

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. 104-2005 PC

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THOUSAND OAKS APPROVING A
SPECIAL USE PERMIT FOR THE USE OF CERTAIN
PROPERTY WITHIN SAID CITY

Application No. **SUP 05-70416**
Applicant: City of Thousand Oaks
Location: 5350 W. Potrero Road

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

WHEREAS, the applicant has filed with this Commission a petition requesting a Special Use Permit under the provisions of the City of Thousand Oaks Municipal Code to approve the Mitigated Negative Declaration and to allow site and facility improvements to an existing equestrian center on property described as follows: 5350 W. Potrero Road; and

WHEREAS, the Planning Commission, upon giving the required notice, did, on the 10th day of October, 2005, conduct a public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations were made, a Mitigated Negative Declaration and Mitigation Monitoring Plan, staff reports, and recommendations were submitted; and

WHEREAS, the findings of the Planning Commission supporting approval of said application are as follows:

1. The granting of this Permit is consistent with all elements of the Thousand Oaks General Plan.
2. With the conditions imposed by the Commission, the granting of this permit:

- a. Will maintain the degree of compatibility of property uses that the City's General Plan is intended to promote and preserve, considering the particular use on the particular site and existing or proposed uses on parcels within the Land Use category which the use is proposed to be 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 other 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 value of property in the zone and in adjacent zones; and
 - d. Will not be or become detrimental to the public interest, health, safety, convenience, or general welfare.
3. The project complies with the Municipal Code and with the City development standards, including the City's Architectural Design Guidelines.
 4. That the Mitigated Negative Declaration reflects the independent judgment of the City of Thousand Oaks and that, on the basis of the Initial Study and any comments received, it is found that there is no substantial evidence that the project will have a significant effect on the environment.
 5. That mitigation measures identified in the Mitigated Negative Declaration are provided as recommended conditions of approval, and are fully enforceable through permit conditions, agreements or other measures.
 6. The California Government Code, Section 53090 and 53091 allows a local jurisdiction to exempt itself from County ordinances for property under its ownership. Since the property on which the equestrian center is located is owned by the City through COSCA, the City may apply its own regulations to the site.

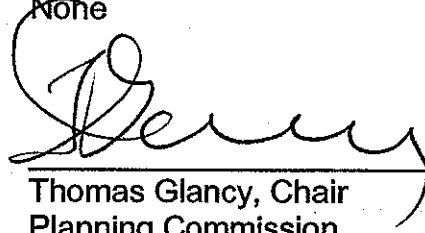
NOW, THEREFORE, BE IT RESOLVED that said the Mitigated Negative Declaration and Mitigation Monitoring Plan are approved; and said application for a Special Use permit be approved subject to conformance with the conditions set forth and attached hereto and made a part hereof. Except as otherwise expressly indicated, said conditions shall be fully performed and completed. The violation of any of the conditions shall be grounds for revocation of said Special Use Permit by the Planning Commission or City Council.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 10th day of October, 2005, by the following vote:


AYES: COMMISSIONERS Fisher, Reynolds, Walker-Davis,
Wall, and Chair Glancy

NOES: COMMISSIONERS None

ABSENT: COMMISSIONERS None



Thomas Glancy, Chair
Planning Commission



John C. Prescott, Secretary
Planning Commission

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS FOR SUP 05-70416

- * Denotes time constraint.
(M) Denotes mitigation conditions

GENERAL

1. **Land and Application** - The Special Use Permit is granted for the use as described in the application, and any attachments thereto, and as shown on the site plan labeled Exhibit **A(1)**, dated September 30, 2005.
2. **Scope of Permit Approval** - The Special Use Permit is granted for the grading, drainage, bioswale, landscaping and other site and building improvements to an existing equestrian facility and to make it a permanent facility, as shown on site plan and grading plan labeled Exhibits **A(1)**, **G(1)** and **G1**, respectively, all dated September 30, 2005, unless otherwise conditioned herein.
3. * **Approval Period** - The Special Use Permit is granted for a three (3) year period of time ending October 10, 2008, at which time said permit shall expire unless the use authorized herein has been inaugurated. Use inauguration for this project shall be defined as the issuance of a grading permit and commencement of grading activity. The applicant may request a time extension of this period, as allowed by Section 9-4.2812(e) of the Thousand Oaks Municipal Code, by filing a minor modification application with the Community Development Department prior to the expiration date.
4. **Signed Acceptance of Conditions** - A signed Acceptance of Conditions affidavit shall be executed by the applicant and property owner, or a duly authorized representative, and shall be returned to the Community Development Department.
5. **Construction Phasing** - Project construction shall be completed in the following phases:

Phase 1 – Grading, including bioswale, landscaping, utilities installation, fencing, parking and driveway improvements, trash enclosures, tack sheds, manure and hay sheds, horse washing areas, mitigation measures.

Phase 2 – Rental office and public restrooms.

Nothing in this condition shall prohibit the combining of phases provided compliance with all conditions herein is achieved.

DISABLED ACCESS

6. **Title 24 Compliance** - All requirements of California Uniform Building Code (CBC), 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 Department of Community Development displaying all exterior accessibility requirements, including point elevations and details.
7. **Plan Check/Building Permit Submittal** - Prior to the issuance of building permits, the accessibility requirements for the exterior shall be approved for Disabled Access compliance by the Building Division.
8. **Implementation of Disabled Access Guidelines** - The applicant shall comply with City Council Resolution No. 98-29 in the design and construction of accessibility to buildings.

CITY/COUNTY/AGENCY FEES

9. **Other Fees** - All Police, Fire Department, School District Fees and any other fees identified in the Standard Conditions Resolution 95-20, if applicable, shall be paid prior to the issuance of any building permit.

GRADING

10. **Certified As-built Grading** –A rough grading completion certificate on City standard form shall be prepared and signed by the applicant's consultants and submitted to the Department of Public Works. Said certificate shall state that the graded pad design and pad elevations substantially conform with the conceptual grading design depicted on grading plans labeled Exhibits **G(1)** and **G1**, dated September 30, 2005.
11. **Balanced Grading** – Grading shall be permitted consisting of cut and fill for a balanced grading site, as indicated on grading plans labeled Exhibits **G(1)** and **G1**, dated September 30, 2005. Importing or exporting of any earth materials shall not be allowed.

12. **Berms along Lynn Road** – The berms shown on grading plan labeled Exhibit **G(1)**, shall be revised to maintain trail access in the northeast corner of the subject property and to not affect off-site City-owned open space, generally north of Rental Corral #2.

PARKING

13. **Required Parking** – The parking layout as shown on the site plan labeled Exhibit **A(1)**, dated September 30, 2005, is hereby approved, except for the following revisions:

Parking shall be provided for a minimum of twenty seven (27) spaces for cars, thirty seven (37) spaces for trailers and two (2) accessible parking spaces. Automobile parking spaces shall be 9'x20' min. in size.

14. **(M) Parking, Driveways and Arena Surfacing Materials** - Parking areas and principal roads are to be surfaced with clean compacted gravel. Sand shall be used as base material in arenas. Other ground materials shall be reviewed and approved by the Community Development Department.

BUILDING AND SITE DESIGN

15. **Building Design** – The proposed design for any new structure and/or building shall be submitted for review and processed as a modification to this Special Use Permit. Any proposed building shall use earthtone colors and materials that are consistent with the rustic, ranch-type character of an equestrian center and shall be consistent with the City's Architectural Design Guidelines.

16. **Final Plan Review** - The Community Development Department may approve the project's final plotting, floor plans and building elevations provided that the final designs are consistent with the City's Precise Plan of Design Guidelines, do not indicate major or substantial design changes from the plans approved by the Planning Commission, and comply with applicable City policy and/or Municipal Code requirements.

17. **(M) Main Driveway Entrance** – A new entrance to the site shall be provided aligned with and opposite to Via Andrea. The existing median island at Lynn Road shall be reconstructed in order to provide a left-hand turn pocket. Prior to the issuance of a grading permit, the site plan shall be revised to include this feature.

18. **Trash Enclosures** - Trash enclosures shall be provided and shall be located in a manner that is centralized to accommodate services to the facility. The trash enclosure shall be enclosed by a six (6') foot high decorative masonry wall with decorative cap and solid metal gates with the design and location of the enclosures subject to the approval of the Community Development and Public Works Departments. Said trash areas shall be protected with an overhead roof which shall comply with the requirements in the City's latest "Refuse Enclosure Space Regulations" for commercial buildings. All litter/waste material shall be kept in leak proof containers. The area shall be paved with impermeable material. No other area shall drain onto these areas. The trash enclosures shall not drain to the storm drain system or the sanitary sewer and all cleanup shall be performed using dry cleanup methods.

LANDSCAPING

19. **Concept Landscape Plan** – The proposed concept landscaping plan as shown on Exhibit L, dated September 30, 2005, is hereby approved in concept only. Prior to the issuance of a building permit, landscape and irrigation plans shall be submitted for review and approval by the Community Development Department.
20. **Parking Lot Shade Coverage** - The landscaping plan shall include trees within the parking area capable of providing fifty percent (50%) shade coverage in parking areas within fifteen (15) years, per Landscape Guidelines Resolution No. 93-74.
21. **Landscaping Material Selection** - A mature landscape treatment to include 5 and 15-gallon shrubs and 15 gallon, 24-inch, 36-inch box trees shall be installed in planter areas subject to the approval of the Community Development Department.
22. (M) **Landscaping along Lynn Road** – Landscaping shall be provided along Lynn Road to soften the appearance of the equestrian center and to partially screen building structures, arenas, corrals and other improvements.
23. **Resolution No. 93-74** - All landscape standards and guidelines of Resolution No. 93-74 requiring the preparation of planting and irrigation plans shall apply to this permit approval.

LIGHTING, SIDEWALK, WALLS & FENCES

24. **Roof and Wall Illumination** - No roof or sidewall lighting shall be permitted except as otherwise needed to comply with building security requirements. However, use of specially designed fixed pendant and bracket light fixtures is permitted. The use of wall pack-type fixtures for site illumination is prohibited. The design and location of such fixtures shall be subject to review and approval by the Community Development Department.
25. **Site Illumination** – Site illumination within the project shall be designed in a manner that is uniform in design. Parking area and other lighting standards shall not exceed the existing lighting overall height of eighteen (18') feet. All fixtures shall be designed with appropriate lenses to direct illumination in a downward direction with patterns and shielding where applicable. Use of architectural bracket and landscaping lighting is also encouraged. All other sources of exterior lighting adjacent to buildings shall be designed to eliminate any spillover of light into the adjacent areas, including the conservation easement. All sources of lighting shall be kept at minimum lighting levels to meet security lighting requirements. Prior to the issuance of any building permit, selection of light fixtures for the parking lot lighting and any other security lighting shall be submitted for approval by the Community Development and Public Works Departments.

SIGNAGE

26. **Signage** – Any proposed signage shall comply with the requirements of the City's Sign Ordinance Section 9-4.2309, and the Architectural Design Guidelines, Resolution No. 95-62. Prior to the issuance of a sign permit, detailed plans shall be submitted for the review and approval of the Community Development Department.
27. (M) **Maximum Speed Signs** – Signs shall be posted along the driveways to limit the vehicle speeds within the facility to be a maximum of 10 mph.

RESTRICTIONS, CC&R'S, ETC.

28. (M) **Hours of Construction** - The hours of construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction activity shall be permitted on Sunday. In addition, there shall be no congregation of trucks or construction-related

vehicles as well as workers before 7:00 a.m. or after 7:00 p.m. at the project site or in the nearby residential area. Also, the warming up of equipment engines shall not be permitted prior to the authorized construction hours.

29. **Hours of Operation** – The equestrian facility shall be limited to operating between the hours of 8 am to 8 pm, Monday through Sunday. Boarders and on-site caretaker, if applicable, shall have twenty four hours a day, seven days a week, access to and use of the site.
30. **Restricted Arena Lighting** – Lighting for the arenas shall be turned off by 8 pm. Such lighting shall be controlled by a timer.
31. (M) **Removal of Animal Waste** – In order to minimize odors, animal waste shall be removed from the boarding stables, livestock pens, and boarding pastures on at least once weekly. The animal waste shall be kept inside the manure shed in metal containers that are emptied on a weekly basis.
32. **Maximum Number of Livestock** – The total number of livestock permitted on-site at any time shall not exceed 250 animals.
33. (M) **De Minimis Finding** – An Initial Study was prepared by the Lead Agency under the provisions set forth in the CEQA Guidelines Section 15063. On the basis of this evaluation, it is hereby declared that there is no evidence before the agency that the proposed project will have the potential for an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code and a “De Minimis Finding” can be made. The applicant is required to submit to the City a \$50.00 filing fee payable to the Ventura County Clerk upon approval of the project.
34. **Mitigation Monitoring** - The Mitigation Monitoring Plan included as Appendix I of the Final Mitigated Negative Declaration is hereby adopted. Prior to the issuance of any grading and building permit, the applicant shall submit a written report demonstrating that all mitigation measures imposed by the City to either reduce or avoid significant environmental impacts identified in the Mitigated Negative Declaration have either been incorporated into the project design or undertaken as required. Final determination of compliance with imposed mitigation measures pursuant to the requirements of Section 21081.6 of the Public Resources Code shall in turn be subject to the review and approval of the Community Development Department.

PUBLIC WORKS DEPARTMENT CONDITIONS FOR SUP 05-70416

GENERAL

35. **Plan Format** - All plans submitted to the Department shall be on 24 inch by 36 inch sheet size, and as-built/record plans submitted as part of the closure and acceptance of the project shall be on 4 mil mylar.
36. **Standard Plates** – All references to City of Thousand Oaks/Public Works Standard Plates shall be those as adopted pursuant to Resolution No. 2003-059 of the Thousand Oaks City Council on May 20, 2003, and any subsequent modifications thereto. It shall be the responsibility of the applicant to maintain a copy of the latest edition of said Plates available to all parties utilizing said Plates for construction purposes.
37. **Updating of Existing Improvement Drawings** – As part of the design process, the applicant's engineer shall update all existing improvement drawings and/or plans in the Department's possession including, but not limited to, storm drain, water, wastewater, and street plans which are affected by the subject project. All new facilities being constructed as a part of the subject project shall be shown on these existing drawings. This work shall be considered as part of the project design and subject to a change order fee.
38. **Base Topography Map** - The grading plan for this project must be prepared utilizing topography which has been plotted by photogrametric 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.
39. **Trash Hauler Approval** – Prior to issuance of a grading permit, the applicant shall provide a letter from the trash hauler serving the project indicating they have reviewed the project plans and that the proposed trash bin location(s) and orientation as shown are acceptable to their company for purposes of trash and recyclables pick up.

40. **Submission of Construction and Demo Materials 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 written (letter) plan to the Department for review and approval indicating the proposed means of disposition of construction and demolition (C&D) waste and recyclable materials. This plan shall list all materials, including but not limited to, asphalt, concrete, wood, brush and vegetation, landscaping materials, lights, piping, concrete block, metal, and the like, which are found onsite to the subject project and which can be recycled. All of said materials shall either be taken to a recycling site approved by the Department or disposed of in another manner acceptable to the Department, such as salvage, onsite reuse, etc. The Recycling Plan shall also list the authorized sites and hauling companies to be used (one reference is the current issue of the City's "Environmental Programs Guide" booklet), with an emphasis placed upon recycling of at least sixty-percent (60%) of the C&D materials.

41. **Operational Recycling Plan** - Prior to occupancy, in accordance with the City's Enclosure Space Regulations, each applicant and/or owner must submit a Recycling Plan pertaining to operational solid waste management after occupancy. A completed Recycling Plan form must be submitted for review and approval by the Public Works Department. A Certificate of Occupancy cannot be issued by the Community Development Department until the form is completed and processed by the Public Works Department.

WATER AND WASTEWATER

42. **Water Service Requirements** - Prior to, or concurrent with, submittal of improvement plans to the City, the applicant shall submit letter to the City from the California-American Water Company indicating that the applicant has made the necessary financial and administrative arrangements with said Water Company to receive water service. Prior to the issuance of a grading permit, said Water Company shall provide a letter and appropriate calculations to the Department indicating that the fire-flow requirements prescribed by the Ventura County Fire Protection District can be met in accordance with Section 2.2 of the City's Water Design and Construction Standards.

43. **Fire Hydrant Installations** - The Applicant shall coordinate the placement and installation of three, 2½"x 2½"x 4" (3-way) fire

hydrants. One hydrant shall be located near the westerly curb-return area of the westernmost driveway for the subject site. A second hydrant shall be installed in the public right-of-way on the south side of Lynn Road approximately 600 feet west of the waterline tie-in point east of Via Andrea. The third hydrant shall be placed as directed by the Fire Department on-site and in the area between the caretaker's residence and operation center building. The third (on-site) hydrant shall be subject to private-hydrant service charges as assessed by the California American Water Company (Cal-Am). Prior to occupancy, the applicant shall provide a letter to the City indicating all administrative and financial obligations for the installation, operation and funding of the on-site hydrant have been satisfactorily arranged with Cal-Am.

44. **Concrete Pads Around Fire Hydrants** - Regardless of whether a fire hydrant is located within the parkway between the curb and sidewalk (where detached sidewalks are required), or behind the sidewalk (where monolithic sidewalks are required), or within commercial areas, the applicant shall install a 4-inch (minimum) thickness concrete pad around each fire hydrant which extends a minimum of 18 inches beyond the barrel of the fire hydrant in all directions. Where detached sidewalks are installed, the pad shall be rectangular, extend from the back of the curb to the sidewalk and be 48 inches wide. A detail for said concrete pad shall be shown on all water plans for all water purveyors within the City of Thousand Oaks. The hydrant and concrete pad must be located within a specific easement, right-of-way, or public service easement shown on the tract map or dedicated by separate instrument dedicated to or usable by the respective water purveyor and the Ventura County Fire Protection District, or by other means acceptable to the Public Works Department.
45. **Water Main Extension** – The applicant shall design and install an 8-inch water main extension from the current water line serving Via San Jose and the existing nearby fire hydrant on Lynn Road. The design shall connect to the existing 8-inch main in Via San Jose and extend onto Lynn Road and proceed westerly approximately 1,200' terminating with the supply-line to the proposed fire hydrant immediately adjacent to the proposed westerly driveway. The design shall include an engineered plan and profile design in conformance with City and California American Water Company (Cal-Am) design standards, title blocks and plan sheet presentation. Said water main extension design and construction shall be subject to City and Cal-Am plan check and inspection fees. A City encroachment permit shall be obtained and a suitable Traffic

control plan will be required prior to commencement of work in Lynn Road. It may be necessary to seek construction permission from Cal-Am or the affected HOA in order to accomplish connection to the existing 8-inch water main in Via San Jose. The existing fire hydrant on Lynn Road shall be re-installed in its current location in conformance with City standards.

46. **Horse-Wash Design** – Such wash areas shall be installed with an exclusive, separate water meter to monitor water use for the wash facility. The meter shall be fitted with a back-flow prevention device, and both devices shall be subject to Public Works Department approval. The meter shall be accessible to City personnel during regular business hours. For the purpose of wastewater fee determination, unless otherwise determined by the applicant to the satisfaction of the Public Works Director, it will be assumed that 90 percent of the water used by the wash facility will discharge to the wastewater system. Wash areas shall be covered and wash-water shall be intercepted and clarified prior to discharge into the City wastewater system. Wash-water shall not discharge onto drive surfaces or into storm drainage facilities.

47. **Revision to Wastewater Design and Construction Standards - for Cleanouts and Slopes of Mains:** the end of all mains shall terminate in a manhole rather than a cleanout, regardless of the downstream length to the next manhole. The minimum slope for wastewater mains shall be 1 percent where the main has less than 10 residences connected to said main. In streets with grades of less than 1.5 percent, the engineer shall attempt to attain the maximum slope possible on wastewater mains in those streets.

For manholes: Standard Plates 17 through 20 are modified to provide that all joints between the barrel sections/riser shafts and/or cone sections shall be wrapped around the exterior circumference of the shafts with "Rub-R-Neck" and joints sealed with "Ram-Neck" mastic joint sealer (both as manufactured by the Henry Company Sealants Division, 1277 Boyles Street, Houston, Texas 77020) or approved equal. Manholes shall be negative pressure tested as specified in ASTM Designation C 1244-93. Steps shall not be installed in the manholes.

For manhole frame and covers: The Alhambra A-1254 frame and cover specified on Standard Plate 17 shall have a cover diameter of 26¼ inches, along with lettering conforming to Section 3.10 of the City's "Wastewater Design and Construction Standards". A note

shall be shown on the title sheet of the wastewater plans indicating the last two revisions mentioned above for manhole construction.

48. **Procedure for Determination Wastewater Fees** - Prior to issuance of a building permit for this project, applicant shall submit a plumbing plan and a listing of proposed fixture units for the subject project to the Public Works Department for determination of a "preliminary" wastewater connection fee estimate. The plan and listing will be reviewed for apparent correctness only and the applicant shall pay or may defer, as outlined in the City of Thousand Oaks Municipal Code, the wastewater connection fee based on this "preliminary" estimate at the time a building permit is issued. The final fee amount to be paid by the applicant will be based on the actual numbers and types of plumbing fixture units installed as determined by City staff from a field count made of the project building(s) before certificate of occupancy is granted. Any difference between the actual/field verified fixture unit count and the total amount paid will be reimbursed to the applicant. If additional connection fees are due, these shall be paid by the applicant to the City upon request. Any existing fixture units for which fees have been previously paid will act as a credit against the amount to be paid.

DEVELOPMENT ENGINEERING

49. **Encroachment Permit** - Where construction occurs within public right-of-way, an encroachment permit shall be obtained, plan check and inspection fees paid, and security posted (if required) prior to initiating construction of any improvements.
50. **Hauling of Imported or Exported Materials** - In the event this project will require either the importing or exporting of earth to or from the project site, prior to issuance of a grading permit the applicant shall submit a written plan to the Department for review and approval. Said plan shall detail the quantity of earth to be imported or exported, the location from which or to which the earth will be removed or taken, the proposed haul routes to be used, the size and numbers of the trucks to be used, the proposed hours of operation (times of day, days of the week, and estimated number of days), the estimated number of round trip truck movements, the proposed methods to be utilized to keep the haul route clear of any dirt dropped along the route, and any other information as may be required by the Department.

51. **Grading Permit and Soils Certification** - The applicant shall obtain a grading permit as required by the Grading Ordinance and post the required grading bond and pay the required fee prior to the start of any construction. The applicant shall submit a report from a soils/geologist relative to the compaction of the building pad to the Department prior to issuance of clearance for a building permit.
52. **Pre-Grading Meeting with Adjacent Property Owners and Residents** - Prior to issuance of a grading permit, the applicant shall arrange for a public meeting to inform adjacent residents of their project. The applicant shall mail a letter notice to all owners of record within 300 feet of the subject property not later than 10 days prior to the start of construction. The meeting shall be on a date, at a time, and at a location convenient to residents. The notice shall indicate the date, time, and location of the meeting, the purpose of the meeting, and contain a small map showing the location of the proposed grading. A representative of the applicant and the grading contractor shall be present at the meeting; the applicant shall inform those residents present of his schedule, the approximate quantity of earth to be moved, the route for any import or export, whether or not any blasting will occur on the project, and if so, the nature, extent, and approximate schedule for the blasting. The applicant shall also provide a daytime telephone number at which a responsible person representing the grading contractor may be reached by residents in the event they have further questions or complaints during the grading operation. Prior to issuance of the grading permit and subsequent to the above-mentioned meeting, the applicant shall submit to the Department copies of the letter notice and any other materials sent or provided to the residents. The applicant may commence grading work anytime after the meeting has been held, provided a grading permit has been issued. In addition, borders shall be notified and a sign shall be posted on site 30 days prior to commencement of grading activities.
53. **On-site Run-off** - On-site storm water shall be intercepted within the project boundaries in approved pick-up structures, clarified and conveyed to the nearest public street or existing storm drain system via methods and facilities approved by the Public Works Director (M.C. 7-3.09 and 7-3.21).
54. **On-Site Drainage Design** - Project design shall use the City of Thousand Oaks "Master Plan of Drainage" (1992) for the purpose of establishing on-site storm flows. The project lies within subareas 387B and 388B of said Master Plan. The CFS-per-acre unit

discharge in the Master Plan shall be used when preparing the Q_{10} (developed) discharge flows.

55. **Detention of Onsite Storm Flows** - The applicant's engineer shall prepare a hydraulic/hydrology analysis for the site and design onsite catch basin(s) and conveyances which will pass only the Q_{10} (developed) flows into the public storm drain system. All flows in excess of Q_{10} (developed) up to and including Q_{100} (developed) must be detained on-site. A simplified detention method is available for this site.
56. **On-site Paving** - An on-site paving and drainage improvement permit shall be obtained and plan check and inspection fees paid prior to initiating construction of said on-site improvements (M.C. 9-4.2405).

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

57. **NPDES Permit Compliance** - Development shall be undertaken in accordance with conditions and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002. The project shall employ NPDES best management practices in accordance with the Countywide Stormwater Program "Technical Guidance Manual" (July 2002), the California Stormwater Quality Association (CASQA) "BMP Handbooks" and/or other approved reference documents cited in Permit No. CAS004002 (M.C. 7-8.302).
58. **Compliance with SQUIMP** - Prior to initial submittal of site improvement plans, the applicant shall comply with all design requirements of the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) provisions issued to the City of Thousand Oaks in Stormwater Permit CAS004002. The SQUIMP provisions apply based upon the following criteria: redevelopment (NPDES permit definition); parking lot and drive/access surfaces comprising 5,000 sq. ft. or more. The provisions applicable to all SQUIMP categories include detention to Q_{10} -developed maximum discharge, conserving natural areas, minimizing pollutants of concern, protecting slopes and channels, providing storm drain signage & stenciling, properly designing outdoor material storage areas, properly designing trash enclosures, furnishing proof of on-going BMP maintenance, and properly designing structural or treatment control BMP's. The applicant is required to use the Countywide Stormwater Program "Technical Guidance Manual for Stormwater

Quality Control Measures" (July 2002) as the basis of NPDES mitigation design.

59. **BMP Sizing Requirements** - Prior to issuance of a grading/paving permit, the project's engineer shall prepare analyses to demonstrate that the proposed Best Management Practices (BMP's) for stormwater treatment will mitigate pollutants of concern. The analyses shall include calculations demonstrating that the selected BMP's must satisfy one of the following sizing criteria:

Treat the storm flow equivalent to ten percent (10%) of the 50-year peak flow; or

Treat the volume of annual runoff (based upon the unit storage water quality volume) to achieve 80 percent or more volume treatment by the method recommended in the "*California Stormwater Best Management Practices Handbook – Industrial /Commercial(1993)*" and the "*Ventura Countywide Stormwater Quality Management Program Technical Guidance Manual for Stormwater Quality Control Measures (2002)*."

60. **Debris Barrier** - The project shall install a permanent dirt and debris device to prevent migration of soil and vegetative debris onto the public pavement. Applicant shall locate the device within public right-of-way to the maximum extent practicable. The device shall be built in accordance with the California Stormwater BMP Handbook for Construction (1993), Plate ESC24 "Wash Rack" or an equivalent design approved by the City Engineer.
61. **Inlet Labels** - All on-site drain inlets, whether newly constructed or existing, shall be labeled "Don't Dump - Drains to Creek" in accordance with City requirements prior to final acceptance.
62. **Landscaped Areas / Roof Drains** - Landscaped areas shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution. Unless otherwise recommended in the soils report, on-site stormwater discharges (including roof drains if applicable) shall be directed toward landscaped areas to the maximum extent practicable.
63. **Stormwater Pollution Control Plan (SWPCP)** - Prior to the issuance of any grading permit and/or the commencement of any clearing, grading or excavation, the applicant/owner shall submit a Stormwater Pollution Control Plan (SWPCP) on the form provided

by the City for the review and approval of the Public Works Department.

The SWPCP shall be developed and implemented in accordance with requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002.

The SWPCP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the storm drain system during construction.

64. **Stormwater Pollution Prevention Plan and Notice of Intent (SWPPP)** - Prior to the issuance of any grading permit and/or the commencement of any clearing, grading or excavation, the applicant/owner shall also submit a Notice of Intent (NOI) to the California State Water Resources Control Board, Storm Water Permit Unit, in accordance with the NPDES Construction General Permit (No. CAS000002): Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities. The applicant/owner shall provide the City with proof of the NOI submittal along with a copy of the payment. The applicant/owner shall comply with all additional requirements of this General Permit including preparation of a Stormwater Pollution Prevention Plan (SWPPP).
65. **Maintenance Plan** - The owner is responsible for the maintenance and operation of all improvements. A method of assuring the maintenance of all stormwater Best Management Practices shall be established and shall be submitted to the Public Works Department for review and approval prior to the issuance of any building permits. The Maintenance Plan shall provide a BMP location exhibit and incorporate applicable BMP's such as a schedule for dry sweeping and/or gathering litter/debris, regular periodic cleaning of the storm drain system and related facilities, and maintenance of oil separators (MC 7-8.302(a)).
66. **Deed Restriction Regarding Best Management Practices (BMPs)** - The applicant/owner shall record a Covenant and Deed Restriction on the property *and furnish a copy of same to the Department* prior to issuance of the first building/paving/grading permit for the project, which requires all property owners and their

successors in interest to assume all Best Management Practice (BMP) duties and responsibilities including, but not limited to, maintenance of all Best Management Practice and any and all equipment which is required for implementation of Best Management Practices. Contained within the Covenant and Deed Restriction must be a description of the BMP's that are being provided as part of the project, a description of the maintenance requirements and how the necessary maintenance shall be performed. The language included in the Covenant and Deed Restriction shall be submitted to the City Attorney's Office and Public Works Department for review and approval prior to its recordation (MC 7-8.401(c)).

TRAFFIC

67. **Sight Distance** - Adequate vehicular and pedestrian sight visibility shall be provided at all intersections of public streets and private driveways in accordance with the criteria specified within Plate 3-10. The improvement plans for all projects shall demonstrate compliance with this plate (and a means to execute on-going maintenance to guarantee preservation of sight visibility).

Stopping sight distance shall be a principal criteria in determining the appropriate location of on or off site improvements. It is especially critical that mature landscaping be considered in evaluating visibility, not just the barren ground. Stopping sight distance less than the minimum criteria as specified within Plate 3-10 shall be reviewed and approved by the Planning Commission, if determined necessary by the City Traffic Engineer or the Community Development Department. Where applicable, CC&R's shall require continued compliance with this condition and the requirements contained within Plate 3-10.

68. **Traffic Mitigation Fees** –The subject development will not impact traffic safety and efficiency and therefore no new traffic fees are required.

69. **Street Improvements** – The applicant shall construct a new driveway to conform to Plate 6-4 at the intersection of Lynn Road and Via Andrea. The existing street light shall be relocated to the southwest corner per Plate 8-11.

70. **Westbound Left Turn Lanes** - Prior to issuance of building permit the applicant shall design and, prior to occupancy, shall remove the existing median on Lynn Road east of Via Andrea and construct a

westbound 10-foot wide left-turn lane to provide 150 feet of storage and a 90-foot bay taper. The improvement shall transition to existing improvement in a manner acceptable to the City Engineer.

71. **Signing and Striping Plans** Prior to grading permits, the applicant shall submit plans to the City Traffic Engineer for review and approval detailing all existing signing and striping on the subject property, Lynn Road and Via Andrea. This will be verified in the field by staff and not accepted until complete and accurately drawn. The plans will also show all proposed changes to the signing and striping that will be installed in conjunction with: development of the site and related street improvements.

Prior to occupancy permits, all new and required modification to signing and striping shall be constructed and approved by the City Traffic Engineer.

72. **Existing Easterly Driveway** - The existing easterly driveway should align with the on-site drive aisle. The easterly driveway should be designed, signed and maintained for: 1) emergency access and 2) service vehicle egress only. This driveway should not be open to the public due to its proximity to the new driveway at Via Andrea.

FIRE DEPARTMENT CONDITIONS FOR SUP 05-70416

73. **Access Road Width** - Provide 25 feet clear width for onsite access roadwidth of 25 feet.
74. **Construction Access** - Prior to combustible construction, an all-weather access road / driveway suitable for use by a 20 ton Fire District vehicle shall be installed.
75. **Turning Radius** - The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road.
76. **Vertical Clearance** - All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6").
77. **Address Numbers** - Address numbers, a minimum of 10 inches (10") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Where

structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Indicate new address 5350 Lynn Road.

78. **Fire Hydrant(s) Required** - Fire hydrant(s) shall be provided in accordance with current adopted edition of the Uniform Fire Code, Appendix III-B and adopted amendments. On-site fire hydrants may be required as determined by the Fire District. For this project, three (3) hydrants are required.
79. **Fire Flow Verification** -Prior to issuance of a grading permit, the applicant shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow of 1250 gallons per minute at 20 psi for minimum 2- hour duration.
80. **Hydrant Location Markers** - Prior to occupancy of any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap in completed.
81. **Access Road Gates** - If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure, shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.
82. **Fire Department Clearance** - Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures. (storage structures)

**CONEJO OPEN SPACE CONSERVATION AGENCY CONDITIONS FOR SUP
05-70416**

ACCESS CONTROL

83. **Stepover** - A stepover of a type and design approved by COSCA shall be installed in the northwest corner of the facility adjacent to the existing gate to provide for continued trail access and preclude unauthorized vehicles from entering Rancho Potrero.
84. **Fencing Alongside Bioswale** - Access to the bioswale south of the equestrian center shall be restricted to maintenance purposes only as shown in Exhibit A(1). Existing barbed wire fencing along the southern boundary of the facility shall be removed.
85. **Perimeter Fencing** - Existing barbed wire fencing on east and west sides of the facility shall be replaced with barbless wire fencing or alternative design approved by the Community Development Department. Barbed wire fencing along northern property boundary shall be removed. Three-rail woodcrete fencing of a design to match existing shall be installed between northern entry gates and existing 3-rail woodcrete fence.

IMPROVEMENTS

86. **Color** - All drainage improvements adjacent to open space areas shall be an earth color to blend with the surrounding natural landscape conditions.

FUEL MODIFICATION ZONES

87. **Location** - No combustible structures shall be permitted within 100' of the north edge of the bioswale, in order to avoid off-site brush clearance per Ventura County Fire Department regulations.
