

Exhibit B

CONEJO RECREATION AND PARK DISTRICT PERMIT CONDITIONS FOR THE CONEJO VALLEY DAYS CELEBRATION 2027

The following conditions have been established to govern the use of Conejo Creek Park for the Conejo Valley Days Celebration 2027.

Utilization and Site Layout

1. The proposed site layout 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 the DISTRICT for consideration.
2. The class I bikeway and equestrian/pedestrian trail along the eastern edge of the premises, as well as the baseball field at Conejo Creek South, shall remain open at all times; access to the field.
3. Inspection of the electrical system shall be performed by the City of Thousand Oaks prior to the event.
4. CVD shall develop emergency procedures with respect to power outages and/or utility interruptions.

Health, Security, and Safety

1. CVD 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 Emergency Information](#)
[California Department of Public Health - COVID-19](#)
[Center for Disease Control and Prevention](#)

2. CVD shall provide adequate trash and recycling receptacles. 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 and the School District property (as generated from the CVD event).
4. An adequate number of portable toilets in direct ratio to crowd size shall be provided and serviced daily to maintain sanitary conditions; portable toilets shall be placed in locations acceptable to the DISTRICT.
5. Procedures shall be instituted to ensure that no wastewater or other materials from trailers, campers, or motor homes are deposited on the site.

6. In addition to those traffic control measures required by the City of Thousand Oaks, CVD shall be responsible for controlling traffic during setup and takedown periods.
7. Vehicles and equipment shall not be stored on the property prior to the event. All equipment shall be removed from DISTRICT property by 10:00pm on Tuesday, June 29, 2027. For equipment left beyond 10:00pm on Tuesday, June 29, 2027, CVD shall pay the DISTRICT an additional \$825 for each day or fraction thereof, or the equipment may be removed from the property by DISTRICT at CVD's expense.
8. Setup or teardown of equipment or functions shall not be permitted between 10:00pm and sunrise, except under emergency conditions, to be consistent with the City's noise ordinance.
9. CVD and DISTRICT representatives shall meet on-site two (2) days following the event to ascertain any additional necessary cleanup and repair work to be performed.
10. Adequate security persons shall be on hand to ensure a safe and secure atmosphere.
11. Adequate measures and temporary improvements (i.e., ramps over curbs, fencing) shall be taken to ensure a safe and secure atmosphere.
12. CVD will erect a temporary 6' high minimum chain-link fence around the perimeter of the Conejo Creek South Picnic Area along the pavement edge to separate and secure the Picnic Area from the unavailable turf area not included in the permit.
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. CVD shall be responsible for all electricity costs if existing light standards are used. The directional sports lighting and parking lot lighting shall not be altered without the express written consent of the DISTRICT.
17. The dirt roadway and any parking on the 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 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

Closing hours of operation will be no later than the following:

Wednesday	June 23, 2027	10:00pm
Thursday	June 24, 2027	10:00pm
Friday	June 25, 2027	Midnight
Saturday	June 26, 2027	Midnight
Sunday	June 27, 2027	8:00pm

Permits

1. All appropriate permits, including use of the DISTRICT's portable stage, must be filed with the DISTRICT ten (10) days prior to the event.
2. CVD shall institute permit procedures to control the site's temporary trailers and mobile homes.
3. Alcoholic beverage control permits shall be submitted to the DISTRICT no later than ten (10) days 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. CVD will obtain a special event permit from the City, including but 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.
6. CVD shall secure authorization from the CVUSD to use the CVUSD's property.

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 ten (10) days prior to the event.
2. It is understood between the parties that there may be noise from the use of loudspeaker systems, and the DISTRICT approves the use of loudspeaker systems during the event. However, CVD shall direct speakers and orient any stages away from homes along the easterly edge of the property and shall utilize the loudspeaker systems in such a manner as to reduce, to the extent possible, impact upon adjacent neighborhoods, subject to the conditions of the City of Thousand Oaks Special Events permit.
3. The noise level at the premises' property line shall not exceed 65db CNEL. At its sole discretion, the DISTRICT may monitor the noise levels, at the cost of CVD, and advise CVD of any noise level violations. Upon notification from the General Manager or his designee, CVD shall immediately make corrections to ensure the proper noise level is achieved; lack of immediate compliance by CVD may be considered a breach of this contract, and the General Manager or his designee may immediately revoke the permit and shut down the event.

4. CVD shall notify neighbors within a 500-foot radius of the site, through written correspondence, of stage and other events at least ten (10) days prior to the commencement of CVD activities at Conejo Creek South. CVD shall draft the correspondence and submit it to DISTRICT for approval prior to distributing.
5. 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 CVD and necessary staff from the DISTRICT should attend. A schedule of site preparation activities will be provided to the DISTRICT at this meeting.
6. If site condition problems occur over and above those enumerated in this document and are not resolved, a meeting will be called between the 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.
7. Failure to comply with the conditions as stated could result in the revocation of the permit.

copy: CVD
City of Thousand Oaks – Community Development
CVUSD