

# Exhibit A

## CONEJO RECREATION AND PARK DISTRICT PERMIT CONDITIONS FOR THE OLD BONEY MOUNTAIN FOUNDATION FOR KIDS OAKHEART COUNTRY MUSIC FESTIVAL CELEBRATION

The following conditions have been established to govern the use of Conejo Creek Park for the Old Boney Mountain Foundation for Kids Oakheart Country Music Festival celebration.

### **Utilization and Site Layout**

1. The proposed site layout (preliminary layout to be provided 90 days prior to the event) shall be approved by the DISTRICT prior to setup. The final site layout shall be subject to approval by the DISTRICT and any proposed modifications shall be submitted to DISTRICT for consideration.
2. The class I bikeway and equestrian/pedestrian trail along the eastern edge of the premises shall remain open at all times; access to the baseball field and at least 20 spaces dedicated to baseball field use in the adjacent parking lot are to be available at all times via a permit program during this use period.
3. Every effort shall be made to minimize heavy vehicle traffic on the field, including:
  - Beer truck staging on pavement overnight on Friday; transport directly to final area late Saturday morning
  - The potential creation of an Artist Island on the pavement which shall house all the recreation vehicles (i.e. command center, artists, security) large trucks (i.e. supply, ice trailers), and other equipment that support the event
  - All staff and volunteer parking shall occur on the pavement
  - Vendor load in may occur with vehicles entering from the south of the field, arriving directly at their space, and exiting from the north of the field and parking on the pavement.
  - Equipment, staff, volunteers, and vendor items shall be taken on the field via motorized carts.

Upon completion of the event, vendor load out may occur with vehicles entering from the south of the field, arriving directly at their space, and exiting from the north of the field.

4. Inspection of the electrical system shall be performed by the City of Thousand Oaks prior to the event.
5. FOUNDATION/DISTRICT shall develop standard emergency procedures with respect to power outages and/or utility interruptions.

### **Health, Security and Safety**

1. FOUNDATION and its agents and employees shall be solely responsible for reviewing and ensuring compliance with all applicable public health rules, regulations, orders, and/or guidance in effect at the time of the use of the subject premises including, but not limited to, physical distancing, limits on the size of gatherings, use of appropriate sanitation practices, etc.

Updated information regarding such guidelines is readily available at the following websites:

Ventura County: <https://www.vcemergency.com>

State of California: <https://covid19.ca.gov>

Federal (CDC): <https://www.cdc.gov>

2. Adequate trash and recycling receptacles shall be provided by FOUNDATION. Accumulated litter and garbage shall be removed on an as-needed basis.
3. Immediately after the event all trash and litter shall be removed from the premises and surrounding areas including, but not limited to, Conejo Creek North, Conejo Creek South, and the School District property.
4. The entire turf area shall be hand raked and/or vacuumed to remove cigarette butts, broken glass, tab tops, etc., in order to accommodate subsequent use. The entire turf area shall be free of any and all debris.
5. An adequate number of portable toilets in direct ratio to crowd size shall be provided and serviced daily to maintain a sanitary condition; portable toilets shall be placed in locations acceptable to the DISTRICT.
6. Procedures shall be instituted to ensure that no wastewater or other materials from trailers, campers, or motor homes are deposited on the site.
7. In addition to those traffic control measures required by the City of Thousand Oaks, FOUNDATION shall be responsible for controlling traffic during setup and takedown periods.
8. Vehicles and equipment shall not be stored on the property prior to the usage period. All equipment shall be removed from DISTRICT property by 12:00 Noon on Monday, June 1, 2026. Equipment left beyond 12:00 Noon on Monday, June 1, 2026, may be removed from the property by DISTRICT at FOUNDATION's expense.
9. Setup or teardown of equipment or functions shall not be permitted between 10:30 p.m. and sunrise, except under emergency conditions, so as to be consistent with the City's noise ordinance.
10. FOUNDATION and DISTRICT representatives shall meet on site the day following the event to ascertain any additional necessary cleanup and repair work to be performed.
11. Adequate security persons shall be on hand to ensure a safe and secure atmosphere. Locations of security of personnel shall include, but not limited to, at entry points from Conejo Creek South to the Neighborhoods to the east.
12. FOUNDATION shall fully reimburse the DISTRICT for parking management at Conejo Creek North, including but not limited to, barricades, signage, and security personnel. Payment shall occur within ninety (90) days of date of invoice from the DISTRICT.
13. It is understood between the parties that speed limits may be reduced on streets in the area and that on-street parking may be prohibited on the streets in the area during the event.
14. Crosswalks or other pedestrian safety measures will be provided as required by the City of Thousand Oaks or other government agencies.
15. Adequate lighting will be provided for nighttime activities.

16. If existing light standards are used, FOUNDATION shall be responsible for all electricity costs. The directional sports lighting and parking lot lighting shall not be altered without express written consent of DISTRICT.
17. The dirt roadway and any parking on dirt lot portion of the School District property and area utilized shall be treated with a dust retardant acceptable to the DISTRICT. Dust control measures will be instituted during the setup and cleanup operations in addition to those measures undertaken during the event. Exceptional attention will be paid to dust control on any dirt surface and on access and egress roads.
18. An ambulance shall be available on call at all times of operation.
19. Fire protection measures as requested by the Ventura County Fire Protection District shall be observed.
20. First Aid facility shall be located on site during all hours of operation.

### **Hours of Operation**

Hours of operation will be the following:

Saturday, May 30, 2026 – 1:00 p.m. to 11:00 p.m. (Music off at 10:00 p.m.)

### **Maximum Ticket Sales**

FOUNDATION shall set a limit of 4,000 maximum ticket sales for the event.

### **Permits**

1. All appropriate permits, including use of the DISTRICT's portable stage, must be filed with the DISTRICT thirty (30) days prior to the event.
2. FOUNDATION shall institute permit procedures to control the temporary trailers and mobile homes on the site.
3. Alcoholic beverage control permits shall be submitted to the DISTRICT no later than one week prior to the event.
4. All appropriate copies of Certificates of Coinsurance, naming DISTRICT, CVUSD and CITY, its officials, officers and employees, as additionally insureds, shall be provided to the DISTRICT prior to issuance of any permits.
5. FOUNDATION will obtain a special event permit from the City, which includes but is not limited to, a safety and security plan reviewed and approved by the Thousand Oaks Police Department, and is responsible for complying with all conditions.

### **Miscellaneous**

1. Permits as required by all appropriate agencies and departments of the City of Thousand Oaks, DISTRICT, Conejo Valley Unified School District and/or County of Ventura shall be obtained for the event. Copies of all required permits from other agencies shall be submitted to the DISTRICT for review thirty (30) days prior to the event.

2. FOUNDATION shall notify neighbors within a 500-foot radius of the site, through written correspondence, of stage and other events, at least 30 days prior to the commencement of FOUNDATION activities at Conejo Creek South. FOUNDATION shall draft the correspondence and submit to DISTRICT for approval prior to distributing.

DISTRICT may notify neighbors within a 500-foot radius of the site, through written correspondence, no later than 120 days from the event, of a post event meeting to be held on to de-brief and discuss the event. FOUNDATION shall be in attendance.

3. Prior to any work being accomplished at the Conejo Creek Park site by or for the event, a formalized meeting will be held at the site to review the facilities. All appropriate personnel representing FOUNDATION, and necessary staff from the DISTRICT should attend. A schedule of site preparation activities will be provided to the DISTRICT at this meeting.
4. If site condition problems occur over and above those enumerated in this document and are not resolved, a meeting will be called between appropriate parties. If a resolution cannot be reached within one week after the close of the event, the issues will be taken to the Conejo Recreation and Park District Board. At that time, the Board of Directors of the Conejo Recreation and Park District will determine the resolution and direct the remedy of same.
5. Failure to comply with the conditions as stated could result in revocation of the permit.

Copy: FOUNDATION  
City of Thousand Oaks