

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. _____ PC

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THOUSAND OAKS APPROVING A
MAJOR MODIFICATION TO A SPECIAL USE
PERMIT AND PROTECTED TREE PERMIT FOR THE
USE OF CERTAIN PROPERTY WITHIN SAID CITY

Application No. SUP-2024-70012 and PTP-2024-70110

Applicant: Conejo Recreation and Park District

Location: 190 North Reino Road, APN 668-0-020-825

The Planning Commission of the City of Thousand Oaks, California, DOES
RESOLVE AS FOLLOWS:

SECTION 1

WHEREAS, the applicant has filed with this Commission a petition under
the provisions of the City of Thousand Oaks Municipal Code (TOMC) requesting
the following:

1. Find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Class 1 Section 15301 Existing Facilities as determined by the Conejo Recreation and Park District Board (CRPD), the Lead Agency for the proposed project; and
2. Approve a Special Use Permit Major Modification (SUP-2024-70012) to allow the demolition of an existing 10,000 square feet skatepark facility and 27 parking spaces in order to construct a new 20,000 square feet skatepark facility, four new 50' high LED light poles to be illuminated from 7:00 A.M. to 10:00 P.M., shade structures, covered picnic area, bench spectator seating, fencing, and security system as well as new landscaping and hardscaping, with
3. One waiver of the requirements set forth in TOMC Section 9-4.3203 to allow an increase in the total structural height of the proposed light poles from 35 feet to no more than 50 feet; and
4. Approve a Protected Tree Permit (PTP 2024-70110) to allow encroachment into the protected zone of one California Sycamore tree (*Platanus racemosa*) located at the northeast corner of the proposed site.

WHEREAS, on January 12, 1970, the Thousand Oaks Planning Commission approved Special Use Permit No. 69-107 (Resolution 9-70 PC) allowing the establishment of a community park and related facilities;

WHEREAS, on May 16, 2024, a Special Use Major Modification permit application was submitted by Conejo Recreation and Park District (CRPD) for SUP 2024-70012;

WHEREAS, the property is zoned Public, Quasi-Public, and Institutional Lands and Facilities Zone (P-L). The land use designation for the site under the City's adopted General Plan is Parks, Golf Courses, Open Space;

WHEREAS, properties surrounding the site are zoned Commercial (C-1) and Residential Planned Development (RPD-7U) to the west, Public, Quasi-Public, and Institutional Lands and Facilities (P-L) to the north, and Single-Family Residential (R-1) and Residential Planned Development (RPD-4.5U) to the south.

WHEREAS, properties surrounding the site have General Plan land use designations of Commercial Neighborhood and Neighborhood Low-Medium to the west, Neighborhood Low 2 to the south, and Institutional to the north.

WHEREAS, the project includes a request for a waiver to allow four light poles to exceed the 35-foot maximum height allowed by TOMC Section 9-4.3203 to 50 feet which requires planning commission approval;

WHEREAS, the project was reviewed by the County of Ventura Fire and Police Departments, City of Thousand Oaks Planning Division, Traffic Division, Engineering Division, and Sustainability Division;

WHEREAS, on August 22, 2024, a Notice of Application was posted on the project site and mailed to all required parties;

WHEREAS, the CRPD is the Lead Agency under the provisions of Section 15050 of the CEQA;

WHEREAS the CRPD Board of Directors determined the project to be exempt pursuant to Section 15301(e): Existing Facilities on September 5, 2024;

WHEREAS, the City of Thousand Oaks is a Responsible Agency under Section 15052 of the CEQA and acknowledges the Categorical Exemption;

WHEREAS, following subsequent reviews, the project was determined to need an administrative level Protected Tree Permit and PTP 2024-70110 was filed on September 27, 2024;

WHEREAS, on November 4, 2024, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Thousand Oaks and was mailed to all property owners within a 500-foot radius of the subject property;

WHEREAS, the Planning Commission, upon giving the required notice, did, on the 18th day of November 2024, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, at the November 18, 2024, Planning Commission public hearing, oral and written evidence, including a staff report, were presented and received, and arguments were heard from all interested parties appearing in the matter; and

SECTION 2

WHEREAS, the findings of the Planning Commission supporting approval of SUP-2024-70012 are as follows:

1. *The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan (TOMC Section 9-4.2803(c)(1)).*

The project is consistent with the Thousand Oaks General Plan, including the Land Use Element, in that the General Plan land use designation for this property is “Parks, Golf Courses, and Open Space,” which allows for public and private recreation and open space. The skatepark facility within an existing community park use is consistent with the general plan land use designation.

The proposed project will expand and update an existing skatepark to allow for additional active recreational amenities that meet the needs of community members of different ages and physical capabilities. In addition, the project includes adequate security lighting to ensure the safety for public safety personnel, staff, and park visitors. As such, the proposed project is consistent with the following General Plan 2045 goal and policies:

- Goal POS-6: Create and maintain beautiful and accessible parks and recreational facilities that meet the needs of all residents of Thousand Oaks.
- Policy 6.2: “Enhance Existing Facilities. Enhance and update facilities and amenities at existing public parks to meet the recreational needs and interests of residents of all ages.”

- Policy 6.4: “Public Safety. Consider the safety of park uses with the design of new and expanded park facilities.”
- Policy 6.6: “Accessible Parks. Park design should consider usability by and safety for children, seniors, and those with mobility, sight, hearing or other special needs.”
- Policy 7.1: “Expansive Programming. Offer diversified programs and services that meet the recreational needs of community members.”
- Policy 7.2: “Active Recreational Programs. Encourage recreational programs that provide active and health promoting opportunities for residents of all ages.”

Furthermore, the project site is not located within any applicable specific plan or development plan. Therefore, the proposed project meets this finding.

2. *The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code (TOMC Section 9-4.2803(c)(2)).*

The project complies with the TOMC, conditions of previous approvals and Precise Plan of Design Guidelines (Res. No. 2006-108). Additionally, the project has been reviewed by other City departments and agencies for conformance with applicable laws, regulations, and policies, and provided appropriate conditions of approval.

The proposed project complies with specific development standards for the P-L zone in Article 32 of Title 9 of the TOMC excluding the structure height of the proposed light poles. A waiver is requested to allow the light poles to be 50 feet high, which exceeds the 35-foot height limit per TOMC Section 9-4.3203. All other structures, including the shade structures, will remain below the maximum height. Staff supports this waiver as the proposed light poles will not introduce new or more intense light impacts to the area and are the same height or shorter than existing light poles at the park, permitted under previous SUP modifications. In addition, there are no protected views in the area which could be impacted.

Furthermore, the project complies with the Precise Plan of Design Guidelines through the screening of all ground-mounted equipment and use of natural colors throughout the design which serves to harmonize the proposed structures with the surrounding natural environment and residential settings. Therefore, the proposed project meets this finding.

3. *The project will not be detrimental to the public health, safety or general welfare (TOMC Section 9-4.2803(c)(3)).*

The project will not be detrimental to public health, safety, or general welfare because the project has been reviewed and approved by the Community Development Department, Public Works Department, Police Department, and the Ventura County Fire Department (VCFD). With the incorporation of the conditions set forth by these departments and agencies, the project will not be detrimental to public health, safety, or general welfare as the granting of this permit:

- a. Will maintain the degree of compatibility of property uses that the Zoning Ordinance is intended to promote and preserve, considering the particular site, and uses on parcels within the zone in which the use is located; and,
- b. Will not result in a use which may reasonably be expected to become obnoxious, dangerous, offensive or injurious to the public health, safety or welfare, by reason of the emission of noise, smoke, dust, fumes, vibrations, odor or harmful or annoying substances; and,
- c. Will preserve the integrity and character of the zone in which the use will be located and the utility and the value of property in the zone and adjacent zones; and,
- d. Will not become detrimental to the public interest, health, safety, convenience or general welfare.

The project involves the expansion of an existing use which does not currently interfere with the use and enjoyment of neighboring, existing, or future developments. The expansion is not expected to introduce new or more significant impacts to the surrounding community and is therefore determined to not be detrimental to public health, safety, or general welfare.

4. *The project has been reviewed in conformance with the provisions of the California Environmental Quality Act (TOMC Section 9-4.2803(c)(4)).*

The project was analyzed in conformance with CEQA. For this application, the City is a Responsible Agency and has considered the environmental exemption analysis that was prepared and approved by the CRPD Board of Directors. It has been determined that the proposed project is categorically exempt from the provisions of CEQA pursuant to Class 1 Categorical Exemption, Existing Facilities (Sec. 15301). The proposed expansion would increase the size of the existing skatepark

by 10,000, which is specifically allowed pursuant to CEQA Guidelines Section 15301(e)(2) referenced above. The project would make improvements at the skatepark, and the facility would maintain its existing and intended function. The remaining project components, such as adding lights, shaded structures, picnic area, spectator benches, and landscaping are components which support the Borchard Community Park use and purpose, as intended in the exemption. All of the project improvements would occur within the boundaries of the existing, developed and urbanized site.

5. *The proposed use at the proposed location will be compatible with land uses in the vicinity (TOMC Section 9-4.2803(c)(5)).*

The skatepark use at the project site is currently and will continue to be compatible with land uses in the vicinity. The surrounding uses include a commercial shopping center, high school, and residential multi-family homes and single-family homes. The new lighting is proposed to allow use of the site during normal park operating hours, consistent with existing field lighting at the property. In addition, security lighting will be provided and will be used on an as needed basis, similar to the existing security lighting at the community center building on site. Similarly, the proposed skatepark use includes either the same or similar uses to those currently taking place and are not expected to introduce new impacts related to noise or traffic.

The park and the upgraded facilities will be open to the public and is anticipated to be an amenity to those living in the adjacent residential developments, as well as the community at-large. Therefore, the project will be compatible with the land uses in the vicinity.

SECTION 3

WHEREAS, the finding of the Planning Commission supporting the approval of PTP-2024-70110 is as follows:

1. *A permit may be approved when necessary to remove, relocate, cut or encroach into the protected zone of an oak tree to enable the reasonable and conforming use of the subject property, which is otherwise prevented by the presence of the tree. Reasonable use of the property shall be determined in accordance with the Landmark Tree Preservation and Protection Guidelines (TOMC Section 9-4.4305(a)(3)).*

The project, as designed, requires the encroachment into the protected zone of one California Sycamore tree to accommodate expanded skatepark, new transformer, and reconfigured sidewalk. The existing

tree is currently planted within an existing parking lot finger. A City Arborist Consultant reviewed the request and concluded that the encroachment was necessary for the project. However, with the included conditions, including the installation of fencing around the protected zones and on-site monitoring by the applicant's consultant, the tree is able to be protected in place.

The project is consistent with the Thousand Oaks General Plan, including the Conservation Element, in that conditions have been imposed to protect the subject tree in place, as specified in this Resolution and in the project's staff report. Therefore, the proposed project meets this finding.

NOW, THEREFORE, BE IT RESOLVED that based on substantial evidence contained within the record, the analysis in the agenda report, and the findings of fact, the Planning Commission approves said applications for SUP-2024-70012 and PTP-2024-70110, subject to conformance with the conditions set forth and attached hereto and made a part hereof. Except as otherwise expressly indicated, said conditions shall be fully performed and completed, or at the City's discretion, shall be secured by bank or cash deposit or other security satisfactory to the City Attorney before the use or occupancy of the property is commenced and before a Certificate of Occupancy is issued. The violation of any of the conditions of said permits shall be grounds for revocation by the Planning Commission or City Council.

I HEREBY CERTIFY that the foregoing resolution reflects action taken by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 18th day of November 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Don Lanson, Chair
Planning Commission

Fabiola Zelaya Melicher, Secretary
Planning Commission

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP-2024-70012

GENERAL

1. **Land and Application** – The Special Use Permit – Major Modification is granted for the land described in the application, any attachment thereto, and as indicated on the Project Plan Set, dated October 8, 2024.
2. **Scope of Permit Approval** – The Special Use Permit is granted to allow the demolition of an existing 10,000 square foot skatepark facility and 27 parking spaces in order to construct a new 20,000 square feet skatepark facility, including four new 50' high LED light poles to be illuminated until 10:00 P.M. daily, shade structures, designated covered picnic area, bench spectator seating, fencing, and security system as well as new landscaping and hardscaping, including one waiver to allow the light poles to exceed 35', which shall be constructed substantially as shown on Exhibits labeled "Project Plan Set," October 8, 2024, except as otherwise indicated herein.
3. **Approval Period/Use Inauguration** – The Special Use Permit is granted for a three-year (3) period of time ending November 18, 2027, at which time said permit shall expire unless the use authorized herein has been inaugurated in accordance with Section 9-4.2812(c) of the TOMC. Inauguration of this approval signifies an acceptance of the decision and associated conditions of approval, hereto. The applicant may request time extensions of this period as permissible by Section 9-4.2812(e) of the TOMC by filing a Minor Modification application with the Community Development Department prior to the expiration date.
4. **Construction Progress** – Once permits have been issued to commence work on the improvements, it is the applicant's/owner's responsibility to diligently pursue completion per all conditions, requirements and as represented on the approved plans. Reasonable progress shall occur on a continual basis until completion to the satisfaction of the Community Development Director. Work shall not be discontinued for a period exceeding 30 days, without acceptable cause. The intent is to have the project completed in a timely fashion to prevent a potential blight from partially completed construction.
5. **Condition Compliance** – All development on the subject property shall be constructed and thereafter maintained in accordance with the conditions of this permit.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP-2024-70012

6. **Final Plans** – Prior to the issuance of a building permit, final site, grading, floor, elevation and roof plans shall be submitted for the review and approval of the Community Development Department incorporating any design changes and other requirements as conditioned herein.
7. **Compliance with Applicable Laws, Rules, and Regulations** – The applicant shall comply with any and all local, city, county, state and federal laws, regulations and orders now in effect or which may hereafter be enacted pertaining to the approved industrial building or affecting the installation, operation or maintenance of said facility. Violation of any of those laws in connection with the use authorized herein will be cause for initiation of revocation proceedings.
8. **Regulatory Agency Approval** – The requirements of all applicable regulatory agencies shall be met, and approval obtained prior to issuance of an occupancy permit. Copies of all required licenses shall be submitted to the Community Development Department.
9. **Dedications/Reservations/Fees and Public Improvements** – With respect to fees, dedications, reservations and construction of public improvements as required by the project development conditions, the applicant is advised pursuant to Government Code Section 66020, that a 90-day protest period has commenced upon approval of the proposed development conditions by the City.
10. **Payment of Fees** – Approval is subject to the applicant paying all fees and assessments to the City of Thousand Oaks, School District, Conejo Recreation and Parks District, Ventura County Fire Prevention District, and any other agency requiring fees related to the subject development as required by the TOMC.
11. **City / County / Agency / Other Fees** – All Police, Fire Department, School District Fees and any other fees identified in the Standard Conditions, Resolution No. 95-20, shall be paid prior to the issuance of any building permits. Notification in writing by these agencies confirming payment shall be submitted to the Community Development Department.
12. **Condition Execution** – Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance, unless stated otherwise herein. Deviation from this requirement shall be permitted only by written consent of the Community Development Director or designee.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP-2024-70012

13. **Occupancy** – No final inspection or occupancy permit shall be granted until construction and landscaping are complete in accordance with the approved plans and the conditions required herein.
14. **Other Applicable Permits** – All conditions of SUP 69-107 and all modifications thereto shall apply.
15. **Project Changes/Modifications** – Any minor change to SUP-2024-70012 may be approved with a Minor Modification application filed with the Community Development Department, provided such changes achieve substantially the same results and the project is still in compliance with the TOMC. Revised plans reflecting the minor changes and additional fees shall be required.
16. **Unauthorized Changes** – The applicant acknowledges that the exterior treatment, location of structures and architectural features of the development are of special concern to, and regulated by, the City of Thousand Oaks, which has established criteria and standards concerning development within the City. Any substantial change, modification, or alteration to the architectural design, or in the exterior treatment of any building and structure, including building colors, materials, changes in walkways, doorway, window locations, or in the parking, landscaping and other related features, must first be approved by the City of Thousand Oaks prior to performing the work. Unauthorized change(s) or failure to comply with the conditions of this permit may require future corrective work and result in a City Code violation and appropriate action.
17. **Compliance with Other Laws** – The applicant shall comply with all federal, state and local laws. Violation of any of those laws in connection with the use authorized herein will be cause for initiation of revocation proceedings.
18. **Acknowledgment** – The applicant acknowledges that all aspects of this project are of special concern to and regulated by the City of Thousand Oaks, which has established specific criteria and standards concerning development within the City. Any changes, modifications, or alterations to improvements on the subject property shall first be approved by the City of Thousand Oaks. Any unauthorized changes may require future corrective work and may result in a City Code compliance effort.
19. **Indemnification** – The applicant shall defend, indemnify, and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials or employees that is brought to attack, set aside, void, or annul an approval of the City

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP-2024-70012

issued as related to the project for which the applicant is applying. The City shall promptly notify the applicant of any such claim, action, or proceeding and the City shall cooperate in the defense.

20. **Signed Acceptance of Conditions** – A signed Acceptance of Conditions affidavit shall be executed by the applicant and property owner, or his duly authorized representative, and shall be returned to the Planning Division of the Community Development Department prior to the issuance of a grading and building permit associated with SUP-2024-70012.

PROJECT DESIGN

21. **Utility Lines** – All new utility service lines shall be installed underground. Utility service to the site will follow the alignment of the driveway beneath its centerline to avoid additional protected tree root interference.
22. **Development Standards**– All building setbacks, height, and lot coverage shall be provided as depicted on the Exhibits, labeled “Project Plan Set,” dated October 8, 2024.

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES
Setbacks (ft.)			
Front (South)	20'	24' 7"	Yes
Rear (North)	20'	100'+	Yes
West Side	5'	20'	Yes
East Side	5'	100'+	Yes
Lot Coverage (sq. ft.)	25%	Apex. 3%	Yes
Structure Height (ft.)	35	14.5 (Shade Structures) 50 (Light Poles)	Waiver

23. **Architectural Design** – The design depicted in the Exhibits, labeled “Project Plan Set,” dated October 8, 2024, is approved in concept. Prior to the issuance of a building permit, fully dimensioned and detailed architectural drawings shall be submitted for review and approval by the Community Development Department, with all elevations coordinated with color, materials, and architectural form to achieve design harmony and continuity.
24. **Exterior Building Colors and Materials** – All exterior materials and colors depicted on the exhibits labeled “Project Plan Set,” date stamped October 8, 2024, are approved in concept only. Bright white and pure black are

prohibited colors. Prior to the issuance of a building permit, a final color and material sample board including, but not limited to, specific materials and manufacturer color codes, shall be submitted to reflect the approved elevations and subject to the review and approval by the Community Development Department.

25. **Architectural Design Guidelines** – All provisions of the City's Precise Plan of Design for Institution Projects (Resolution No. 2006-108) shall be applicable to this project.
26. **Surface-Mounted Mechanical Equipment** – All surface-mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened from public view by landscaping or decorative enclosure to match the materials and colors of the new skatepark and/or existing building onsite, subject to review and approval by the Community Development and Public Works Departments.
27. **Backflow Device** – Any proposed backflow device shall be screened from public view by landscaping and or solid fencing or walls, subject to review and approval by the Community Development and Public Works Departments.
28. **Outside Storage** – Outside open storage shall not be used to store any equipment which may leak fluids such as cleaners, oils, or fuels, at any time. There shall be no permanent outside containers for the purposes of storing items, such as cargo containers, unless otherwise approved through an evaluation process set by the Community Development Department Director including any necessary noticing requirements and documents deemed required by the Director.

WALLS, FENCES, AND SIDEWALKS

29. **Retaining Walls** – All retaining walls shall be constructed of a decorative materials and design with earth tone colors and/or designed to complement the residence in exterior appearance or blend with landscaping. All retaining walls shall be limited to a maximum exposed height of three feet within the front yard setback and six feet in all other areas, unless otherwise authorized by the Community Development and Public Works Departments for purposes of lessening the amount of grading without negatively impacting public views of the property. All retaining walls shall incorporate the design and materials utilized on the buildings and be softened by the installation of landscaping adjacent to the wall. The design and location of

all retaining walls shall be subject to review and approval of the Community Development and Public Works Departments.

30. **Wall/Fence/Gate Design** – Final detailed drawings of all walls and fencing including elevations, material selections and site plan locations shall be submitted prior to the issuance of any building permit, subject to review and approval of the Community Development and Public Works Departments. Chain link fencing is not approved for any wall, fence or gate.

LIGHTING

31. **Lighting Plan** - During the plan check review process, the Applicant shall provide a lighting plan that provides design details (light standards, bollards, wall mounted fixtures, etc.) and illumination site information proposed throughout the development and to provide safety and security. All building entrances and pedestrian ways are to be adequately lighted. Lighting is to be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.
32. **Pedestrian Lighting** – Pedestrian walkways may be illuminated by bollard lighting or by light poles reduced in height proportion to human scale.
33. **Light Source** – The use of metal halide and LED fixtures are preferred over high-pressure sodium fixtures, since they provide superior illumination and color rendition; however, use of bright white, high intensity LED or metal halide lighting is prohibited.

LANDSCAPING

34. **Landscaping and Irrigation** – All landscaping shall be designed using xeriscaping techniques; i.e. drought-tolerant low water-using plants. The use of lawn, grasses, and turf shall be minimized. Landscape irrigation systems shall likewise be designed using low output sprinklers and/or drip automatic timed controls.

Final Landscape Plans – The submitted preliminary landscape plan is approved in concept only. Prior to the issuance of a grading permit, final construction landscape and irrigation plans reflecting compliance with all imposed conditions of project entitlements shall be submitted under separate permit for review and approval by the Community Development Department through a Landscape Plan Check application.

BUILDING SAFETY AND CONSTRUCTION

35. **Archaeological Discovery Protocol** – If buried materials of potential archaeological significance are accidentally discovered within an undisturbed context during ground disturbance, then all work in that area shall be halted or diverted away from the discovery to a distance of 50 feet until a qualified senior archaeologist can evaluate the nature and significance of the find(s). A project communication plan will be followed, and the Lead agency (City of Thousand Oaks) will be immediately notified of the discovery.

Ground disturbance shall not resume in the locality of the discovery until consultation between the senior archaeologist, the Lead agency, the applicant's representative, and all other concerned parties, takes place and reaches a conclusion acceptable to the City of Thousand Oaks. If a significant archaeological resource is discovered during ground disturbance, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or fossil recovery of the significant resource by a qualified archaeologist may be required by the Lead agency if the resource cannot be avoided. This work shall be conducted, and paid for, by the applicant. In response to the discovery of significant archaeological resources, the Lead agency may also add additional conditions, which may include archaeological monitoring.

Any monitoring, assessment, evaluation, fossil recovery, or other reports that are generated as a response to the discovery of a significant archaeological resource shall be submitted to the Lead agency for review and final curation as part of the project record. All such documents associated with the discovery of archaeological resources will be transmitted to the Natural History Museum of Los Angeles County at the end of project construction.

36. **Inadvertent Discovery of Human Remains** – The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has determined the origin and disposition of the remains pursuant to California Health and Safety Code (PRC) Section 5097.98. The coroner must be notified of the find immediately, together with the City and the property owner.

If the human remains are determined to be prehistoric, the coroner will notify the California Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The lead agency and a qualified archaeologist shall also establish additional appropriate mitigation measures for further site development, which may include additional archaeological and Native American monitoring or subsurface testing.

37. **Nesting Birds** – Any site preparation activity, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the Community Development Department prior to ANY vegetation removal on site.
38. **Approval Inclusion** – This approval, in its entirety as adopted, shall be included in the initial plan-check submittal that is submitted to the Building Safety Division. The approval and conditions shall be copied directly onto plan sheets and included as part of the project plans throughout the plan-check process and shall be part of the project plans for which building permits are issued.
39. **Final Detailed Grading, Paving and Drainage Plan Submittal** – Prior to issuance of a grading permit, a final detailed grading, paving and drainage plan demonstrating compliance with all imposed conditions of this Development Permit shall be submitted for review and approval by the Community Development and Public Works Departments.
40. **Certified As-Built Grading** – Prior to issuance of a building permit, a rough grading completion certification on the City standard form shall be prepared and signed by the applicant's Civil Engineer and submitted to the Public Works Department. Said certificate shall state that the graded pad design and pad elevations are consistent with the pad elevation and grading details shown on the grading plan, as shown in the grading plan dated October 8, 2024.

41. **Construction/Security Fencing** – Prior to the issuance of a grading/building permit, the applicant shall install a temporary five (5) foot-high chain-link fence within the limits of the proposed development area. Said fencing shall be provided for purposes of maintaining security, as well as containing trash and debris on-site. The fence shall remain in place during all phases of construction and shall be maintained until no longer needed for trash and debris control as determined by the Community Development Department. The applicant shall be responsible for pick-up of trash and debris on a weekly basis during building construction operations.
42. **Preconstruction Meeting** – Prior to issuance of a grading permit, the applicant shall coordinate with the Community Development and Public Works Departments including, a preconstruction meeting at the job site to review field conditions, project conditions, methods and procedures, individual and City department responsibilities associated with the project. Members attending this meeting shall include but not be limited to City department representatives, City landscape consultant, owner or designated project coordinator, architect, project consultants, project landscape consultant general contractor and other representatives associated with the project. The meeting shall be arranged no sooner than one (1) week prior to commencement of work.
43. **Construction Progress** – Once permits have been issued to commence work on the improvements, it is the applicant's/owner's responsibility to diligently pursue completion per all conditions, requirements and as represented on the approved plans. Reasonable progress shall occur on a continual basis until completion to the satisfaction of the Community Development Director. Work shall not be discontinued for a period exceeding 30 days, without acceptable cause. The intent is to have the project completed in a timely fashion to prevent a potential blight from partially completed construction.
44. **Hours of Construction** – All grading and construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday with no construction activity permitted on Sunday. Construction workers and vehicles shall not be permitted to park on off-site properties or congregate onsite before and after the construction hours authorized herein. Likewise, warming of equipment engines shall not be permitted outside the permitted construction hours.

45. **Condition Execution** – Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance, unless stated otherwise herein. Deviation from this requirement shall be permitted only by written consent of the Community Development Director or designee.
46. **Occupancy** – No final inspection or occupancy permit shall be granted until construction and landscaping are complete in accordance with the approved plans and the conditions required herein.
47. **Exporting/Importing Earth Materials** – Any exporting or importing of earth material and debris shall be authorized by permit issued by the Public Works Department. The builder shall comply with an approved haul route to and from the project site and shall coordinate the hauling of this material with the Public Works and Community Development Departments to minimize traffic disruptions and disturbances to the project area. The exporting and importing of any earth materials to new sites within the jurisdiction of the City of Thousand Oaks shall be subject to the review and approval by the Planning Commission unless such sites have previously been approved for development with an active entitlement, and said grading is in accordance with Public Works Department approved plan for the project.
48. **APCD Permit** – The applicant shall obtain all necessary clearances from the Ventura County Air Pollution Control District (APCD) prior to beginning any construction activity.
49. **Dust Prevention** – In order to prevent excessive amounts of fugitive dust, all materials excavated (on-site) shall be controlled with Ventura County Air Pollution Control District methods, which includes adherence to Rule 50 (Opacity) that sets opacity standards on the discharge from sources of air contaminants. This rule would apply during the construction of the proposed project, specifically grading activities, Rule 55 (Fugitive Dust) requires dust generators to implement control measures to limit the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities, and Rule 55.2 (Street Sweeping Equipment) that requires the use of PM10 efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55. The project is to comply with the City of Thousand Oaks Water Conservation Ordinance Requirements. Level 4 Conservation Measures prohibit potable water use for dust suppression unless approved through a City waiver. For more information see: <https://www.toakswater.org/conservationstages>.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP-2024-70012

50. **Rodent Control** – The applicant shall submit a rodent control plan to the Community Development Department prior to the issuance of any building permit, which shall include measures to protect adjacent and nearby properties from any rodent displacement during the project demolition and construction activities.
51. **Parking/Materials Storage During Construction** – A parking and materials storage plan shall be submitted to the Building Safety Division for review and approval prior to the issuance of grading permits. This requirement intends to ensure construction crew parking does not negatively impact properties in the area. The applicant is encouraged to provide areas on-site for parking and material staging.
52. **Title 24 Compliance** – All requirements of California Uniform Building Code, Title 24, California Code of Regulations, shall be met. A set of plans, at a scale not less than one inch equal to ten feet (1"=10') shall be submitted to the Community Development Department displaying all exterior physically disabled accessibility requirements, including point elevations and details. Prior to the issuance of building permits, the accessibility requirements for the exterior shall be approved by the Building Division for disabled access compliance.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR PTP-2024-70110

53. **Land and Application** – The Protected Tree Permit is granted for the land described in the application and any attachments thereto and as indicated in the Tree Protection Plan, dated September 25, 2024, and prepared by Envicom Corporation.
54. **Scope of Permit Approval** – The Protected Tree Permit is granted to allow the encroachment into the protected zone of one protected California Sycamore tree.
55. **Approval Period** – The Protected Tree Permit is granted in conjunction with SUP-2024-70012 and shall expire with that permit.
56. **Irrigation/Landscaping Encroachments** – All plans for landscaping beneath a protected tree shall be submitted for the review and approval of the Community Development Department.
57. **Drainage** – Positive drainage shall be provided to direct run-off away from any protected tree.
58. **Lighting Encroachments** – No lighting system shall be installed within the protected zone of any oak tree or landmark tree except as otherwise authorized by the Community Development Department.
59. **Oak and Landmark Tree Preservation and Protection Guidelines Compliance** – All construction activities on or near a protected tree shall conform and abide by the City of Thousand Oaks, Oak and Landmark Tree Preservation and Protection requirements as specified in Article 42 of Chapter 4 of Title 9 of the TOMC.
60. **Use of Sensitive Excavation Tools** – Unless otherwise authorized by the Community Development Director, all construction and utility trenching within the Tree Protected Zones shall be performed with an air spade or equal tool to remove the soil and expose the roots of the preserved trees and performed under direct supervision of the applicant's oak and landmark tree consultant.
61. **Tree Protection Prior to Construction** - A Landscape Architect or Certified Arborist shall be retained to oversee implementation of the following:

- a. **Fencing:** Prior to any of the proposed demolition/construction activities tree protection fencing must be installed at the limits of Project demolition/construction to occur within the Tree Protected Zone (TPZ) of the Landmark Tree per the Tree Protection Plan dated September 25, 2024. Prior to any grading or construction activities, the applicant and the applicant's Tree Consultant shall confirm with the Community Development Department that required signage and protective chain-link fencing (or other material satisfactory to City of Thousand Oaks planning staff) measuring a minimum of five feet (5') in height shall be placed at the protected zones (approximately 15 feet from the trunk or 5 feet outside the dripline, whichever is greater, of each tree or edge of canopy for cluster of trees) or construction limits for all on-site and off-site protected trees in accordance with the Oak and Landmark Tree Preservation and Protection requirements. The fencing shall be staked every six feet (6'). In addition, aboveground tree parts that could be damaged by construction equipment (e.g., low limbs, trunks, roots protruding from the soil) shall be flagged with red ribbon prior to the start of construction. Fencing and flagging shall remain in place throughout grading and construction activities. The fenced area shall be considered the TPZ unless proximate construction requires temporary removal. Installation of said fencing and flagging shall be reviewed and approved by the Planning Division of the Community Development Department. It shall be the responsibility of the applicant to maintain all protective fencing and flagging in a good condition throughout the development period. The fencing and flagging shall be removed upon completion of construction and upon authorization from the Community Development Department, Planning Division.
- b. **Flagging:** Above ground tree parts that could be damaged by construction equipment (e.g., low limbs, trunks) shall be flagged with red ribbon prior to the start of construction.
- c. **Pre-Construction Meeting:** A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders) and the Landscape Architect or Certified Arborist. The Landscape Architect or Certified Arborist shall instruct the contractors on tree protection practices and answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground, shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that will accomplish such.

62. **Tree Protection and Maintenance During Construction** - A Landscape Architect or Certified Arborist shall be retained to oversee implementation of the following:
- a. **Notice:** The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any protected tree.
 - b. **Equipment Operation and Storage:** Heavy equipment operation and storage shall be avoided tree protection zone (TPZ). Operating heavy machinery around the root zones of trees will increase soil compaction, which decreases soil aeration and subsequently reduces water penetration in the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced TPZ, unless where specifically approved in writing and under the supervision of a Landscape Architect or Certified Arborist. or as provided by the approved landscape plan.
 - c. **Storage and Disposal:** Do not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the tree protection zone. Remove all foreign debris within the tree protection zone; it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrients. Avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. Keep equipment parked at least 50 feet away from retained trees to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could lead to decline and death.
 - d. **Excavation:** Earth spoils from excavation shall not be placed within the protection zone of any protected tree.
 - e. **Grade Changes:** Grade changes, including adding fill, are not permitted within the TPZ without special written authorization and under the supervision of a Landscape Architect or Certified Arborist. or as provided by the approved landscape plan.
 - f. **Moving Construction Materials:** Above ground tree parts that could be damaged (e.g., low limbs, trunks) shall be flagged with red ribbon prior to the start of construction. If contact with the tree crown is unavoidable, the conflicting branch(es) shall be pruned using ISA standards under the direction and supervision of a Landscape Architect or Certified Arborist.
 - g. **Root Pruning:** Except where specifically approved in writing, all trenching shall be outside of the fenced tree protection zone. Roots primarily extend in a horizontal direction forming a support base to

the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain tree roots, roots shall be pruned the roots using a Dosko root pruner or equivalent and under the direction and supervision of a Landscape Architect or Certified Arborist. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. The trench shall be made no deeper than necessary.

- h. **Irrigation:** In the event that root pruning is necessary, trees that have been substantially root pruned (30% or more of their root zone) will require irrigation for the first 12 months. The first irrigation shall be within 48 hours of root pruning. They shall be deep watered every 2 to 4 weeks during the summer and once a month during the winter (adjust accordingly with rainfall). One irrigation cycle shall thoroughly soak the root zones of the trees to a depth of 3 feet. The soil shall dry out between watering; avoid keeping a consistently wet soil. Designate one person to be responsible for irrigating (deep watering) the trees. Check soil moisture with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary above ground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone but never soaking the area located within 6 feet of the tree trunk, especially during warmer months.
- i. **Pruning:** Trees shall not be pruned until all construction is completed. This will help protect the tree canopies from damage. All pruning shall be completed under the direction of a Landscape Architect or Certified Arborist and using ISA guidelines. Only dead wood shall be removed from tree canopies.
- j. **Washing:** During construction in summer and autumn months, wash foliage of trees adjacent to the construction sites with a strong water stream every two weeks in early hours before 10:00 a.m. to control mite and insect populations.

63. **Root Preservation** – If “saved roots” must stay exposed for longer than one day then they shall be wrapped in burlap (or similar) and kept moist. During excavation for construction improvements, if an oak tree root over two inches (2") in diameter is encountered, the Planning Division of the Community Development Department shall be immediately contacted to conduct a field inspection to determine if it is appropriate to cut the root(s) or whether the improvements need to be redesigned and/or relocated to avoid root damage to ensure preservation of the trees.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR PTP-2024-70110

64. **Written Certification** – The applicant’s arborist shall certify in writing that all conditions of the Protected Tree Permit have been met and that protective measures, to ensure the preservation of the subject protected trees, have been properly implemented. A final inspection by the City’s Oak and Landmark Tree Consultant, paid for by the applicant, shall be performed upon receipt of certification and prior to final inspection for building occupancy.
65. **Oak Tree and Landmark Tree Maintenance** – The continued maintenance of all on-site protected trees is the responsibility of the property owner. All protected trees shall be maintained in accordance with the Oak and Landmark Tree Preservation and Protection requirements.
66. **Expenses/Billing** – The applicant shall be billed on a real time basis and shall agree to pay for any work done by the City’s Arborist Consultant in conjunction with this oak tree permit.
67. **Herbicides/Tree Protection** – No herbicides shall be used within 100 feet of the driplines of any protected tree.
68. **Liability/City Protection** – This approval shall not be deemed to impose any liability for damages or a duty of care and maintenance upon the City or upon any of its officers or employees. The person in possession of any public property or the owner of any private property shall have a duty to keep the protected trees upon the property under their control in a safe, healthy condition.
69. **Compliance with Applicable Laws, Rules, and Regulations** – The applicant shall comply with any and all local, city, county, state and federal laws, regulations and orders now in effect or which may hereafter be enacted pertaining to the approved industrial building or affecting the installation, operation or maintenance of said land. Violation of any of those laws in connection with the use authorized herein will be cause for initiation of revocation proceedings.

PUBLIC WORKS DEPARTMENT CONDITIONS FOR SUP-2024-70012

GENERAL

70. **Plan Format** - All plans submitted to the Public Works Department shall be formatted to 24 inch by 36-inch sheet size, using city standard title block, and as-built/record plans shall be submitted as part of the closure and acceptance of the project.
71. **Base Topography Map** - The grading plan for this project must be prepared using topography which has been plotted by photogrammetric methods or survey data compiled no longer than two years prior to the date of submittal of the grading plan and must be on current City datum. The name of the firm which prepared the topography and the date(s) on which the data was compiled or obtained must be shown on the plan. Topography must be presented in 1" = 40' or larger (closer) scale and must extend a minimum of 100 feet outside the limits of the property proposed for development. Any deviation from this condition must be approved by the City Engineer.
72. **Construction/Demolition Debris Recycling Plan** – Prior to the issuance of a demolition permit (where the site contains existing structures or facilities) or of a grading/building permit, the applicant shall submit a Construction and Demolition (C&D) Debris Recycling Plan to the Department for review and approval. The applicant must divert a minimum sixty-five percent (65%) of all C&D waste materials generated from the project. The C&D Debris Recycling Plan shall indicate the proposed means of disposition of all C&D waste materials, including but not limited to, asphalt, concrete, wood, drywall, brush and vegetation, landscaping materials, lights, piping, concrete block, metal, and the like, which will be recycled, reused, salvaged, and /or delivered to a landfill. The Recycling Plan must also include estimated weights of the materials, list of proposed recycling/disposal facilities, and authorized hauling companies to be used. For a list of authorized waste haulers and/or to complete and submit a C&D Debris Recycling Plan go to ThousandOaks.WasteTracking.com.
73. **Inspection Hours** - The applicant is advised that City Hall is closed on alternating Fridays, and as such, inspection services are not available on those particular dates. The applicant shall schedule any and all grading, stormwater, encroachment, paving and utility work requiring City inspection accordingly. A schedule of City Hall hours may be obtained from City Hall or at the City's website www.toaks.org.

DEVELOPMENT ENGINEERING

74. **Grading and Onsite Improvement Permit and Soils Certification** - The applicant shall prepare and submit final grading plans, improvement plans, erosion control plans, BMP improvement plans, geotechnical soils reports, supporting hydrology and hydraulic calculation reports, title report, and other items as required by the City Engineer in order to obtain a grading and onsite improvement permit in accordance with the requirements of the City's Grading Ordinance. Applicant shall also prepare and submit detailed erosion control plans for both phases of land development; the pre-grading / site stabilization phase, as well as the post grading / building construction phase. The grading and improvement plans submitted to the City for plancheck shall at a minimum indicate all topography, proposed improvements, drainage features, water/wastewater connections and laterals, existing easements, interface with adjacent properties, storm drain and drainage systems, and street improvements. Grading bonds shall be exonerated after satisfactory completion of the project punchlist items, which are generated after the applicant's engineer provides a submittal of the final Record (as-built) Drawings.
75. **On-site Drainage Capture for MS4 Projects** – It is generally necessary to capture and treat all surface drainage on the site. In accordance with Ventura County Technical Guidance Manual (TGM) for Stormwater Quality Control Measures (2011), a maximum of 5% of the site is permitted to discharge without full capture. Such Effective Impervious Areas (EIA's) that escape capture and retention shall be treated using source-control Best Management Practices (BMP's) and good-housekeeping measures. Maintenance specifications shall be incorporated into the on-site stormwater Maintenance Plan (refer to NPDES conditions).
76. **On-Site Drainage Design** - Project design shall use the City of Thousand Oaks "Master Plan of Drainage" (2007) for the purpose of establishing on-site storm flows. The project lies within subarea 557B of said Master Plan, with $Q_{10} = 1.56$ cfs and $Q_{100} = 2.82$ cfs. The cfs/acre unit discharge in the Master Plan shall be used when preparing the Q_{10} (developed) discharge flows and for the detention calculations up through Q_{100} .
77. **On-Site Drainage** - Project design and engineering plans shall show drainage flows to street and/or yard drains and elevations.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

78. **MS4 Stormwater Retention Requirements** - The project meets the thresholds requiring stormwater treatment and site retention specified in the Ventura County NPDES Municipal Stormwater Permit (MS4) and 2011 Technical Guidance Manual (TGM). The project shall design, construct and maintain treatment and retentive catchments that will capture, treat and retain all rainfall runoff from disturbed and directly connected impervious areas affected by the project. The design shall function for the first three-quarters inch (3/4") of all rainfall events, including drawdown and elimination of the captured runoff within 72-hours of the rainfall event. Drawdown may typically be achieved via groundwater recharge/percolation or vegetative irrigation/ evapotranspiration. Treatment of the site's pollutants of concern is preferably addressed through vegetative contact and other natural biological processes. Further details and design requirements are available at www.vcstormwater.org.

TRAFFIC

79. **Traffic Mitigation Fees** – Traffic mitigation fees shall be assessed upon submittal of the building permit application for this project. The applicant shall pay any non-refundable traffic mitigation fees to the City of Thousand Oaks prior to the issuance of the building permit.

POLICE DEPARTMENT CONDITIONS FOR SUP-2024-70012

80. **Gate Security Hardware** – The gate latch shall be constructed tool steel or equivalent to prevent/dissuade forced entry. The latch shall be a minimum of .125” thick and extend a minimum of twelve inches above, below and to the sides of the gate latch (if a push bar or handle type locking mechanism is utilized). Should latch and pad lock be used, the lock must be tamper resistant.
81. **Lighting** – Weather and breakage resistant covers shall protect all exterior lighting. Exterior lighting fixtures will be fully enclosed to minimize tampering and breakage. After hours exterior lighting shall provide sufficient illumination to allow viewing of the exterior of the buildings, all pedestrian walkways and parking areas. After hours motion activated lighting is also highly recommended. The use of Light-Emitting Diode (LED) is preferred since LEDs provide superior illumination and color rendition. Adequate lighting for outdoor space (4000+ Kelvin / LED / 4 ft candles / even coverage) is to be provided throughout the property in ALL skatepark areas and outdoors spaces intended for patrons of the skatepark. Lighting must be shielded to prevent light pollution, spillage, and glare to roadways and all surrounding properties not owned and/or controlled by the project owners, including overhead. Shielding shall prevent the direct entry of light through residential windows at surrounding properties, businesses, and roadways. Project photometrics will be provided to the TOPD Community Resource Unit for review and approval.
82. **Landscaping** – Landscaping shall not cover, nor partially cover any gate or exit. Landscaping, including trees, will not be placed directly under any overhead lighting that could cause loss of light at ground level. All landscaping will be kept trimmed in order to provide an unobstructed view of the parking areas. The standard CPTED (Crime Prevention through Environmental Design) landscaping rules of “two foot / six foot” shall apply to the property (No shrubbery shall be higher than 2 feet and lower the tree canopy shall not grow below 6 feet). This will reduce concealment areas and keep the area well-lit during darkness hours. To discourage unauthorized access, no trees or large planters (24 inches or higher) shall be utilized along the fence. Existing trees are excluded from this requirement. Landscaping should in no way obstruct the view of the entire skatepark except from the south side where existing trees and natural obstacles prevent it.

POLICE DEPARTMENT CONDITIONS FOR SUP-2024-70012

83. **Address Identifiers** – Additionally, all four sides of the skatepark (North, East, South, West) will be marked with the main street address and “Borchard Park Skatepark” for easy viewing from the street and parking lot.
84. **Utility Rooms and Enclosures** – All exterior utility rooms and enclosures containing electrical, water or fire, and telephone equipment shall be kept locked at all times.
85. **Video Surveillance System** – Will be required for a 360-degree view around the interior of the skatepark. This may be accomplished with as few as two cameras on opposing corners of the skatepark. A dedicated camera will be positioned at the gates open for entry during normal business hours along the North perimeter in such a fashion as to capture HD, well lit, facial and physical descriptions of all persons entering and exiting the premises. The video surveillance feed will be made immediately available to the Thousand Oaks Police Department upon request in the event of a major emergency or incident. A phone number to the security company or video surveillance provider will be provided to the Thousand Oaks Police Department upon completion of the project. The surveillance system will be HD quality, have night vision capabilities and be able to retain video data for no less than 30 days.
86. **Signs** – Any signs displayed must be far enough back from the street as to not impede with visibility to traffic. The street address shall be prominently displayed on the sign to assist first responders with identifying the facility.
87. **Maintenance** – Any and all graffiti, etchings, unauthorized writing/painting/art shall be removed/abated as soon as practicable, not to exceed 72 hours. Allowing time for police reporting if desired by location management.
88. **Noise and Music** – No amplified music, announcements, or unreasonable noise shall be allowed between the hours of 10 PM and 9 AM.
89. **Other Security Concerns** - The business will correct any safety or security concerns upon written notice by the Thousand Oaks Police Department.
90. **Posted Information:** Posted operational hours and trespassing admonishment in accordance with CA law and City of TOMC shall be prominently displayed with signage at or near each entry point. Gates shall be locked, and all access restricted between the hours of 10 PM and 8 AM (or the same time the park opens each day).
