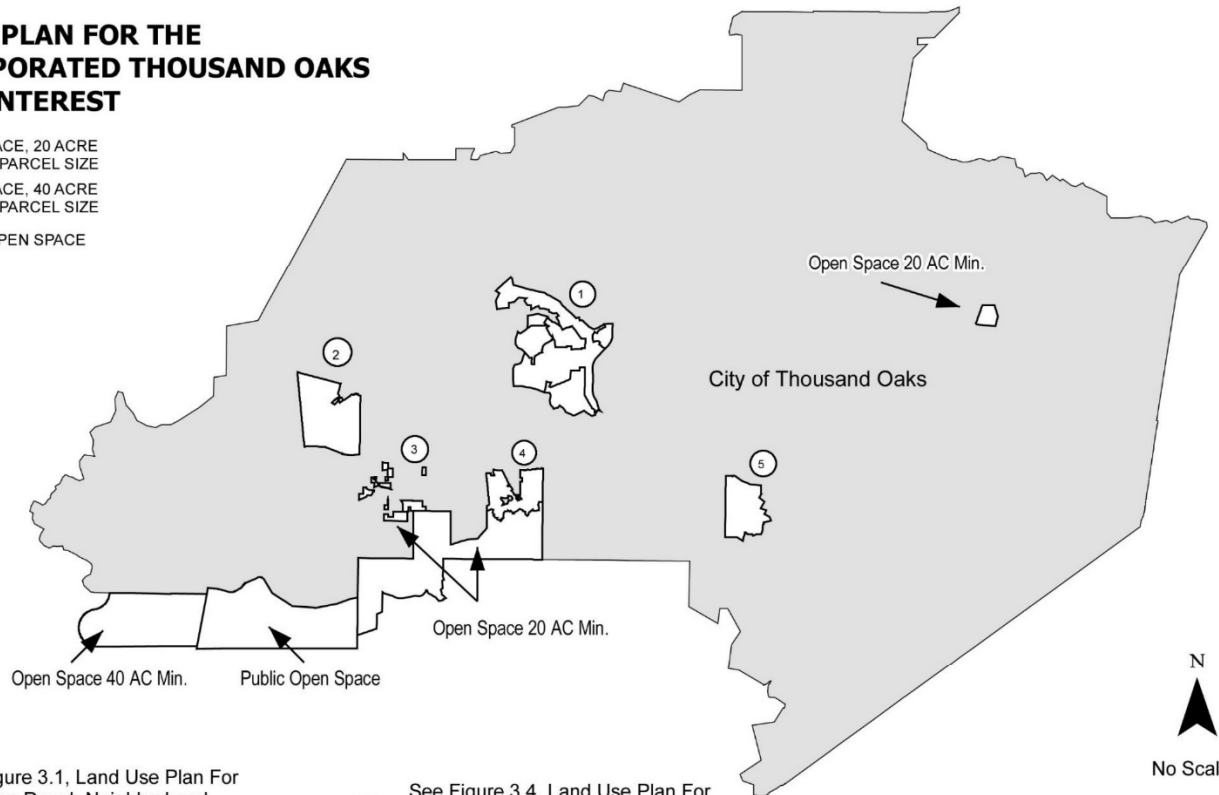
Santa Monica Mountains Comprehensive Plan Consistency

The County shall require all discretionary development to be consistent with the Santa Monica Mountains Comprehensive Plan (1979).

Figure TO-3 Land Use Plan for the Unincorporated Thousand Oaks Area of Interest

LAND USE PLAN FOR THE UNINCORPORATED THOUSAND OAKS AREA OF INTEREST

- OS 20** OPEN SPACE, 20 ACRE MINIMUM PARCEL SIZE
- OS 40** OPEN SPACE, 40 ACRE MINIMUM PARCEL SIZE
- POS** PUBLIC OPEN SPACE

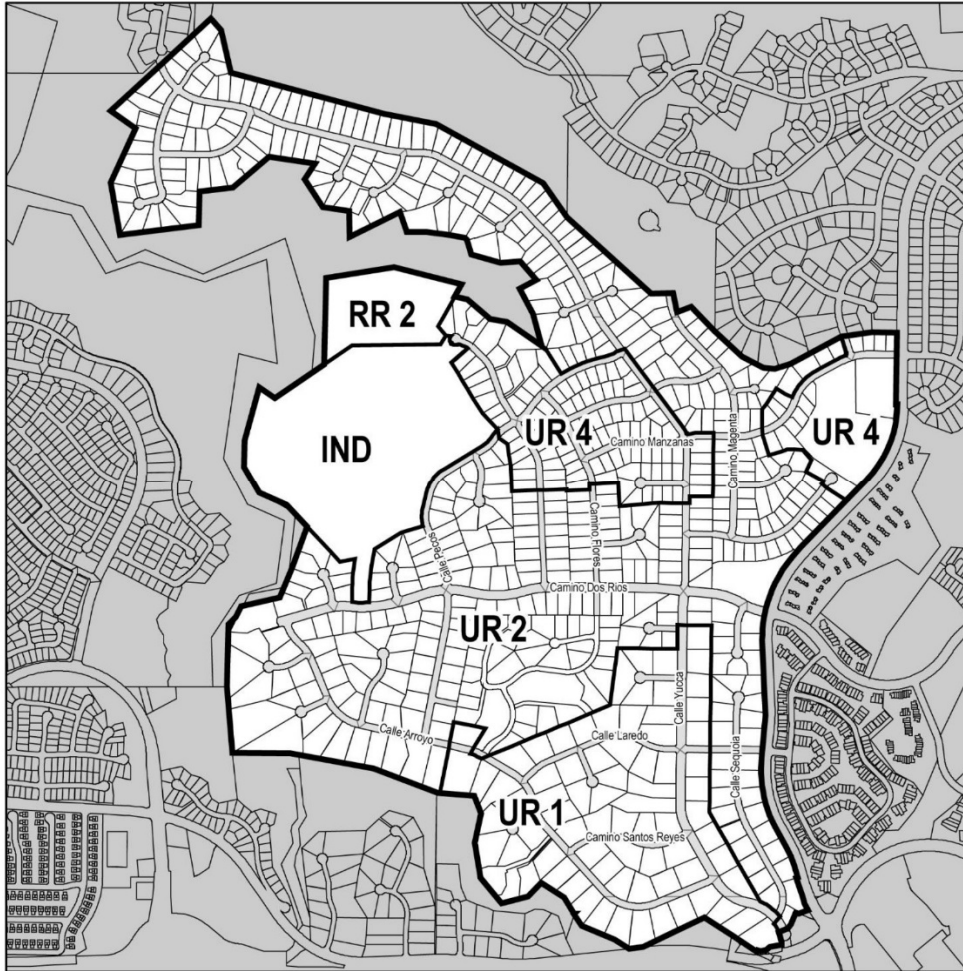


NOTES:







- ① See Figure 3.1, Land Use Plan For The Lynn Ranch Neighborhood
- ② See Figure 3.2, Land Use Plan For The Casa Conejo Neighborhood
- ③ See Figure 3.3, Land Use Plan For The Kelly Estates Neighborhood
- ④ See Figure 3.4, Land Use Plan For The Ventu Park/Upper Ventu Park Neighborhoods
- ⑤ See Figure 3.5, Land Use Plan For The Rolling Oaks Neighborhood

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
 VENTURA COUNTY PLANNING DIVISION
 Created: 12/10/1996
 Updated: 10/10/2006

Figure TO-4 Land Use Plan for the Lynn Ranch Neighborhood



LAND USE PLAN FOR THE
LYNN RANCH NEIGHBORHOOD

- | | |
|--|--|
|  Thousand Oaks City Limits |  UR 1 Urban Residential 1 DU/AC |
|  IND Industrial |  UR 2 Urban Residential 1-2 DU/AC |
|  RR 2 Rural Residential 2 AC Min. |  UR 4 Urban Residential 2-4 DU/AC |


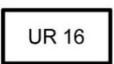
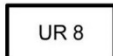
Created: 12/10/1996
Updated: 10/12/2006



Figure TO-5 Land Use Plan for the Casa Conejo Neighborhood



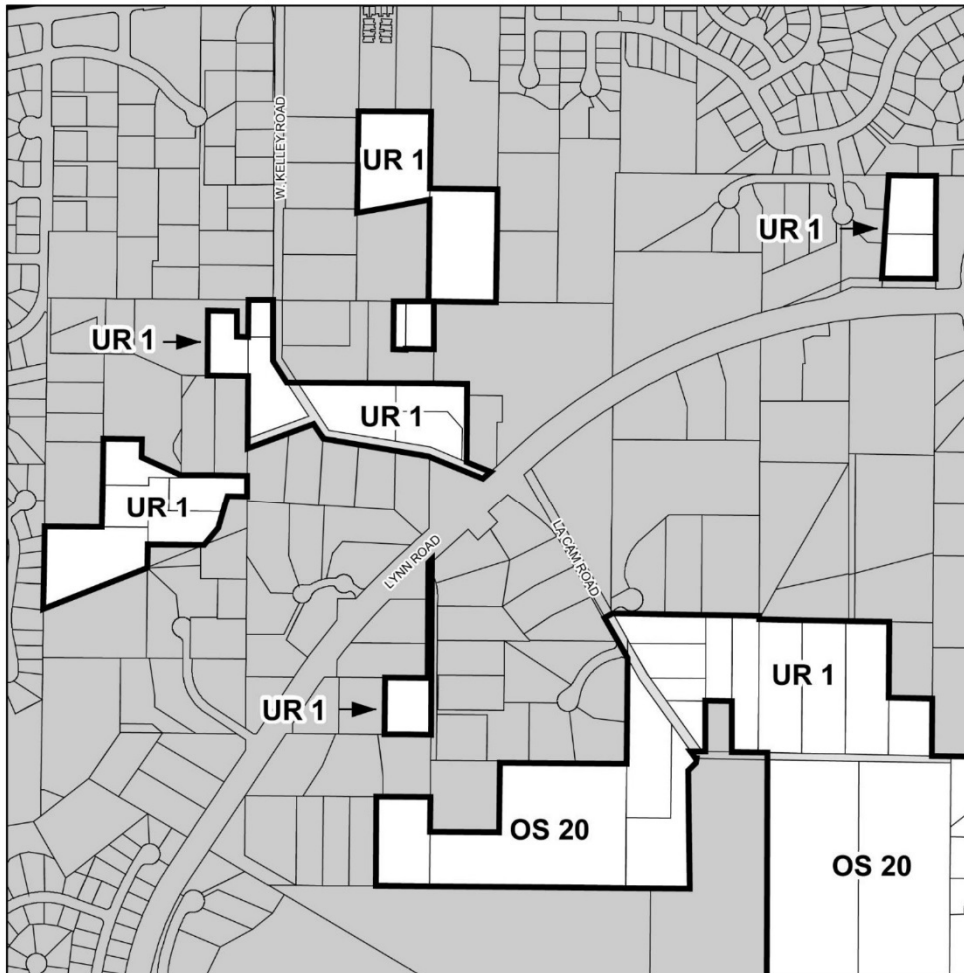
**LAND USE PLAN FOR THE
CASA CONEJO NEIGHBORHOOD**

-  Thousand Oaks City Limits
-  UR 16 Urban Residential 12-16 DU/AC
-  UR 8 Urban Residential 6-8 DU/AC

Created: March of 1992
Updated: 10/12/2006



Figure TO-6 Land Use Plan for the Kelly Estates Neighborhood



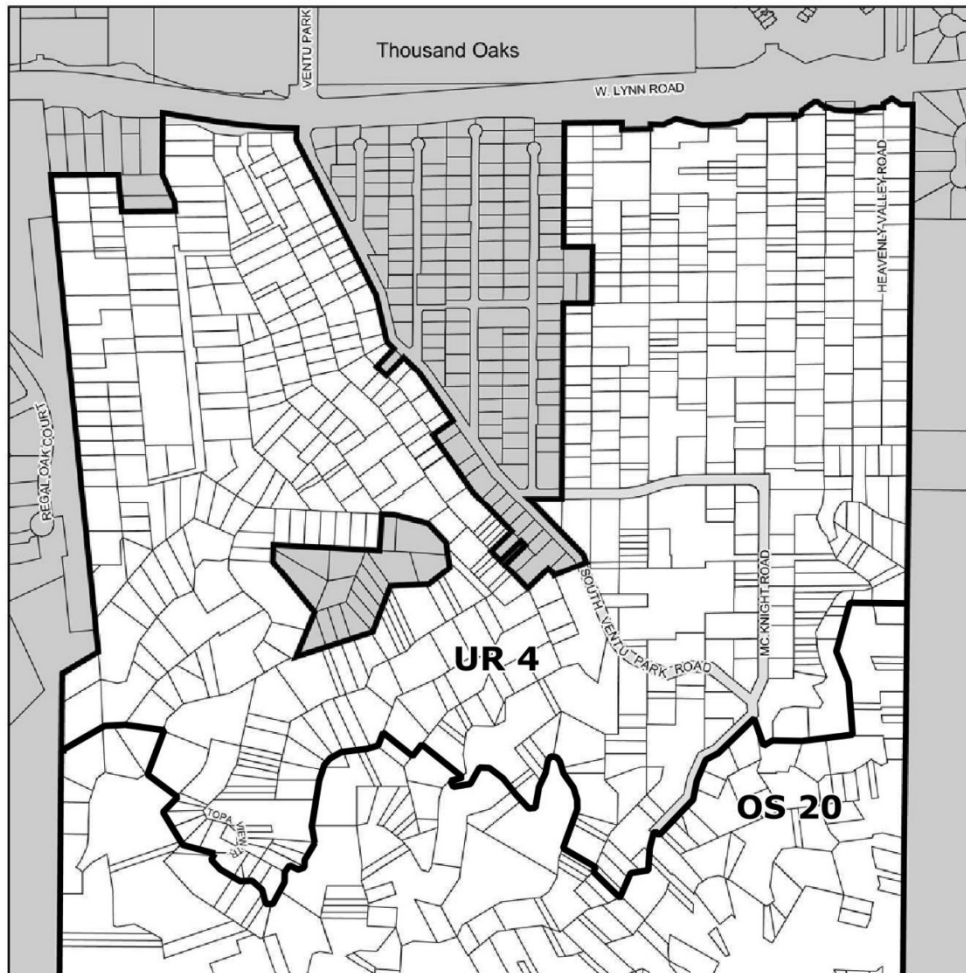
LAND USE PLAN FOR THE KELLY ESTATES NEIGHBORHOOD

-  Thousand Oaks City Limits
-  OS 20 Open Space 20 AC Min.
-  UR 1 Urban Residential 1 DU/AC

Created: 12/10/1996
Updated: 10/12/2006



Figure TO-7 Land Use Plan for the Ventu Park/Upper Ventu Park Neighborhood



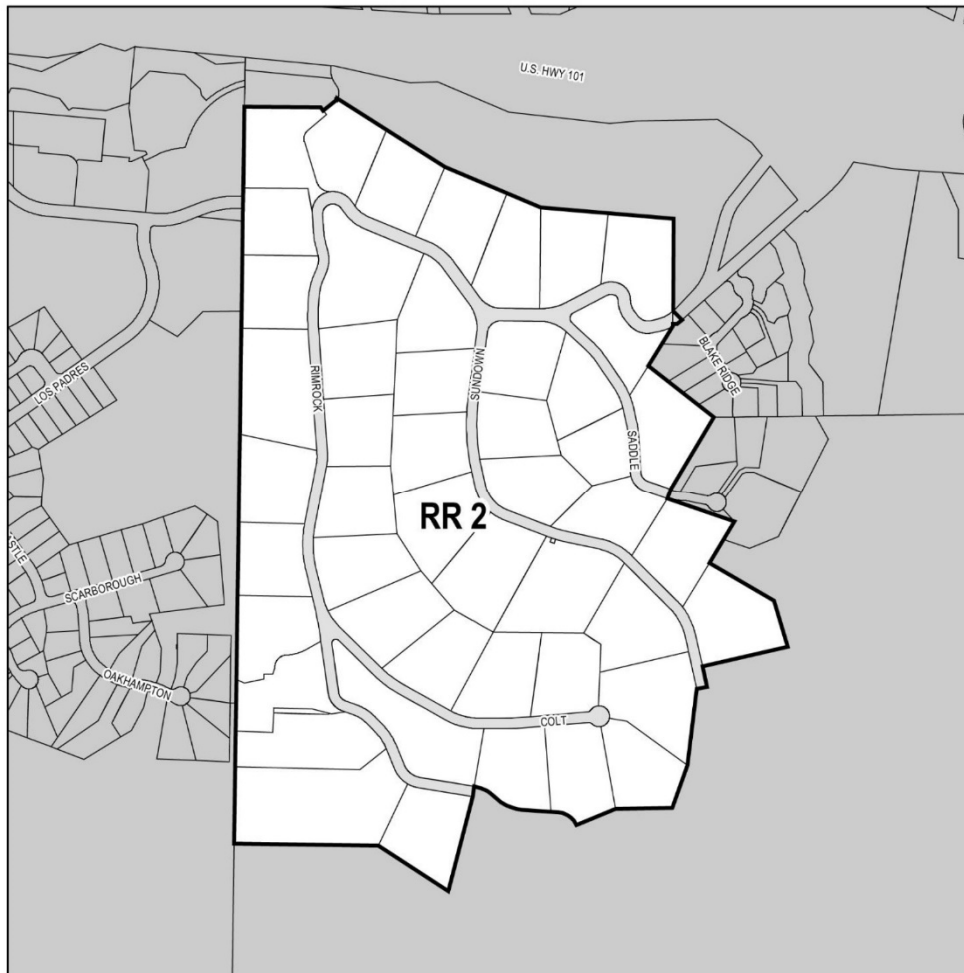
LAND USE PLAN FOR THE
VENTU PARK/UPPER VENTU PARK NEIGHBORHOOD

-  Thousand Oaks City Limits
-  OS 20 OS 20 Open Space 20 AC Min.
-  UR 4 UR 4 Urban Residential 2-4 DU/AC

Created: 12/10/1996
Updated: 10/12/2006



Figure TO-8 Land Use Plan for the Rolling Oaks Neighborhood



LAND USE PLAN FOR THE ROLLING OAKS NEIGHBORHOOD

 Thousand Oaks City Limits  RR 2 Rural Residential 2 AC Min.

Created: 12/10/1996
Updated: 10/12/2006

N

No Scale

Transportation, Circulation, and Mobility

Roadways

TO-13

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Thousand Oaks Area of Interest.

TO-13.1 **Thousand Oaks Area Plan Conformance**

The County shall require all road improvements to be in conformance with the circulation maps contained within the Thousand Oaks Area Plan which have been designed to reflect the above goals (see Figures TO-9 and TO-10, and Table TO-4).

TO-13.2 **Road Standards Compliance**

The County shall require all new public roads, except State highways, to be designed and constructed in accordance with County Road Standards or better, and State maintained roads to be designed and constructed in accordance with State road standards or better.

TO-13.3 **Impacts on Circulation**

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

TO-13.4 **Fire Protection District Private Road Guidelines Compliance**

The County shall require all private roads to meet the minimum requirements of the Ventura County Fire Protection District Private Road Guidelines, as amended, unless higher standards are deemed necessary by the Fire Protection District. The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.

TO-13.5 **Road Standards for Moderate or Steeply Sloped Hillside Areas**

The following standards shall apply to all roads constructed in moderate or steeply sloped hillside areas:

- (1) The County shall require grading and disturbance of natural topography to be kept to a minimum.
- (2) The County should require roads to be designed to adequately accommodate surface water runoff.
- (3) The County should require streets to be designed to reflect a rural, rather than urban, character.
- (4) The County should require street alignments to be parallel to contours in valleys or ridges, where possible. Where a location between a valley or ridge is unavoidable, east/west or north/south bound lanes should be at different elevations.
- (5) The County shall require sidewalks and walkways to be provided in accordance with a carefully conceived pedestrian circulation plan, but to not be rigidly required on every street.
- (6) The County should require street lighting in moderate or steeply sloped areas to be of low profile design, unobtrusive, and designed to enhance a rural character.

TO-14

To ensure a Level of Service "C" or better on all streets and intersections.

TO-15

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

TO-15.1

Development Outside the Local Traffic Circulation System

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by a local traffic circulation system (e.g., Ventu Park) until a mechanism has been established to improve the local traffic circulation system, such as formation of a special assessment district, redevelopment district or other means approved by the County which will ensure that the property will be served by means of access which meet County road standards for public roads or County Fire Protection District standards for private roads.

Regional Multimodal System

TO-16

To provide safe pedestrian and bicycle pathways throughout the unincorporated Thousand Oaks area.

TO-16.1

Road Network Use Conditions for Discretionary Development

The County shall condition discretionary development projects which may be expected to benefit from the road network, bicycle path system and/or the equestrian trail system to dedicate land and construct improvements or pay a fee for auto, bicycle and equestrian facilities in accordance with the circulation maps. The County shall require bicycle and/or equestrian trails to be integrated, where feasible, into the overall circulation plan for discretionary development projects.

TO-17

To ensure that road improvements are compatible with existing and planned equestrian trails and bicycle pathways.

TO-18

To encourage the expansion of public and private bus service to serve the Thousand Oaks Area of Interest.

TO-18.1

Incentives to Transit Use

The County shall condition industrial discretionary development projects to provide incentives to transit use (e.g., provide bus passes for their employees or clients, establish a subscription bus service, or participate in carpool/van pool programs, etc.).

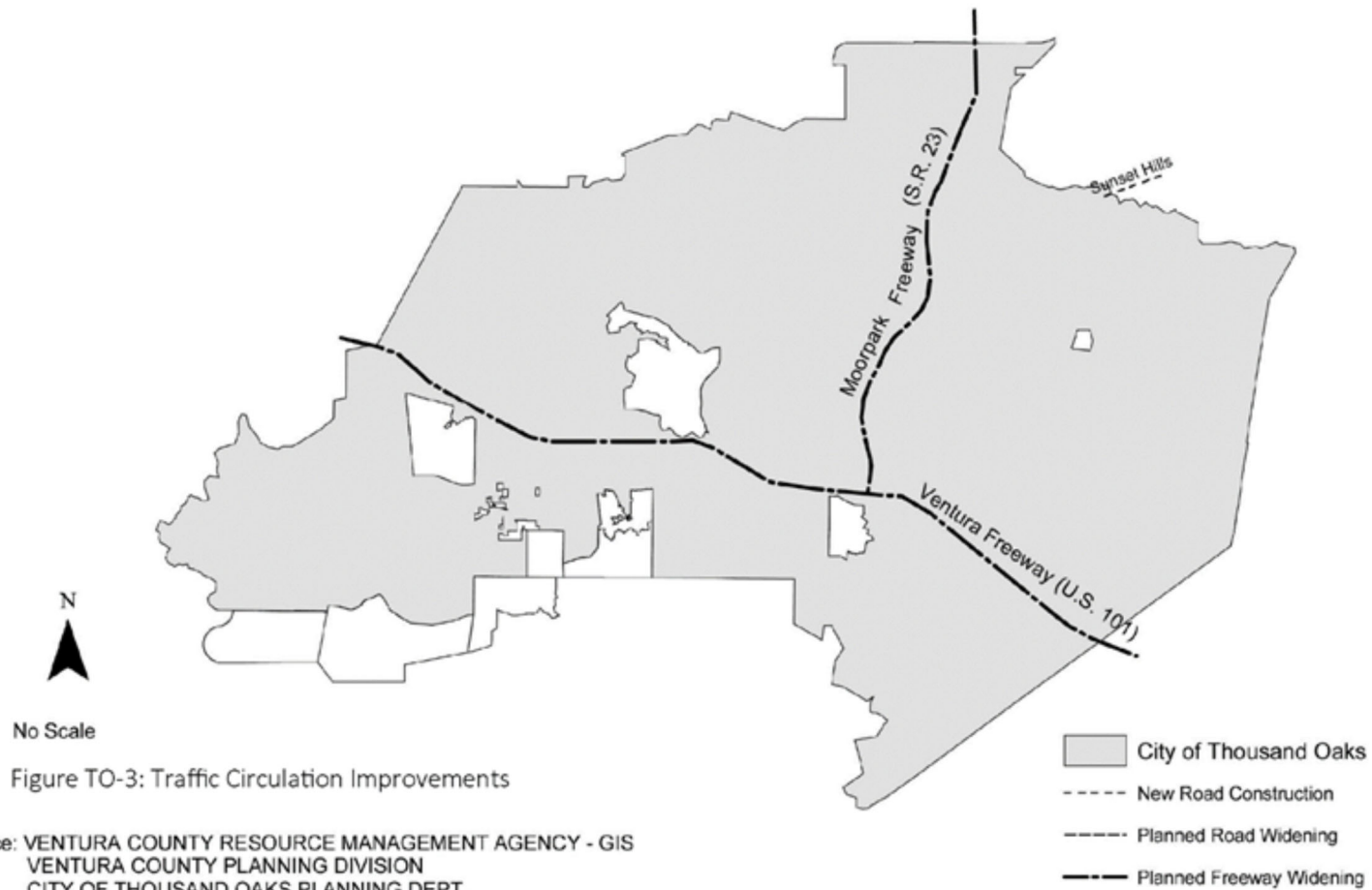
TO-18.2

Bus Turnout Facilities

The County shall require discretionary permit proposals to be reviewed by City of Thousand Oaks Transit and shall condition discretionary development to provide bus turnout facilities, and/or other appropriate transit improvements as requested by City of Thousand Oaks Transit.

Figure TO-9 Traffic Circulation Improvements

TRAFFIC CIRCULATION IMPROVEMENTS



No Scale

Figure TO-3: Traffic Circulation Improvements

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
Updated: 10/12/2006

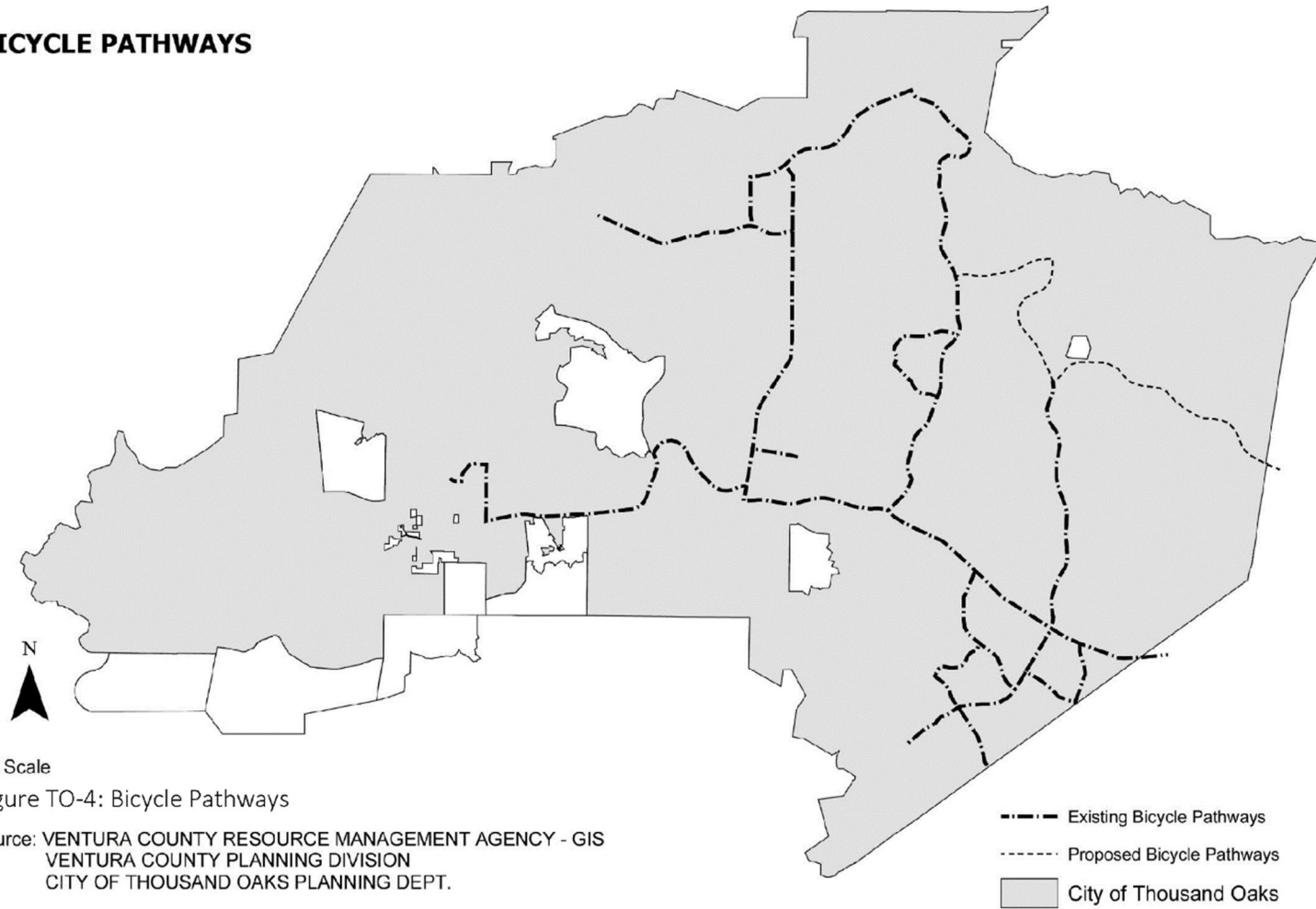
Table TO-4 Proposed Traffic Circulation Improvements

Location	Description	Responsibility
Road Widening		
Ventura Freeway	Widen to 10 lanes.	Caltrans
Moorpark Freeway	Widen segment between U.S. 101 and Olsen Road from four to six lanes.	Caltrans
New Construction		
Sunset Hills Blvd.	Extend Sunset Hills Blvd. to connect with First St. in Simi Valley.	City of Thousand Oaks, City of Simi Valley (conditioning of discretionary development).

Source: Thousand Oaks Area Plan (3-24-15 edition)

Figure TO-10 Bicycle Pathways

BICYCLE PATHWAYS



No Scale

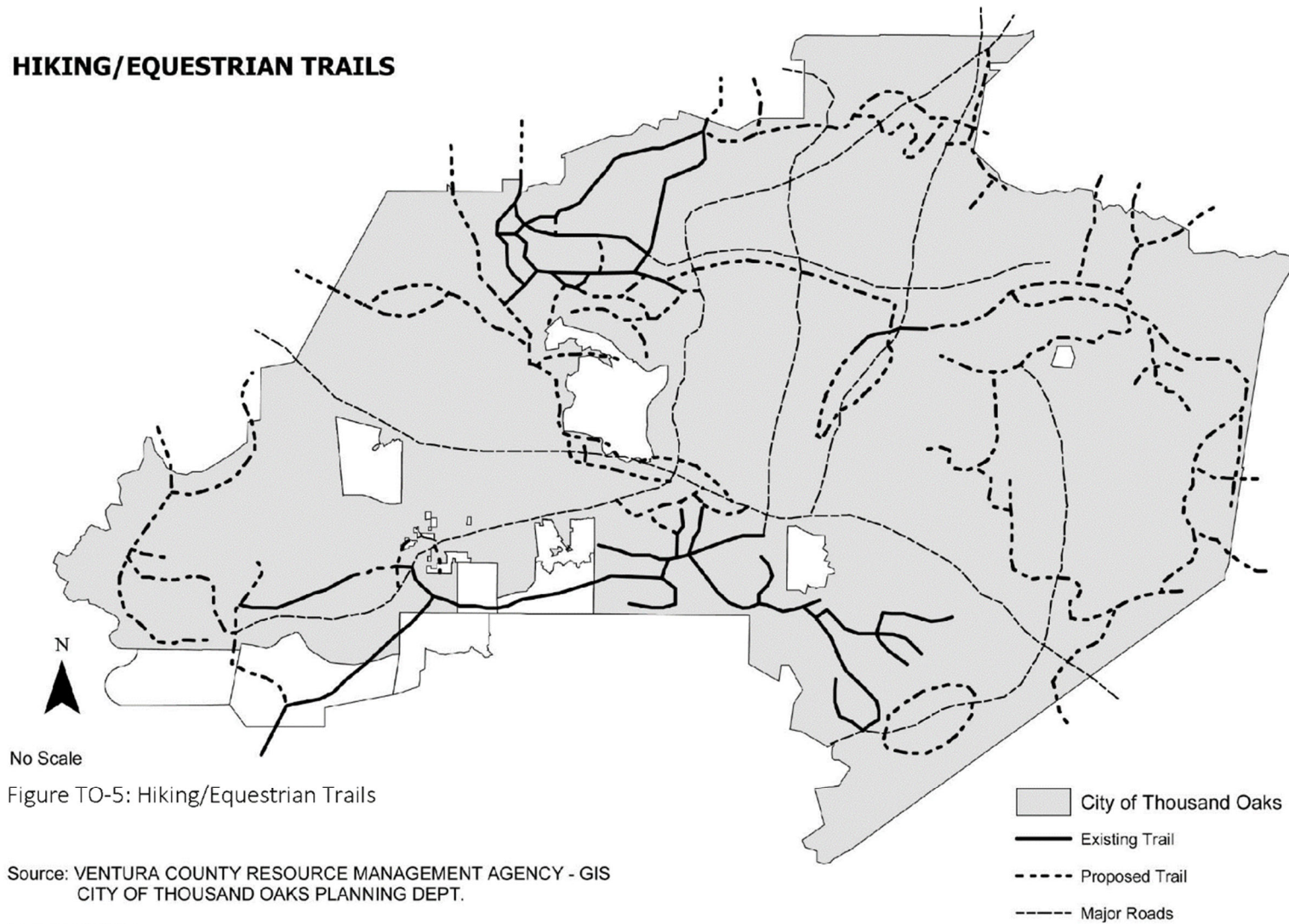
Figure TO-4: Bicycle Pathways

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
Remapped: 10/13/2006

Figure TO-11 Hiking/Equestrian Trails

HIKING/EQUESTRIAN TRAILS



No Scale

Figure TO-5: Hiking/Equestrian Trails

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
Remapped: 10/13/2006

Public Facilities, Services, and Infrastructure

In addition to the public facilities and services related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Wastewater Treatment and Disposal

TO-19

To ensure that sewage lines are constructed to serve all existing and future development in the Thousand Oaks unincorporated urban and rural residential neighborhoods, and are sized so as not to facilitate future intensification of land uses outside of the unincorporated urban and rural residential neighborhoods.

TO-19.1

Sewer System Sizing

The County shall size the sewer system designed for the unincorporated urban and rural residential neighborhoods to be no larger than necessary to serve those uses allowed under the existing General Plan land use densities.

TO-19.2

Adequate Sewer Infrastructure Requirement

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by sewer infrastructure until a mechanism has been established to upgrade the local sewer infrastructure.

TO-19.3

Private Septic Systems

The County shall prohibit discretionary development in urban and rural residential neighborhoods on septic systems unless it complies with the County Sewer Policy and the property owner signs a binding agreement with the sewer purveyor to connect to the sewer system when such a system becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor.

Solid and Hazardous Waste

TO-20

To encourage recycling of solid waste materials.

TO-20.1

Solid Waste Recycling

The County shall condition discretionary development to utilize feasible solid waste recycling measures.

Public Utilities

TO-21

To provide adequate utility services to the Thousand Oaks Area of Interest in keeping with the area's scenic qualities.

TO-21.1

Utility Undergrounding

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

TO-22 To avoid aesthetic impacts from wireless communication facilities through design and siting considerations.

TO-22.1 **Wireless Communication Facilities**
The County shall grant discretionary development permits for wireless communication facilities only when necessary for public safety or to provide a substantial public benefit. Such facilities shall be conditioned to minimize visual impacts to the maximum extent feasible.

TO-22.2 **Wireless Communication Facilities**
The County shall grant iscretionary development permits for wireless communication facilities which are necessary for public safety or provide a substantial public benefit only when facilities are designed and conditioned to minimize visual impacts to the maximum feasible extent.

TO-22.3 **Wireless Communications Facility Height Restriction**
The County shall require discretionary development permits for wireless communication facilities to limit the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. Several shorter facilities are preferable to one large facility.

Library Facilities and Services

TO-23 To promote multiple use of school facilities.

TO-23.1 **Public Use of School Facilities**
The County should require school facilities to be utilized for community and parks and recreation activities whenever possible.

Park and Recreational Facilities

TO-24 To cooperate with the Conejo Recreation and Park District to ensure that recreation needs of existing and future residents of the Thousand Oaks Area of Interest are adequately provided for.

TO-24.1 **Impacts on Recreation**
The County shall require all discretionary development that may affect recreation resources, trail systems, or parklands to be reviewed by affected recreation agencies (e.g., Ventura County General Services Agency - Recreation Services, Conejo Recreation and Park District, Santa Monica Mountains Conservancy, California Department of Parks and Recreation, National Park Services, Conejo Open Space Conservation Agency [COSCA]), for impact on recreation opportunities and resources.

TO-25 To promote the acquisition of open space lands by park or open space agencies (Conejo Open Space Conservation Agency [COSCA], and the Conejo Recreation and Park District).

TO-26

To ensure the completion of the unincorporated portion of the Thousand Oaks regional trail system and protect existing trails.

TO-27

To ensure that recreational uses in sensitive open space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

TO-28

To encourage community volunteer efforts to enhance parks, trails, and recreation by organized groups (e.g., Equestrian Trails Incorporated, Mounted Assistance Units, Concerned Off-Road Bicyclists Association, Boy Scouts, Girl Scouts, Santa Monica Mountains Trails Council, California Native Plant Society, etc.).

TO-28.1

Development Near Equestrian Trails

The County shall condition discretionary development near existing or proposed equestrian trails, as depicted on "Hiking/Equestrian Trails", to mitigate or avoid adverse impacts to the existing trail system. The County shall condition discretionary development permits which may be expected to benefit from the regional trail system to dedicate and improve, or pay a fee for, planned trails and public trail access points and install appropriate signs to the standards of the County of Ventura, Conejo Open Space Conservation Agency (COSCA) and the Conejo Recreation and Park District.

Law Enforcement and Emergency Services

TO-29

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

TO-29.1

Public Safety Compliance

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

TO-30

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

Fire Protection

TO-31

To prohibit development in areas where either emergency access or adequate water supplies for firefighting purposes cannot be provided.

TO-31.1

Adequate Water Supply and Delivery for Firefighting

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

Conservation and Open Space

In addition to the resource related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Biological Resources

TO-32	To protect to the maximum extent feasible the biological resources of the Thousand Oaks Area of Interest in order to maintain natural ecosystems and also preserve the natural beauty of the area (e.g., volcanic outcrops, meadows, thin-soiled volcanic substrate slopes, wetlands areas, etc.).
TO-33	To preserve and protect rare, threatened, endangered and candidate plant and animal species and their habitats.
TO-33.1	<p>Biological Field Reconnaissance Report Requirement</p> <p>The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, the presence of important wildlife movement corridors and wetlands, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land (i.e., where the natural vegetation still exists).</p>
TO-33.2	<p>Agency Consultation Requirement</p> <p>The County shall require the City of Thousand Oaks, the Conejo Open Space Conservation Agency (COSCA), the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains National Recreation Area to be consulted during the initial 30-day project review period for discretionary development proposals when proposals which may adversely affect the biological resources under their purview are submitted.</p>
TO-34	To protect wildlife habitat and ensure viable wildlife movement corridors between open lands, including parklands, within the study area and surrounding the Conejo Valley.
TO-35	To preserve the major resources of the area by adapting development patterns to the natural environment.
TO-36	To protect the significant stands of the major plant communities of Thousand Oaks: Southern oak woodland, oak savannah, chaparral, coastal and inland sage scrub, riparian woodland, and grassland.
TO-36.1	<p>Protected Trees</p> <p>The County shall require discretionary development to be located to avoid the loss or damage to protected trees. The County shall require removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Scenic</p>

Resource Protection Overlay Zone (Zoning Ordinance), the County's Tree Protection Ordinance (Zoning Ordinance), and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).

TO-37

To preserve natural vegetation by restricting grading on hillsides and in canyons to preserve its intrinsic value for wildlife habitat, for slope stability, and for scenic beauty.

TO-38

To protect sources of water vital to wildlife, such as springs, ponds, and streams.

TO-39

To encourage revegetation or landscaping that incorporates indigenous native plant species in order to restore habitat in already disturbed or urbanized areas.

TO-40

To recognize the role of fire in local ecosystems in order that it be taken into account in all planning efforts.

Scenic Resources

TO-41

To preserve and protect the significant visual quality and aesthetic beauty of the Thousand Oaks Area of Interest. This shall include, but not be limited to, protected trees, arroyos, barrancas, and surrounding hills and mountains.

TO-41.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary development which will significantly obscure or alter public views of the natural ridgelines.

TO-41.2

Requirements for Projects in the Thousand Oaks Area of Interest zoned SRP

The following requirements shall apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):

- (1) The County shall require all discretionary grading to be in accordance with the Grading and Hillside Development Standards (see Special Guidelines and Standards).
- (2) The County shall require removal, damaging or destruction of protected trees to comply with the provisions of the County's Tree Protection Regulations (see Non-Coastal Zoning Ordinance), Tree Protection Guidelines and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).
- (3) The County shall prohibit freestanding off-site advertising signs.
- (4) The County shall require any required landscaping to utilize species native to the area where feasible.
- (5) The County shall not approve discretionary development which would significantly degrade or destroy a scenic view or vista.

TO-41.3 Development Abutting Scenic Roadways

The County shall subject discretionary development on parcels abutting an adopted or eligible County Scenic Highway or Local Scenic Road (see "Scenic Roadways") to the following criteria:

- (1) The County shall prohibit freestanding off-site advertising signs and pole-mounted business identification or advertising signs.
- (2) The County shall prohibit outside storage in public. The County shall require storage areas to be landscaped and/or screened from public view.
- (3) The County shall require existing healthy, mature trees, and native and long established vegetation to be retained, where feasible.
- (4) The County shall require development to be designed to be in harmony with the surrounding areas.

TO-41.4 Standard Conditions for Projects Incorporating Permanent Open Space

The County shall require standard Conditions for Projects Incorporating Permanent Open Space/Recreation to be imposed, as appropriate, on all residential subdivisions adjoining or affecting steep slopes, canyons and other scenic areas (see Special Guidelines and Standards).

TO-42 To ensure that all new discretionary development minimizes grading by ensuring that it is sensitively designed in order to preserve the natural beauty of the area.

TO-42.1 Grading and Hillside Development Standards Conformance

The County shall require new discretionary development to be designed and constructed in conformance with the Grading and Hillside Development Standards (Special Guidelines and Standards).

Cultural, Historical, Paleontological, and Archaeological Resources

TO-43 To preserve and protect the unique cultural resources of the Thousand Oaks Area of Interest.

TO-44 To promote educational and preservation programs to further the understanding of community culture and history.

TO-45 To ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant cultural, archaeological and historical resources.

TO-45.1 Archaeological Resource Review Requirement

The County shall require all discretionary development permits involving construction or earth movement within the Thousand Oaks Area of Interest to be reviewed by the County's designated archaeological resource review organization. Whenever a discretionary development project is located within an archaeologically sensitive area, The County shall require the following requirements:

- (1) The County shall require a field reconnaissance study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural reservoirs.
- (2) The County shall require a qualified archaeological monitor to be present to monitor trenching or earth movement during construction.
- (3) In the event that artifacts of historical or archaeological significance are uncovered, the County shall require the qualified archaeological monitor to be empowered to halt construction in the immediate vicinity of such unearthened artifacts until disposition of the site has been determined by the County Planning Division.

Open Space

TO-46

To preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.

TO-46.1

Standard Conditions for Projects Incorporating Permanent Open Space

The County shall require standard Conditions for Projects Incorporating Permanent Open Space/Recreation (see Special Guidelines and Standards) to be imposed, as appropriate, on all discretionary development adjoining or affecting significant habitat and wetland areas.

TO-46.2

Sensitive Land Preservation for New Development

The County shall condition discretionary development projects to preserve the most sensitive portions of the property as permanent open space or recreational areas (see Special Guidelines and Standards).

TO-46.3

Significant Natural Area Preservation

The County shall require deed restrictions, conservation easements, and/or parkland/open space dedications to an appropriate public agency (e.g., Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park District, Nature Conservancy, a Homeowners Association, or other entity approved by the County) to be employed on portions of properties with severe environmental constraints, in order to protect significant natural areas by preserving them as permanent open space/recreation areas while permitting property owners to develop less constrained portions of property (see Special Guidelines and Standards).

TO-46.4

Natural Open Space Preservation

The County shall condition discretionary development permits within or adjacent to areas of significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, water courses, and other hazardous or sensitive areas to reserve a portion of the site for natural open space or recreation in accordance with the standards established in the Special Guidelines and Standards of this Plan. Where appropriate, the County shall encourage developers to dedicate such areas to park or open space agencies.

TO-47

To support the Conejo Open Space Conservation Agency (COSCA) concept of a ring of open space surrounding the Conejo Valley and protect open space between existing neighborhoods.

Figure TO-12 Scenic Roadways

SCENIC ROADWAYS

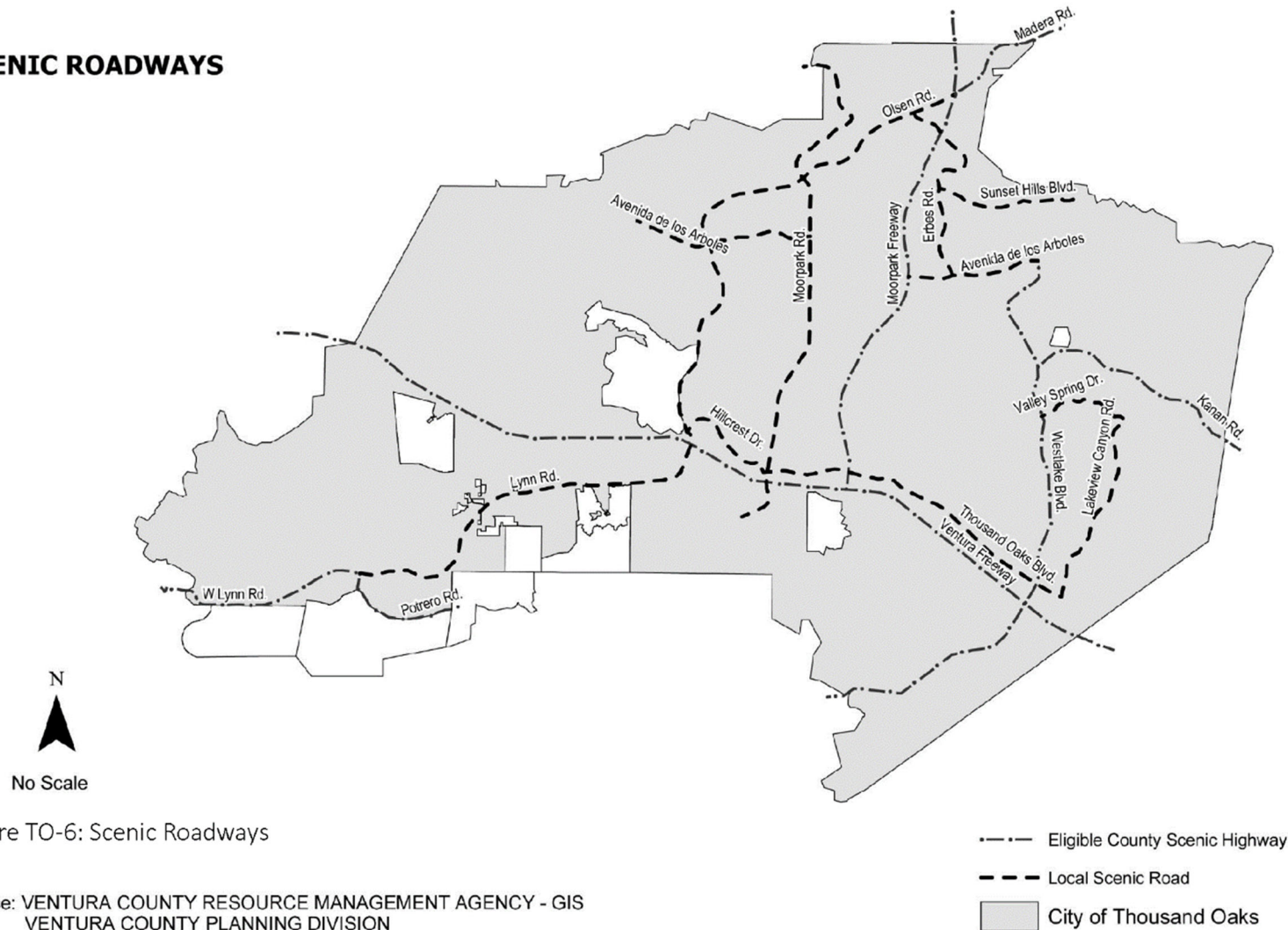


Figure TO-6: Scenic Roadways

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
 VENTURA COUNTY PLANNING DIVISION
 CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
 Updated: 10/5/2006

Hazards and Safety

In addition to the hazard related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Wildfire Hazards

TO-48

To ensure that development within or adjacent to high fire hazard areas is protected from wildfires.

TO-48.1 Fuel Modification Zone Requirements

The County shall require discretionary development in or adjacent to high fire hazard areas to maintain a minimum 100-foot-wide fuel modification zone consisting of low density vegetation or fire retardant vegetation around the perimeter of the development. The County shall require maintenance of such fuel modification zones to be adequately provided for through a viable homeowners association, benefit assessment district, or other means approved by the County

TO-48.2 Brush Removal Impact Mitigation

The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County should encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20' apart, as permitted by the Ventura County Fire Protection District.

Flood Hazards and Drainage

TO-49

To ensure that downstream flood impacts are not worsened by new discretionary development.

TO-49.1 Temporary Catchment Basin Requirement

The County shall require temporary catchment basins to be constructed on-site and maintained by the property owner in accordance with County standards prior to any site grading, particularly if these operations are to occur during, or extend into, the rainy season.

TO-49.2 On-site Stormwater Retention Facilities

During the period that the City of Thousand Oaks Master Stormwater Retention Facility Study is being prepared, the County may require permanent on-site retention facilities may also be required for a project if determined to be necessary and feasible by the Ventura County Flood Control District. Such structures shall be constructed in such a manner to ensure the protection of the project and adjacent properties from a 100 year frequency storm. The retention basin shall also be designed to minimize erosion and maximize desiltation in order to prevent debris from entering downstream channels. Site improvements shall include, but are not limited to, a perimeter fence with lockable gates, vehicle access to bottom of basin and to top of outlet structure, low-flow pipe system, overflow system, landscaping and an automatic irrigation system to provide visual screening.

TO-49.3 Downstream Flooding Impact Review Requirement

The County shall require cumulative downstream flooding impacts in the Conejo/Calleguas drainage system to be evaluated prior to or as part of the environmental document, for

discretionary developments involving significant amounts of impervious surface coverage. When determined necessary by the County Flood Control District, the County shall require feasible mitigation measures designed to reduce flood impacts to be incorporated into the project design.

Geologic and Seismic Hazards

TO-49.4 **Manufactured Slope Landscaping Requirement**

The County shall require all manufactured slopes to be thoroughly landscaped in order to stabilize disturbed soils in keeping with City of Thousand Oaks standards.

Hazardous Materials

TO-49.5 **Hazardous Materials and Wastes**

The County shall require the storage, handling, and disposal of hazardous materials and wastes to be in compliance with the California Health and Safety Code, and Title 22, California Administrative Code.

Noise

TO-50	To provide for a quiet environment through proper land use planning and permit conditioning.
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TO-51	To discourage uses which would result in unreasonable noise impacts to residences and other noise sensitive uses (see Section 7.9 in the General Plan Hazards and Safety Element for a complete listing of these uses).
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TO-51.1 **Helicopter Noise Impacts**

The County shall condition discretionary developments which use helicopters to limit flight hours, limit the number of flights per day, utilize an approved flight path, or other means, as necessary, to avoid or mitigate adverse impacts on nearby residences and other sensitive uses.

Air Quality

TO-52	To protect air quality in the Thousand Oaks Area of Interest to the maximum extent feasible by implementing air quality measures more restrictive than those contained in the County General Plan Goals, Policies and Programs document.
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TO-52.1 **Ventura County Air Quality Management Plan Consistency**

The County shall prohibit general Plan Amendments and zone changes which are inconsistent with the Ventura County Air Quality Management Plan (AQMP).

TO-52.2 **Drive-up Facilities**

The County shall require drive-up facilities for restaurants, banks, and similar businesses to be designed to minimize vehicle idling and potential carbon monoxide build-up.

TO-52.3 **Dust Suppression**

The County shall require all active and graded portions of a construction site to be watered or treated with a nonoil based dust suppressant, a minimum of twice each working day (once during the day and once at the end of the day) to prevent excessive amounts of dust.

- TO-52.4 Landscaping Requirement for Inactive Portions of Construction Sites**
The County shall require ll inactive portions of a construction site, as determined by the County Public Works Agency, to be planted in some manner such as hydroseeding and watered until sufficient groundcover cover is established.
- TO-52.5 Fugitive Dust Emissions Mitigation**
The County shall require chemical stabilizers to be applied to completed cut and fill areas in order to reduce fugitive dust emissions from inactive portions of a project site.
- TO-52.6 Dust Suppression for Excavation or Grading**
The County shall require all material excavated or graded to be sufficiently watered or treated with a non-oil based dust suppressant, to prevent excessive amounts of dust.
- TO-52.7 Dust Suppression for Materials Transport**
The County shall require all material transported offsite to be either sufficiently watered or treated with a non-oil based dust suppressant, or securely covered to prevent excessive amounts of dust.
- TO-52.8 Face Mask Requirement for Grading Operations**
The County shall require all employees involved in grading operations to wear face masks during dry periods to reduce inhalation of dust.
- TO-52.9 Access Roads Material Requirement**
The County shall require all site access roads to be covered with gravel during construction periods.
- TO-52.10 Street Sweeping Near Construction Activities**
The County shall require public streets in the vicinity of the site to be periodically swept to remove silt which may have accumulated from construction activities.
- TO-52.11 On-site Vehicle Speed Limitation**
The County shall limit on-site vehicle speed during construction to no more than 15 miles per hour.
- TO-52.12 Earth Moving Equipment Maintenance Requirement**
The County shall require earth moving equipment engines to be maintained in good condition and in proper tune as per manufacturer's specifications.
- TO-52.13 On-site Equipment Requirement**
The County shall require all grading and construction equipment to be kept on or near the site until those phases of development are completed.
- TO-52.14 High Wind Restriction**
The County shall require all clearing, grading, earthmoving and excavation operations to cease during periods of high winds (20 mph or greater in one hour).
- TO-52.15 Construction Period during Periods of High Levels of Smog**
The County shall require the construction period during periods of high levels of smog (May through October) to be lengthened to minimize the number of vehicles and equipment operating at the same time.
- TO-52.16 Emission Offsets within Oxnard Plain Airshed**
The County shall require individual applicants for discretionary entitlements which would generate more than 25 pounds of reactive organic compounds and nitrogen oxides per day to obtain, on a

prorate basis, emission offsets currently banked by a source within the Oxnard Plain Airshed. This would likely require the purchase of banked emissions from a major industrial source within the airshed. The Ventura County Air Pollution Control District (APCD) publishes a monthly list of sources with banked emissions which may be available for use as offsets. The emission offsets must be real, permanent, enforceable, and surplus. The County shall require the applicant to demonstrate the availability of the offsets to the Ventura County APCD through a contract or other agreement with the offset source(s), which binds the offsets to the project, prior to finalizing the environmental review process. If an applicant is not able to obtain emission offsets sufficient to lower emissions to below 25 pounds per day, the County shall require in-lieu fees to be paid to fund off-site Transportation Demand Management (TDM) facilities or services, if such a program has been established at that time. These fees can reduce emissions from nonproject generated motor vehicle trips by funding programs to promote ridesharing, public transit and bicycling. The County should require these fees be paid prior to the issuance of building permits by the County. The County should calculate the amount of this financial contribution on a pro-rate basis as determined to be equitable by the APCD.

Water Resources

Water Supply

TO-53

To ensure that urban and rural residential neighborhoods inadequately served by water delivery infrastructure are upgraded.

TO-53.1

Adequate Domestic Water Delivery Infrastructure

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by domestic water delivery infrastructure until a mechanism has been established to upgrade the local domestic water delivery infrastructure.

TO-53.2

Water Main Construction

The County shall require city policies, such as requirements for design and construction, connections to the City mains, etc., to be utilized in the construction of water mains.

Water Conservation and Reuse

TO-54

To ensure the employment of water conservation measures in new construction and development.

TO-54.1

Water Conservation Techniques

The County shall condition discretionary development to utilize all feasible water conservation techniques.

TO-55

To encourage use of groundwater and reclaimed water for agricultural and landscape irrigation purposes.

TO-55.1 Existing Water Well Maintenance and Use

The County shall require discretionary development on property containing existing operating water wells to, where feasible, maintain and utilize such wells for agricultural and/or landscape irrigation.

TO-55.2 Unused Water Well Preservation

The County shall require discretionary development on property containing unused water wells to, where feasible, preserve such wells for agricultural and landscape irrigation purposes. The County shall require all unused water wells to meet one of the following requirements:

- The County shall require the unused well to be upgraded to meet the County Public Works Agency standards for operating water wells, or
- The County shall require a Re-use Permit (Certificate of Exemption) to be obtained and the unused well to be capped to ensure that no foreign matter can enter the well, and the cap secured to prevent unauthorized access.
- In the event the well cannot be upgraded, the County shall require the well to be destroyed per the requirements of the County Well Ordinance.

TO-55.3 Private Well Systems in Residential Neighborhoods

The County shall not permit discretionary development in urban and rural residential neighborhoods that are within an existing water purveyor's pressure zone to utilize a private well system for domestic water service, unless the property owner signs a binding agreement with the water purveyor to discontinue use of the well system for domestic water purposes and to connect to the water system when it becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor. The County shall allow such permitted well systems to be utilized for agricultural and/or landscape purposes.

Figure TO-13 General Plan Land Use Map – Thousand Oaks Area Plan

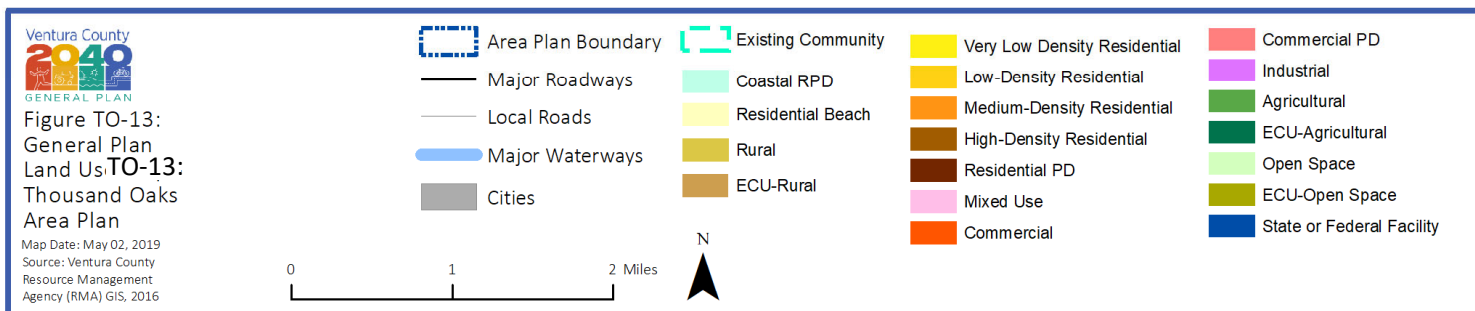
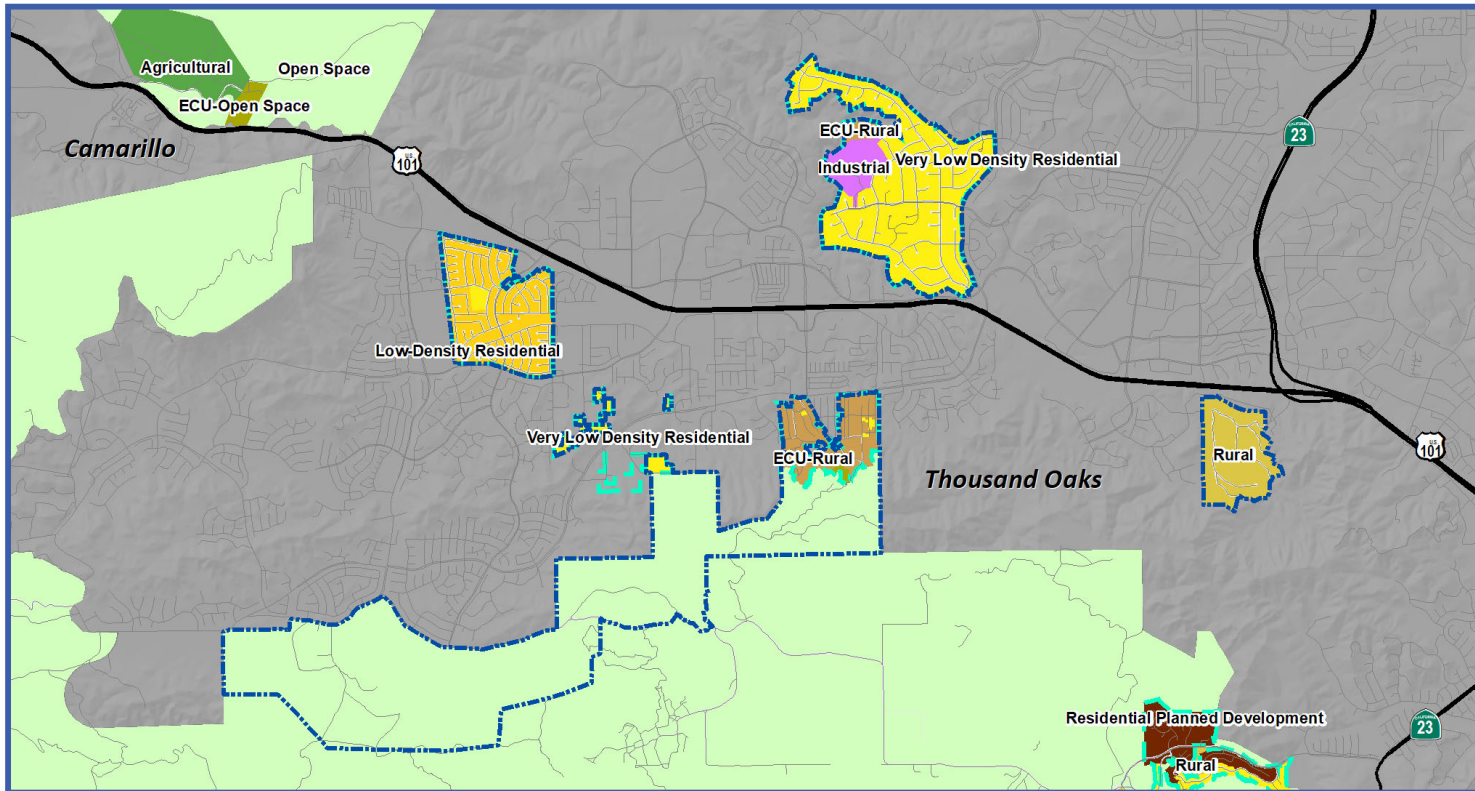


Table TO-5 Implementation Programs

Programs	
A	<p>Area Plan Consistency The County shall require the Planning Division to continue to coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agencies' plans are consistent with this Area Plan.</p>
B	<p>General Plan Consistency The County shall require the Planning Division to coordinate with the City of Thousand Oaks to ensure this Area Plan remains consistent with the City's General Plan.</p>
C	<p>Rural Road Improvements with the Ventu Park Neighborhood The County shall require the County Public Works Agency, in consultation with the Ventu Park Homeowners Association, to present to the Board of Supervisors for their consideration a program for the design and construction of rural road improvements with the Ventu Park neighborhood. The purpose of such improvements is be to improve public safety and traffic circulation while maintaining the rural ambience of the Ventu Park neighborhood. The County shall require said program to include consideration of funding mechanisms such as the creation of a special assessment district. The County shall require public Works to evaluate means to make the cost of this program affordable to Ventu Park residents such as extending the payback period over a long period of time. The County shall require this program to be initiated when 60% of all property owners within the Ventu Park neighborhood (or 60% of the linear frontage on each block proposed to be included in this program) sign a petition requesting the establishment of a special assessment district for the improvement of the local road system.</p>
D	<p>Sewer Infrastructure Planning The County shall require the County Solid Waste Management Department to prepare and recommend standard conditions designed to promote recycling efforts for discretionary development permits.</p>
E	<p>Sewer Infrastructure Master Plan Assessment District The County shall encourage the City of Thousand Oaks to form an assessment district to master plan and construct needed sewer infrastructure in urban and rural neighborhoods where such services are deficient (e.g., Ventu Park).</p>
F	<p>Public Use of School Facilities The County shall encourage the Conejo Unified School District to make school facilities available during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.</p>
G	<p>Conejo Unified School District Information Exchange The County shall require the County Planning Division to coordinate an exchange of information with the Conejo Unified School District regarding school needs and new residential development.</p>

Programs	
H	<p>Scenic Highway Designations</p> <p>The County shall require the County Planning Division to develop a program proposal for the Board of Supervisors' consideration to:</p> <ul style="list-style-type: none"> (1) Designate U.S. 101 (Ventura Freeway), S.R. 23 (Moorpark Freeway), and Potrero Road as County Scenic Highways (at least within the Thousand Oaks Area of interest); and (2) Rezone to SHP (Scenic Highway Protection Overlay Zone) properties abutting a designated County Scenic Highway.
I	<p>National Park Service Open Space Land Acquisition</p> <p>The County shall recommend that the National Park Service continue its program to acquire additional public open space and recreation land near Rancho Sierra Vista-Satwiwa pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan (1984).</p>
J	<p>Real Estate Sign Area</p> <p>The County shall require the County Planning Division to develop a program proposal for the Board of Supervisors' consideration to amend the County Zoning Ordinance to reduce the maximum size of real estate signs to 24 square feet Countywide.</p>
K	<p>Cultural Heritage Survey</p> <p>The County, in cooperation with the City of Thousand Oaks, shall conduct a cultural heritage survey of the Thousand Oaks area as funds become available.</p>
L	<p>Water Delivery Infrastructure Planning</p> <p>The County shall encourage the City of Thousand Oaks to form an assessment district to master plan and construct needed water delivery infrastructure in urban and rural residential neighborhoods where such services are deficient (e.g., Ventu Park).</p>

Special Guidelines and Standards

One of the major purposes of the Area Plan is to ensure that the County unincorporated areas in the Thousand Oaks *Area of Interest* are governed by *standards* which are reflective of grading and land use policies employed by the City of Thousand Oaks. The following special *guidelines* and *standards* are derived from various ordinances, resolutions and other policy documents adopted by the City of Thousand Oaks.

5.1 Standard Conditions for Projects Incorporating Permanent Open Space/Recreation Areas

5.1.1 Objective

To protect *sensitive areas* of the unincorporated Thousand Oaks *Area of Interest* through conditioning of *discretionary development* to preserve the most sensitive portions of a proposed project site as permanent open space/recreation areas.

5.1.2 Open Space/Recreation Area Standard

The minimum percentage of the site to be thus preserved is described in the following table:

Average Percent Slope of Site	Minimum Percent of Site to Remain in Natural State (No Cut or Fill) or Be Developed Solely For Recreational Purposes
0.0 - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	ff 55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5 - 34.9%	92.5%
35.0% and above	100.00%

Note: The above *standard* may be waived or modified by the decision- making body if it would preclude a reasonable and conforming use of the subject property.

5.1.3 Open Space Ownership and Maintenance

Those areas which are to remain as undeveloped open spaces, such as undevelopable slopes and natural landmarks, etc., or which are to be used for recreational purposes may be offered, through dedication, to a governmental jurisdiction as part of an open space and park system. If, however, the public agency does not accept such an offer, the developer shall make provisions for the ownership and care of the open space in such a manner that there can be necessary maintenance thereof. Such areas shall be provided with appropriate access and should, where feasible, be designated as separate parcels which may be maintained through special fees charged to the residents of the subject *development* or through an appropriate homeowners' association.

5.1.4 Standard Conditions

The following conditions should be applied to residential tract maps and other *discretionary development* located in *sensitive areas* as appropriate.

1. Open Space

- (1) The open space area proposed to remain in a natural state should be placed in separate lots and title shall be held by an appropriate public entity (e.g., Ventura County General Services Agency - Recreation Services, *Conejo Open Space Conservation Agency (COSCA)*, California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park Service, Santa Monica Mountains Conservancy), a homeowners' association or other entity approved by the County.
- (2) Open space shall be shown on the Final or Parcel Map and, where feasible, deeded to the designated entity concurrent with the recordation of the map with the County Recorder, (or prior to use inauguration for other affected entitlements), subject to acceptance by the public entity.

The public entity shall be provided with a 1" - 100' scale map delineating topography, geologic data and as-built data referencing existing utilities, archaeological information, known well sites, and other pertinent data.

- (3) Prior to recordation of the Final or Parcel Map, open space areas shall be restored by the developer to their natural state using methods such as:
 - a. Use of native plant materials in the landscape treatment whenever feasible.
 - b. Removal of surface scars, including, but not limited to, roads not part of the trail system, motorcycle trails, utilities excavations, and other ground disturbance associated with past uses. A restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by the County Planning Division.
 - c. Removal of any structures or out-buildings which are not useable or historical, and of all trash, refuse and debris that is foreign to the natural environment.

2. Property Boundary

- (1) Property boundaries of dedicated open space shall be marked with permanent monuments and staked with short (24-inch), orange-colored painted pipe or in another manner deemed appropriate by the Ventura County Public Works Agency.
- (2) A public entity accepting an open space area shall be provided with an original or reproducible vellum boundary map at 1" - 100' scale which includes bearings, distances or other appropriate callout for all property and easement lines. The information required by Section 5.1.4-1(2), paragraph 2, may be included on this map.

3. Access (Fencing and Gates)

- (1) Access to the open space property shall be controlled through fencing or other appropriate means approved by the County Planning Division and constructed or bonded by the developer prior to recordation or use inauguration.
 - a. Nonflammable fencing of a design and type approved by the County Planning Division and the designated entity shall be installed adjacent to streets bordering open space.
 - b. Special barriers and gates shall be installed at trail access points and other potential points of access to preclude unauthorized vehicles from entering open space.
 - c. If fencing is to be installed, it shall be located to complement the natural contour and shall be placed at least one foot within the boundary of the private parcels.
 - d. Nongated fencing or walls shall be installed between residential lots and open space.

4. Trails

- (1) Trails shall be constructed in the open space according to the plans and *standards* of the County of Ventura, the *Conejo Open Space and Conservation Agency (COSCA)* and the Conejo Recreation and Park District (CRPD).
- (2) All proposed trails and trail easements shall be shown on a grading plan prepared by applicant and approved by the County.

5. Improvements

All improvements, including stream channel inlets, brow ditches, and bench drains shall be stained an earth color to blend with the surrounding natural landscape conditions.

5.2 Guidelines for the Preservation and Protection of Trees

5.2.1 Purpose

The purpose of these Guidelines is to augment the requirements of the County's Scenic Resource Protection Overlay Zone, Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) by applying regulations which are comparable to the oak tree preservation and protection regulations imposed by the City of Thousand Oaks.

5.2.2 Objectives

In implementing these Guidelines, it is the intention of the County to:

1. Preserve and protect Alder, Big Leaf Maple, Sycamore, Cottonwood and Oak trees in recognition of their historic, aesthetic, environmental and landmark value to the citizens of the Thousand Oaks area.
2. Prohibit uncontrolled and indiscriminate destruction of these *protected trees*.
3. Require the preservation of healthy trees unless reasonable and conforming use of the property justifies the removal, cutting, or encroachment into the *protected zone* of a *protected tree*.

5.2.3 Applicability of Guidelines

These guidelines shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all *discretionary development* on property containing *protected trees* located within the unincorporated Thousand Oaks *Area of Interest*.

5.2.4 Permit Required

A Tree Permit must be obtained pursuant to the provisions of the County's Scenic Resource Protection Overlay Zone, County's Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) in order to take any of the following actions in regard to a *protected tree* anywhere in the unincorporated Thousand Oaks *Area of Interest*:

1. Cutting, including pruning of branches in excess of two inches (2") in diameter.
2. Removal.
3. Relocation from one part of the site to another.
4. Encroachment into the *protected zone* of the tree (including grading, excavating, trenching, paving, parking of vehicles, storage of materials or equipment, the construction of structures or other improvements, poisoning, overwatering or other actions taken which could result in injury or death to the tree).

5.2.5 Standards for Granting or Denying Permits

A Tree Permit may be approved based upon one or more of the following findings by the Planning Director (or designee):

1. The condition or location of the protected tree requires cutting to maintain or aid its health, balance or structure;

Note: The removal of live tissue for the purpose of improving or altering the appearance of an oak tree is prohibited. Additionally, it is desirable to postpone the cutting of heavily charred fire-damaged Coast Live Oak Trees for at least two to three years given that most trees will recuperate.

2. The condition of the tree(s) with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways, or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices;

Note: Any persons who feel a *protected tree* located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or to structural improvements on-site or off-site shall have an obligation to secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm.

3. It is necessary to remove, relocate, cut or encroach into the *protected zone* of a *protected tree* to enable the reasonable and conforming use of the subject property which is otherwise prevented by the presence of the tree.

5.2.6 Application and Processing

Except as provided in these Guidelines, applications for Tree Permits shall be processed in accordance with the County's Tree Protection Guidelines.

1. **Tree Report** - A Tree Report, prepared by a qualified tree consultant, and containing specific information concerning the location, condition, potential impacts of *development*, recommended actions and mitigation measures regarding *protected trees* on the site shall be required as a part of the Tree Permit application, unless specifically waived by the County Planning Division (such as for the removal of dead or hazardous trees).

All work conducted within the *protected zone* of the *protected tree* shall be performed in the presence of the applicant's tree consultant.

2. **Utility Trenching-Pathway Plan** - Unless waived by the County Planning Division, the applicant will be required to submit a Utility Trenching-Pathway Plan for review and approval by the County's landscape consultant. The plan will depict all of the following systems: storm drains, sewers, easements, area drains, gas lines, electrical service, Cable TV, and water mains. Additionally, the plan must show all lateral lines serving the residences. The plan must include the precise locations of all *protected trees* on the project as well as an accurate plotting of the *protected zone*. The plan should be developed considering the following general guidelines:

- (1) The plan must be developed to avoid going into the *protected zone* of any *protected tree* on its path from the street to the building.

- (2) Where it is not possible to avoid some encroachment, the design must minimize the extent of such encroachment.

3. **Tree Permits Involving Four or More Protected Trees** - The City of Thousand Oaks Department of Planning and Community Development shall be notified of all requests for removals, encroachments and/or relocations involving four (4) or more *protected trees*. The County Planning Director's decision on such applications shall automatically be deferred to the County Planning Commission for final determination.

4. **Landscape Consultant Review** - Tree Permit applications shall be reviewed by the County's landscape consultant where appropriate.

5. **Letters of Certification** - Certification letters are required for all work conducted upon *protected trees*. In this regard, the applicant's tree consultant will be required to submit a certification letter to the Planning Division within five (5) working days of such work attesting that all of the work was conducted in accordance with the appropriate permits and requirements of these Guidelines.

5.2.7 Special Tree Requirements

1. **Use of Hand Tools** - Unless otherwise approved, all work conducted in the ground within the *protected zone* will be accomplished using non-power hand tools only.
2. **New Plants in Protected Zone** - Although it is best not to allow any plants within the *protected zone*, only drought tolerant plantings will be permitted. However, if such plants are installed, no spray type irrigation systems are allowed. Unless waived by the County, a landscape plan shall be prepared pursuant to the County's Landscape Design Criteria.
3. **Tree Cavities** - The applicant's tree consultant may make recommendations requiring that certain cavities be cleared out to remove all decayed wood, provide for proper drainage and allow for new growth. Concrete or similar material shall not be used to seal or fill cavities. Screening may be applied over remaining cavities to prevent animal habitation in the trees recommended for this treatment.
4. **Root System** - Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. Unless otherwise approved by the County's landscape consultant, all such roots must be covered with a layer of plastic cloth and two to four inches of styrofoam matting prior to pouring the footing.
5. **Parking Lots and Pedestrian Walkway Improvements** - Since the County's policy in the Thousand Oaks area is to preserve healthy trees unless reasonable and conforming use of the property justifies the removal, cutting or relocation of a *protected tree*, architects should design their projects with this requirement in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that no unhealthy trees are proposed to remain in high vehicular and pedestrian use areas.

To the extent possible, parking spaces should not be located directly under the canopy of a *protected tree*. When this is not possible, pervious paving material will be employed to the satisfaction of the Planning Division.

6. **Grade Changes** - In general, every effort should be made to avoid cut and/or fill slopes within the *protected zone*. Permanent retaining walls, structurally and aesthetically acceptable to the County, may be required. Filling of soil within the *protected zone* may require installations of adequate aeration and drainage devices subject to review and approval by the County's landscape consultant. (Standard details are shown in "Tree Preservation Details").
7. **Temporary Fencing During Grading and Construction** - Prior to the commencement of any grading or construction activities, a minimum five foot high protective fence will be required to be installed at the outermost edge of the *protected zone* of each *protected tree* or group of trees to be preserved. The fences must remain in place throughout the entire construction period and may not be removed without authorization for the County Planning Division. Exceptions to this requirement may occur in cases where *protected trees* are located on slopes that will not be graded.
8. **Tree Removals** - Unless otherwise approved, authorized removal of *protected trees* shall be accomplished using the following guidelines:
 - (1) All portions of the tree shall be removed from the site and debris relocated to an approved County Refuse Disposal site or other approved location. Additionally, the stump must be completely removed and the hole or indentation filled with soil.
 - (2) All tree wells that were originally created to preserve the tree shall be completely filled with soil.

9. Tree Replacement:

- (1) Where a tree permit has been granted for the removal of a *protected tree*, it shall be replaced in accordance with the following schedule:
 - a. Developed Residential Properties - For residential properties where the house currently exists, the replacement shall be one thirty-six-inch (36") box tree for every healthy protected tree approved for removal. In cases of exceptional specimens forty-eight inches (48") or more in diameter, one sixty-inch (60") box tree will be required to be planted.
 - b. All Other Properties - One or more trees equivalent to the appraised value of the tree being removed will be required to be planted. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.
 - c. Violation Penalty - In the event a tree is removed prior to the granting of a tree permit, the replacement shall be double the amount otherwise required. This shall be in addition to any penalties imposed by a court pursuant to the enforcement provisions of the County Zoning Ordinance.
- (2) The location of replacement trees shall be approved by the County's landscape consultant.
- (3) Replacement trees must be the same species as the tree removed unless a different variety is approved in advance by the County's Planning Director or landscape consultant.
- (4) In cases where conditions preclude the project site for planting the replacement trees, the Planning Director (or designee) may consider other options as follows:
 - a. Planting trees on public property such as designated open space areas, public parks, etc., and/or
 - b. Cash donation to the County or an approved public agency in an amount equal to the appraised dollar value of the trees that were removed. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.

10. Tree Relocation - In certain cases the County may consider the relocation of *protected trees* from one area in the project to another. The guidelines and limitations of this program are as follows:

- (1) The tree(s) being recommended for relocation must be approved by the County's landscape consultant, whose decision will be based upon factors relating to health, type, size, time of year and proposed location.
- (2) A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown tree, will be made with the County Planning Division. The deposit will be refunded after twelve (12) months if, in the opinion of the County's landscape consultant, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit will be retained for an additional twelve (12) months, at the end of which another inspection will be conducted. If the health of the tree is unchanged or has declined, the developer will remove the relocated tree and replace it with an equivalent nursery-grown tree. The security deposit will then be refunded to the applicant.

5.3 Grading and Hillside Development Standards

5.3.1 Purpose

The purpose of these *standards* is to augment the requirements of the County's Scenic Resource Protection Overlay Zone in the Thousand Oaks *Area of Interest* by applying *standards* which are

comparable to the grading and hillside development *standards* imposed by the City of Thousand Oaks.

5.3.2 Objectives

In implementing these *standards*, it is the intention of the County to:

1. Preserve the natural terrain and aesthetic character of the *moderate* and *steep slopes* (hillside areas) surrounding the Thousand Oaks community, while encouraging creative, innovative and safe development;
2. Encourage only minimal grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which do not result in a "staircase" or "terrace" effect;
3. Require the retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides;
4. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area;
5. Require immediate planting as soon as possible wherever appropriate to maintain necessary cut and fill slopes, to stabilize them by plant roots, and to conceal the raw soil from view;
6. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area, for example, the natural skyline; and
7. Impose appropriate conditions on the development of all slopes to obtain conformity with the Thousand Oaks Area Plan Grading and Hillside Development *Standards*.

5.3.3 Applicability of Standards

These *standards* shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all *discretionary development* involving *steep slopes* or earth movement which would require a discretionary permit pursuant to Section 5.3.4.

5.3.4 Permit Required

A discretionary permit for grading must be obtained for all grading except as provided in Section 8109-4.1.2 of the Non-Coastal Zoning Ordinance.

5.3.5 Application and Processing

Except as provided in these *standards*, applications for discretionary grading permits shall be processed in accordance with the County's Permit Processing Procedures.

5.3.6 City Notification

The City of Thousand Oaks Department of Planning and Community Development shall be notified of requests for discretionary grading when one or more of the following circumstances occur:

1. Cut or fill slopes exceed fifteen feet (15') in height.
2. The natural slope within the area to be graded equals or exceeds twenty-five percent (25%).
3. Grading involves an area 5,000 square feet or larger.
4. When *protected trees* are affected.
5. When ridgelines are involved.

5.3.7 Standards

The following standards shall apply to that portion of the Thousand Oaks *Area of Interest* which is within the Scenic Resource Protection Overlay Zone:

1. **Ridgetop Development** - Construction on top of prominent ridgelines is not permitted if there are other suitable building locations elsewhere on the property. If structures must be placed on top of ridgelines because of site size or similar constraints, they shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from any Local Scenic Road (Figure 2) or any road depicted on the Circulation Element of the City of Thousand Oaks General Plan, and shall be consistent with the following standards:
 - (1) Limit construction to low profile, single-story structures within 20 vertical feet of the nearest crest of a prominent ridgeline. No residential structure shall be higher than 17 feet measured from the finished grade at the center of the building to the highest roof elevation. For existing structures, no alteration or addition shall raise the height or elevation of the existing roof.
 - (2) Utilize large setbacks (50 feet or more) from the edge of a ridgeline building pad;
 - (3) Utilize berms, rounded contour grading and landscaping to soften the visual impact of homes and graded areas.
 - (4) Utilize raised foundations, split-level designs, terracing, and natural blending of architectural features (such as the angle of the roof line appearing as an extension of the adjacent downslope) and other techniques to fit the home to the hillside terrain and to minimize grading required.
 - (5) Utilize native plant types for replanting graded slopes, where appropriate considering the surrounding vegetative conditions.
 - (6) Use natural materials and colors that will blend, rather than contrast with the natural surroundings.
 - (7) No grading or berming shall occur which alters the natural contours or changes the elevation of the crest of the ridgeline in order to create a building pad;
 - (8) Only low profile shaded street lighting, if needed, shall be used to reduce down slope light spillover and night glare.
2. **Manufactured Slopes; Maximum Height** - No cut or fill slope shall exceed a vertical height of twenty-five (25) feet unless this requirement is waived by the decision-making body (see Figure 11).
3. **Manufactured Slopes; Minimum Separation:**
 - (1) The separation between adjacent manufactured slopes shall be at least 100 feet apart as measured from top and ends of cut and fill slopes (see "Grading Standards" at the end of this Section).
 - (2) Any separation between said slopes less than 100 feet shall be considered a continuous manufactured slope, thus requiring a waiver of the 25 ft. height limitation of these Grading and Hillside Development *Standards* by the County Planning Commission or Board of Supervisors.
 - (3) Where this grading technique is proposed, the applicant shall attempt to place manufactured slopes in less exposed portions of the property where the view from the surrounding areas is obscured by manmade or natural physical features.
 - (4) This grading condition shall occur at minimal horizontal distances (length of slope) and said distances should not exceed a length of 100 feet.
 - (5) Where there are abutting manufactured slopes with opposite pad elevations on a similar horizontal plane, the dwelling units shall be staggered to capitalize on any available views between said dwellings and to avoid a monotonous visual effect.
 - (6) Adjacent manufactured slopes may have a reduced separation or even converge if it is determined that this will accomplish an improved blending effect, including slope rounding. These efforts shall result in an improved relationship of grading activity with

the natural terrain and eliminate the appearance of sharp slope angles as viewed from the surrounding area.

4. **Manufactured Slopes; Erosion Control** - All cut and fill slopes greater than three (3) feet in height, except those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion within thirty (30) days after the completion of the grading. Planting shall be designed to blend the slope with the surrounding terrain and *development*. Irrigation facilities shall be required to provide for the proper maintenance of the planted areas.

Landscaping and irrigation plans shall be submitted and approved in accordance with the County's Guide to Landscape Plans.

5. **Grading Near Protected Trees** - On all parcels of land containing *protected trees* (see Section 5.2), grading shall be designed to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the *protected zone*. These trees shall be protected from grading activities by the use of chain link fencing around the trees. If a permit has been issued for encroachment into the *protected zone*, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.
6. **Waiver of Standards** - These grading and hillside *development* limitations are not intended to interfere with an applicant's efforts to grade and develop hillside terrain in an innovative and imaginative fashion so as to harmonize a project with the surrounding natural setting. The County encourages creative techniques that serve to uphold or augment the quality environment and aesthetic character of the Thousand Oaks community. Any proposal that relates grading to the natural contours of the land, demonstrates slope blending techniques, and eliminates a staircase or terrace effect is encouraged by the County. Pursuant to this, the provisions of these Grading and Hillside Development *Standards* may be waived by the decision-making body only when it can be shown that the proposed development is in the spirit of, and compatible with, the purpose and objectives of these *standards* or is necessary to enable the reasonable and conforming use of the subject property which would otherwise be precluded by the strict application of these *standards*.

5.4 Water Conservation Standards

5.4.1 Objective

In implementing these standards, it is the intention of the County to condition new discretionary development to minimize water consumption in order to conserve water resources.

5.4.2 Standard Conditions

1. Water efficient plumbing devices (toilets, showerheads and faucet aerators) shall be installed in all new residential, commercial, industrial and institutional units. Water efficient devices are defined as follows: not more than 1.6 gallons per flush for toilets; not more than 2.5 gallons per minute flow for showerheads.
2. Landscape designs for all new multi-family residential, commercial, industrial and institutional developments shall incorporate water conserving features such as: limited turf (lawn) areas, efficient irrigation systems, low-water using plants (such as natives) and appropriate placement of plants and irrigation to minimize water demands. Landscape plans shall conform to the County's Guide to Landscape Plans.
3. Model home complexes in new subdivisions shall include at least one model home equipped entirely with water efficient landscapes, including: drip irrigation, soil moisture sensing devices, little or no turf area, native or low-water use plants, low precipitation sprinklers and properly placed plantings. The models shall include adequate signs and displays to describe these features, including a copy of the landscape plan with a descriptive legend. All model homes shall be equipped with water efficient plumbing devices.

4. All new individual residential units (including condominium units) shall be equipped with separate water meters; multi-family units shall have landscape water on a separate meter for all common areas.
5. Large turf areas, such as golf courses, parks and median strips, shall be discouraged unless equipped with separate water lines to accommodate the use of reclaimed water, where and when available.

Figure TO-14 Tree Preservation Details

TREE PRESERVATION DETAILS

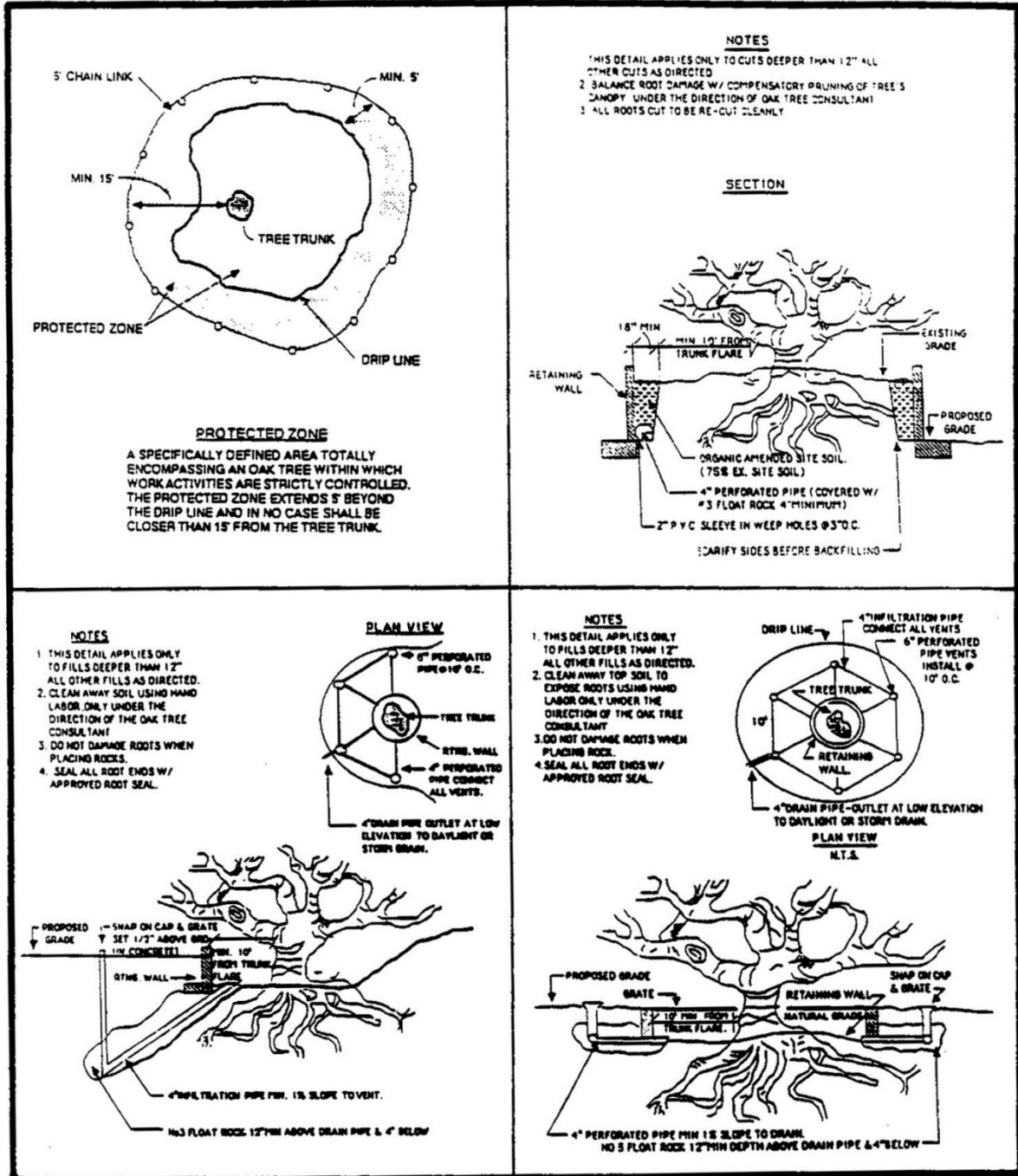
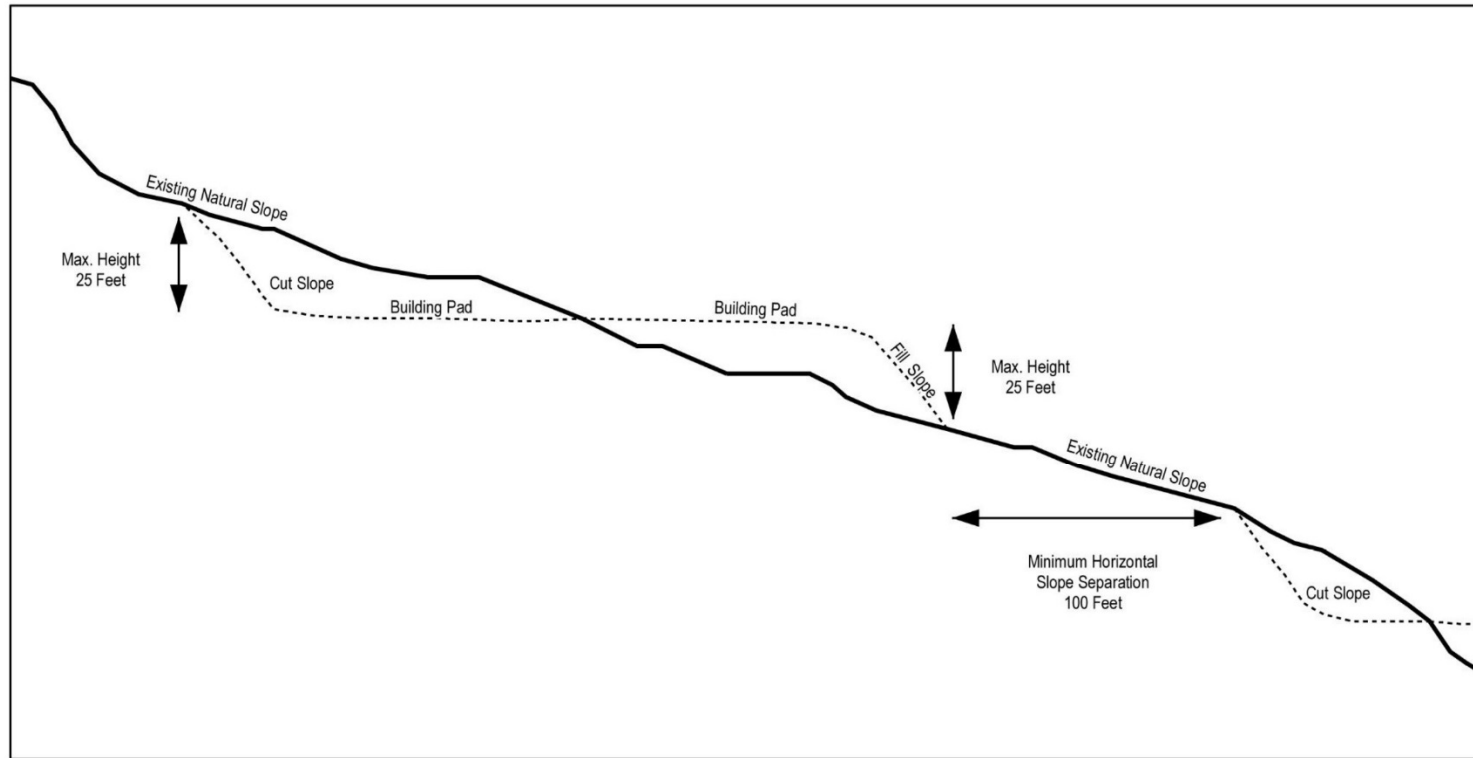


Figure TO-15 Grading Standards

Grading Standards



Glossary

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Area Plan.

Above Average (Tree): The rating of a protected tree as healthy and vigorous but with minor visible signs of disease and pest infestation (CF. Average and Outstanding).

Archaeologically Sensitive Area: An area in which archaeological resources exist and which could easily be disturbed or degraded by human activities and development.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County Local Agency Formation Commission (LAFCO). All of the area shown on "Thousand Oaks Unincorporated Planning Sub-Areas" is included in the Thousand Oaks Area of Interest.

Average (Tree): The rating of a protected tree as healthy in overall appearance with a normal amount of disease and/or pest infestation (CF. Above Average and Outstanding).

City of Thousand Oaks Transit: Transit company operated by the City of Thousand Oaks, and funded by the City and the County, which serves the City of Thousand Oaks and adjacent unincorporated areas, and the cities of Moorpark, Westlake Village, Camarillo, Oxnard, and Ventura.

Conejo Open Space Conservation Agency (COSCA): An agency formed by a joint powers agreement between the City of Thousand Oaks and the Conejo Recreation and Park District, which preserves, protects and manages resources within open space areas, within the Thousand Oaks Area of Interest.

Healthy Protected Tree: Any protected tree which is rated "Outstanding", "Above Average", or "Average" by an Oak Tree Preservation Consultant.

Hillside: An area or property having steep slope.

Outstanding (Tree): The rating of a protected tree as healthy and vigorous, characteristic of its species, and free of any visible signs of disease or pest infestation (CF. Above Average and Average).

Protected Tree: Any species of Alder, Big Leaf Maple, Sycamore, and Cottonwood exceeding nine and one-half inches (9.5") in girth and any species of Oak exceeding six and one-quarter inches (6.25") in girth when measured at a point four and one-half feet (4-1/2') above the tree's natural grade.

Protected Zone: The area enclosed by a line which is five feet (5') outside a protected tree's dripline or is fifteen feet (15') from the trunk of the protected tree, whichever is greater.

Qualified Archaeological Monitor: An archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Scenic Open Space Areas: Land in a predominately open, undeveloped character which contains pleasing or beautiful natural scenery.

Sensitive Areas: Areas which could be significantly adversely affected by development due to the presence of natural features including, but not limited to, significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Severe Environmental Constraints: Natural features which constrain or preclude development, including, but not limited to, significant wildlife habitats, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Slope, Average: The average slope of a property shall be calculated by using the following formula: $S = (100 \times I \times L) \div A$, where S = average slope (%); I = contour interval (feet); L = total length of all contour lines (feet); and A = total area of the lot (square feet).

Slope, Moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope.

Slope, Steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCO) for each city representing the probable ultimate boundary of the city. In the case of Thousand Oaks, the current Sphere of Influence encompasses all of the planning sub-areas shown on "Thousand Oaks Unincorporated Planning Sub-Areas" except Broome Ranch, Rancho Sierra Vista-Satwiwa and a portion of White Stallion Ranch.

Standard: A requirement which must be adhered to as a condition of development.

Thousand Oaks Area of Interest: See Area of Interest.

Wireless Communication Facility: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Non-Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Stealth: See Non-Coastal Zoning Ordinance.

Please see the next page.