

RESOLUTION NO. 95-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, CALIFORNIA, LISTING THE STANDARD APPLICABLE MUNICIPAL CODE PROVISIONS AND ESTABLISHING STANDARD POLICY CONDITIONS FOR COMMERCIAL/INDUSTRIAL AND RESIDENTIAL PROJECTS FOR THE USE OF CERTAIN PROPERTY WITHIN SAID CITY

WHEREAS, the City Council of the City of Thousand Oaks has adopted certain Municipal Code provisions and regulations pertaining to the approval of commercial, industrial and residential projects affecting the use of land within certain specified zone classifications and under certain circumstances; and

WHEREAS, it has been the policy of the Planning Commission in the approval of such plans to make reference to certain standard applicable ordinances, Municipal Code provisions and policy requirements of the City of Thousand Oaks in order to assist the owners and/or developers of properties affected by such applications in processing land development entitlements for residential, commercial and industrial projects; and

WHEREAS, in order to avoid repetition and to accomplish uniformity, it is desirable to set forth herein said Municipal Code provisions and standard requirements; and

WHEREAS, the conditions of approval are drafted for each project to notify all parties of applicable ordinances, resolutions, standards and policies which must be followed; and

WHEREAS, it is considered useful for the benefit of the public, applicants, and City representatives to consult an accepted document which recites the current applicable standard conditions of approval for commercial/industrial and residential projects; and

WHEREAS, standard conditions of approval are administrative in nature, are intended to be a framework for working level implementation of decisions made through the normal development review process, may be modified or waived for a particular project through the approval process, and are not intended to supersede or contradict adopted City ordinances, resolutions, or technical standards; and

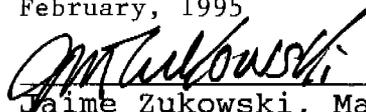
WHEREAS, it is intended that the document containing the standard conditions of approval be a living document that is routinely updated to reflect changes contained in newly adopted Federal and State statutes, ordinances, resolutions or technical standards; and

NOW, THEREFORE, the City Council of the City of Thousand Oaks does hereby resolve:

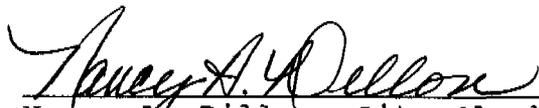
- (1) The standard conditions of approval shall be published and updated when necessary by the Director of Planning and Community Development with appropriate consultation and input from other departments, City officials and staff, and members of the public as deemed necessary by the Director.
- (2) The updating of standard conditions shall occur no less frequently than annually by February 1.
- (3) The document containing updated standard conditions, upon approval by the Director of Planning and Community Development, shall be forwarded as an information item to the Planning Commission and City Council within 30 days.
- (4) Any person who is aggrieved by the language contained in the standard conditions may make an appeal through the normal process to the Director, then to the Planning Commission and finally to the City Council.
- (5) The initial set of standard conditions is attached hereto as Exhibit "A" and incorporated herein by reference as though set forth in full.

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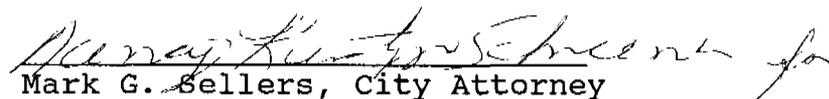
PASSED AND ADOPTED this 14th day of February, 1995


 Jaime Zukowski, Mayor
 City of Thousand Oaks

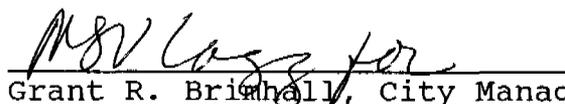
ATTEST:


 Nancy W. Dillon, City Clerk
 City of Thousand Oaks

APPROVED AS TO FORM:


 Mark G. Sellers, City Attorney

APPROVED AS TO ADMINISTRATION:


 Grant R. Brimhall, City Manager

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF THOUSAND OAKS)

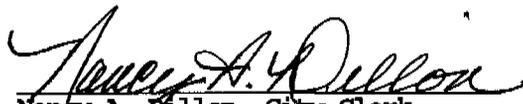
I, NANCY A. DILLON, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. 95-20 which was duly and regularly passed and adopted by said City Council at a regular meeting held February 14, 1995, by the following vote:

AYES: Councilmembers Fox, Zeanah, Lazar, and Mayor Zukowski

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Thousand Oaks, California.


Nancy A. Dillon, City Clerk
City of Thousand Oaks, California

STANDARD COMMERCIAL/INDUSTRIAL TOPIC SECTION LIST

1. AIR QUALITY
2. BUILDING/SITE DESIGN
3. CITY/COUNTY/AGENCY FEES
4. DRAINAGE
5. ENVIRONMENTAL/MITIGATION
6. FIRE PREVENTION
7. GENERAL
8. GRADING
9. LANDSCAPE/IRRIGATION
10. LIGHTING
11. OAK TREES/LANDMARK TREES
12. OPEN SPACE/TRAILS/EQUESTRIAN
13. OTHER AGENCIES
14. PARKING/DRIVEWAYS
15. PARKING STRUCTURES
16. PHYSICALLY CHALLENGED
17. REFUSE/RECYCLE
18. RESTRICTIONS/CC&R, ETC.
19. SECURITY
20. SETBACKS
21. SIDEWALKS/FENCING/WALLS
22. SIGNS
23. STREETS
24. TRAFFIC/CIRCULATION
25. WASTEWATER
26. WATER

Please note: each condition is prefaced by an alphabetical Departmental Code.

BLD	Building and Safety
CA	City Attorney
COSCA	Conejo Open Space & Conservation Agency
CMWD	Calleguas Municipal Water District
CRPD	Conejo Recreation and Parks District
PCD	Planning and Community Development
POL	Thousand Oaks Police Department
PWD	Public Works
VFD	Ventura County Fire Department

Glossary:
M - Mitigation

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

1. AIR QUALITY

1. (PCD) (M) TEMPORARY LANDSCAPING/BUILDING PAD PROTECTION
If continuous construction ceases for more than six (6) months, all manufactured slopes and any approved stock piling areas shall be protected with landscaping and an irrigation system or any other protection method approved by the Departments of Public Works. The building pad shall be protected with either temporary planting and irrigation or an APCD approved polymer interim soil stabilization bonding agent to control dust emanation and soil erosion. Protection and maintenance of the building pad and all inactive construction for four (4) days or more shall be maintained until construction of the dwelling units has commenced and as required by the Public Works Department.

2. (PCD) (M) METEOROLOGICAL (HIGH WINDS)
All grading activity, including excavation, clearing and earth moving, during periods of high winds [twenty (20) mph or greater in one (1) hour] shall cease. Forecast information pertaining to meteorological conditions can be furnished by the Ventura County APCD.

3. (PCD) (M) STREET CLEANING
At the end of the day, if visible soil material is carried over to adjacent roads and streets, these areas shall be swept.

4. (PCD) (M) CONSTRUCTION EQUIPMENT MAINTENANCE
All earth moving equipment engines shall be maintained in good condition and in proper tune in accordance with manufacturer's specifications.

5. (PCD) (M) CONSTRUCTION EQUIPMENT SECURITY
All grading and construction equipment shall be kept and secured on site until all phases of development are completed.

6. (PCD) (M) DUST PROTECTION
All graded surfaces within the project site shall be protected or contained in such a manner as to prevent any excessive dust or spillage upon other property or streets.

7. (PCD) (M) REPLACEMENT OF GROUND COVER
Ground cover shall be replaced or chemical soil stabilizers applied to all inactive portions of the construction site [previously graded areas inactive for four (4) days or more].

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

2. BUILDING/SITE DESIGN

8. (PCD) EXTERIOR DOOR TREATMENT
All exterior doors, including service and overhead doors, shall be painted or treated a color to match the exterior appearance of the building subject to the review and approval of the Department of PCD.
9. (PCD) DECORATIVE DOORS
Decorative doors shall be provided on all service entrances including overhead, sectional and roll-up doors exposed to public view. Specific design of said doors shall be subject to the review and approval of the Department of PCD.
10. (PCD) ELEVATION TREATMENT
All elevations of the proposed building(s) shall be treated uniformly, using the same materials or colors that are used on the front of the building. Exceptions to allow a different treatment may be considered by the Department of PCD where the elevation is obscured from view.
11. (PCD) SURFACE MOUNTED MECHANICAL EQUIPMENT
All surface mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened by landscaping and/or treated to match the materials and colors of the surrounding buildings.
12. (PCD) AIR CONDITIONING/ROOF EQUIPMENT
All air conditioning and other roof mounted equipment shall be completely screened from view. No equipment shall project above the building parapet walls. Air conditioning and roof equipment may be located on the roof or in a roof well, provided that the equipment, including non-integrated screening devices, is not exposed to public view from surrounding properties or adjacent thoroughfares, with the option that all equipment be ground mounted in the event mechanical equipment or non-integrated screening devices cannot be entirely hidden from view. Prior to the issuance of a building permit, a cross section drawing, sight-line studies, equipment manufacturer's specifications and specific roof equipment locations shall be submitted for the review and approval of the Department of PCD.
13. (PCD) FLAT ROOF AREAS
Any flat roof areas or parapet walls exposed to public view shall be colored to blend with pitched roof elements or adjacent wall surfaces on the building subject to approval by the Department of PCD. Any exceptions must be approved by the Department of PCD.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

14. (PCD) SHEET METAL WORK, GUTTERS AND DOWNSPOUTS

Decorative gutters and downspouts shall be provided on all roofs other than flat roof sections. Their location and design shall be integrated into the architectural design in a manner that restricts public view. All drainage devices from the building roofs and open areas shall be continuous to adjacent ground surfaces and transferred by underground devices to approved area drains or to the adjacent street. All exposed gutters, downspouts and other miscellaneous sheet metal and pipes shall be painted in a color that matches adjacent surfaces unless otherwise authorized herein subject to the review and approval by the Departments of Public Works and Planning and Community Development.

15. (POL) ROOF ACCESS

Roof access shall be internalized. Such accesses shall be secured with appropriate hatches and locked at all times. The design and location of said hatches shall be subject to review and approval of the Police Department and the Departments of Building & Safety and Planning and Community Development.

16. (B&S) DEMISING PARTITIONS

Any demising partitions separating tenant spaces shall be continuous and full height and designed to prohibit access from one space to the other. The design and location of said partitions shall be subject to approval of the Building & Safety Department, Fire and Police Departments.

17. (PCD) (M) RECYCLED BUILDING MATERIAL

The applicant shall attempt to use post consumer building materials (recycled products) wherever possible in the construction of any buildings.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

3. CITY/COUNTY/AGENCY FEES

18. (POL) POLICE DEPARTMENT
Prior to the issuance of any building permit, there shall be remitted to the Building Department the Thousand Oaks Police Department Facilities fee.
19. (B&S) FIRE PROTECTION
Prior to the issuance of any building permit, there shall be remitted to the Building Department the Fire Protection Facilities fee.
20. (PCD) SCHOOL DISTRICT
Prior to issuance of any building permit, there shall be filed with the City a written confirmation by the Conejo Valley Unified School District confirming that all requirements for payment of fees have been satisfied. Said fee shall be remitted to the school district.
21. (PWD) UTILITIES FEES
Public Works Department fees and charges shall be paid prior to the issuance of a building permit unless deferred by special agreement and as outlined in the Municipal Code.
22. (BLD) BUILDING AND SAFETY DEPARTMENT FEES
Building and Safety Department fees shall be paid prior to the issuance of building permits unless deferred by special arrangement approved by the Director of Building and Safety.
23. (PWD) PUBLIC WORKS DEPARTMENT FEES
Fees collected by the Public Works Department include:
a. Air Quality Fee
b. Grading - Plan Check and Inspection Fee
c. Encroachment - Permit and Inspection Fee
d. On-site Paving - Plan Check and Inspection Fee
e. Traffic Mitigation -Master Signal, Citywide Road Improvements, Newbury Park Road Improvements, Road Payback, and Signal Supplement.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

4. DRAINAGE

24. (PWD) STORM DRAIN FACILITIES DESIGN

In project drainage run-off to be used in calculating the capacity of road drainage facilities will be that which has a ten percent (10%) probability of occurrence [ten (10) year average return period]. All existing natural storm drainage which may pass through or around this project shall be conveyed via natural swales, paved streets, lined channels or underground conduits to acceptable points of discharge, to the satisfaction of the City Engineer. Said drainage conduits and channels shall be located entirely within public streets, storm drainage easements (or County Flood Control easements) and shall have capacity to carry the run-off from a ten (10) year frequency storm. All collector streets shall be designed to have at least one (1) lane free of water in each direction during a ten (10) year frequency storm. Sump conditions require design of drainage facilities to convey the fifty (50) year frequency storm with provisions for non-erosive overflows in excess of the fifty (50) year frequency storm. All building pads shall be protected from the one hundred (100) year frequency storm per the requirements of the City Engineer.

25. (PWD) STORM WATER RUN-OFF (T.O.M.C. Sec. 7-3.21)

Overland storm water shall be intercepted at the development boundaries and transferred through or around the development by underground pipeline system or other approved conveyance system to an approved point of discharge in such a fashion so as not to create a diversion or change the nature of the storm water run-off. The underground system shall be continuous unless otherwise approved by the City Engineer. A copy of any required off-site construction letters or permits shall be submitted to the City Engineer. A storm drain easement shall be offered for dedication to the City for maintenance of this storm drain if requested by the City Engineer.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

5. ENVIRONMENTAL/MITIGATION

26. (PCD) BUILDING MATERIALS

In hillside locations or other appropriate areas, special effort shall be made to include the use of building materials which are organic or natural in character in order to achieve a greater degree of harmony with the surrounding natural setting.

27. (PCD) COMPLIANCE WITH MITIGATION MEASURES

Prior to the issuance of a grading permit, the applicant shall submit a written report demonstrating that all mitigation measures imposed by the City to avoid potentially significant environmental impacts have either been incorporated in the project design or undertaken as required as a condition of project approval. Final determination of compliance with imposed mitigation measures pursuant to the requirements of the Public Resources Code shall in turn be subject to the review and approval of the Department of PCD.

28. (PCD) MIGRATORY ROUTES

All migratory corridors necessary to insure unrestricted access for wildlife shall be preserved, as required by the Department of PCD.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

6. FIRE PREVENTION

29. (VFD) FIRE LANES - LOCATION (Uniform Fire Code (UFC) 1991 Ed., Art. 10.205 and 206)
Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. The fire lanes shall be posted in accordance with California Vehicle Code, Section 22500.1 and Article 10 of the Uniform Fire Code prior to occupancy.
30. (VFD) ACCESS ROADS (UFC 1991 Ed., Art. 10.204)
Prior to combustible construction, an all weather access road/driveway suitable for use by a twenty (20) ton Fire District vehicle shall be installed in conformance with Public Works Department road standards.
31. (VFD) ACCESS ROADS - LOCATION (UFC 1991 Ed., Art. 10.203)
The access roadway(s) shall be extended to within one-hundred and fifty feet (150') of all portions of the exterior walls of the first story of any building. Where the access roadway cannot be provided, approved fire protection system or systems shall be installed as required and acceptable to the Fire District.
32. (VFD) ACCESS ROADS - MAXIMUM GRADIENT (UFC 1991 Ed., Art. 10.204)
Access roads shall not exceed fifteen percent (15%) grade.
33. (VFD) TURNAROUND AREAS (UFC 1991 Ed., Art. 10.204)
Approved turnaround areas or easements for fire apparatus shall be provided where the access road is one hundred and fifty (150') feet or further from the main thoroughfare.
34. (VFD) SINGLE ACCESS ROADWAY MAXIMUM LENGTH (UFC 1991 Ed., Art. 10.203)
When only one (1) access point is provided, the maximum length of such access shall not exceed eight hundred (800') feet.
35. (VFD) CONTROLLED ACCESS GATES
Any gates to control vehicle access shall be located to allow vehicles waiting for entrance to be completely off the public roadway. The method of gate control shall be subject to review by the Fire Prevention Division. A minimum clear open width of fifteen (15') feet in each direction shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plan details shall be submitted to the Fire District for approval prior to recordation.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

36. (VFD) ADDRESS NUMBERS - SIZE (UFC 1991 Ed., Art.10.301(a))
Address numbers, a minimum of six inches (6") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than two hundred and fifty feet (250') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance.
37. ACCESS ROADS - VERTICAL CLEARANCE (UFC 1991 Ed., Art. 204)
Required access roads or drives shall have a minimum vertical clearance of thirteen feet six inches (13' 6").
38. (VFD) HYDRANT LOCATION PLANS (UFC 1991 Ed., Art. 10.401 and 10.403)
Prior to construction, the applicant shall submit plans to the Fire District for approval of the location of hydrants. On plans, show existing hydrants within three hundred (300') feet of the development.
39. (VFD) HYDRANT INSTALLATION AND TIMING
Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the Thousand Oaks Water Works Manual.
- a. Each hydrant shall be a six inch (6") wet barrel design and shall have a minimum number of one 4-inch and two 2-1/2 inch outlets as required by the VCFD.
 - b. The required fire flow shall be achieved at no less than twenty (20) psi residual pressure.
 - c. Fire hydrants shall be spaced three hundred (300') feet on center and so located that no structure will be farther than one hundred and fifty (150') feet from any one hydrant. (UFC 1991 Ed., Art.10.403)
 - d. Fire hydrants shall be set back in from the curb face as measured from the curb face to the nearest point on the hydrant as required by specifications provided by the Public Works Department.
40. (VFD) AUTOMATIC SPRINKLER SYSTEM PLANS (UFC 1991 Ed., Art. 10, Div. V)
If any building(s) is to be protected by an automatic sprinkler system, plans shall be submitted, with

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

payment for plan check, to the Fire District for review.

- 41.(VFD) AUTOMATIC SPRINKLER SYSTEM REQUIRED VC Ord. No. 14
Any structure greater than five thousand (5,000) square feet in area and/or five (5) miles from a fire station shall be provided with an automatic fire sprinkler system in accordance with Ventura County Ordinance No. 14.
- 42.(VFD) PLAN CHECK REQUIREMENT (State Fire Marshall)
Building plans of all A, E, I and H occupancies shall be submitted to the VCFD for plan check.
- 43.(VFD) FIRE EXTINGUISHER INSTALLATION (UFC 1991 Ed., Art.10 Div. V)
Fire extinguishers shall be installed in accordance with National Fire Protection Association Pamphlet No. 10. The placement of extinguishers shall be subject to review by the VCFD.
- 44.(VFD) AUTOMATIC FIRE EXTINGUISHING SYSTEM (UFC 1991 Ed., Art.10 Div. V)
Plans for the installation of an automatic fire extinguishing system (such as halon or dry chemical) shall be submitted to the VFD for plan check.
- 45.(VFD) PRE-CONSTRUCTION BRUSH CLEARANCE (UFC 1991 Ed., Art. 11 and VC Ord. Nos. 19 and 20)
Any grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of one hundred (100) feet prior to framing, in compliance with the Ventura County Fire Protection Ordinance.
- 46.(VFD) REFUSE/RECYCLING BINS (UFC 1991 Ed., Art. 11.201)
Refuse/recycling bins with an individual capacity of one and one-half (1.5) cubic yards or greater shall not be stored or placed within five (5') feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers. (Uniform Fire Code, Article 11.)

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

7. GENERAL

47. (PCD) USE INAUGURATION (T.O.M.C. Sec. 9-4.2811(c))
Unless otherwise noted in the specific condition for the project, use inauguration shall be defined in accordance with Thousand Oaks Municipal Code.
48. (PCD) PHASING
Construction of the project shall be limited to a single grading and construction phase unless otherwise specified in the project conditions.
49. (PCD) ACCEPTANCE OF CONDITIONS
Before issuance of a building or grading permit, the applicant shall sign and return the required Acceptance of Conditions Form to the Department of Planning and Community Development.
50. (PCD) MAINTENANCE
All development on the subject property shall be constructed and thereafter maintained in accordance with the conditions of the permit.
51. (PCD) FINAL APPROVAL
The final plot and building plans including elevations that are to be utilized in this project may be approved by the Department of PCD providing that the conditions and/or improvements do not indicate major or substantial design changes as approved by the Planning Commission, and that they do not violate City policy and Municipal Code requirements, unless otherwise specified in the project conditions.
52. (PCD) PLAN MODIFICATION
Minor changes that uphold the intent and purpose of the permit decision may be approved by the Department of PCD and may require the filing of a minor modification application, however, significant changes involving any major departure from the conditional approval of the permit imposed by the Planning Commission/City Council must be reviewed and approved as a Major Modification by the Planning Commission.
53. (PCD) CONFLICT WITH ORDINANCE
The granting of this permit shall not authorize, require or permit anything contrary to or in conflict with any ordinance effective on the date of this permit, unless otherwise specified in the project conditions.
54. (PCD) OTHER AGENCY REQUIREMENTS (T.O.M.C. Sec. 10-1.112)
All requirements of any law or agency of the City of Thousand Oaks, County of Ventura, and State of California, and any other governmental entity with

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

jurisdiction shall be met where there are superseding requirements.

55. (PCD) PLAN CHECK

The project floor plans for the overall interior area of the building is approved in concept only. Prior to the issuance of any grading and building permit or recordation of any subdivision, the applicant shall submit detailed floor plans and floor area calculations. Plan check submittals shall also include complete rolled set of grading and building plans, a final tract or parcel map and a copy of CC&R's, as applicable, for review and approval by the Department of PCD.

56. (PCD) CONDITION COMPLIANCE/TEMPORARY OCCUPANCY

All conditions of this Permit shall be completely fulfilled to the satisfaction of the Departments of PCD, Public Works, Fire and Police prior to final occupancy of any building. Any request for temporary utilities for testing equipment or release of utilities shall be issued only upon substantial completion of the development and the submittal of a formal agreement. Any request for temporary occupancy shall be subject to the review and approval of the Department of PCD with necessary clearances from other involved departments and agencies with the submittal of an agreement to assure completion of the remaining improvements within a specified time frame.

57. (PCD) PERMIT REVOCATION

Any Permit granted may be revoked by the Planning Commission or City Council after appropriate proceedings if any term or condition of the Permit has not been complied with; if the property subject to the Permit, or any portion thereof, is used or maintained in violation of any statute, law or regulation; if the use for which the Permit was granted has not been exercised for at least thirty-six (36) consecutive months, or has ceased to exist, or has been abandoned; and if the use for which the Permit was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance. The failure of the Planning Commission or City Council to revoke a Permit wherever cause therefor exists or occurs shall not constitute a waiver of such right with respect to any subsequent cause for revocation pursuant to § 9-4.2811 of the Municipal Code.

58. (PCD) CURRENT STANDARDS (T.O.M.C. Sec. 10-1.105)

All ordinances, City Council adopted resolutions and adopted design and construction standards and specifications of the City of Thousand Oaks in effect at the time of approval of this project shall be complied with as a condition of this approval. Any project time extensions may require updating the

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

affected construction drawings, bonds and agreements as applicable, to the current adopted Codes or Standards.

59. (PCD) INDEMNIFICATION

The applicant agrees to 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 to attack, set aside, void or annul an approval of the City. Pursuant to Government Code Section 66474.9, the City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in the defense.

60. (PCD) DEVELOPMENT REGULATION

The applicant acknowledges 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 governing development within the City. Any change, modification, or alteration in the exterior treatment of any structure including but not limited to building colors, materials, changes in walkways, seating areas or doorway and window locations must first be approved by the City of Thousand Oaks. Any unauthorized change or failure to comply with the conditions of this permit, may require future corrective work and result in a City Code violation.

61. (PWD) ADDRESSING

Prior to the submittal of the first plan check for a permit, a plot plan containing sufficient information for street addressing shall be submitted to the City Engineering for address assignment. The addresses are also to be approved by the Fire Department and Post Office.

In the case of commercial, office or industrial complexes, the assignment of all numbers and addresses shall be exclusively the responsibility of the Department of Public Works working in conjunction with the Fire Department and Post Office.

62. (PWD) FINAL MAP SUBMITTAL (SUBDIVISIONS ONLY)

The applicant shall submit with the first plan check of the final map, a current preliminary title report and subdivision guarantee, five (5) prints of the final map, a map checking fee, one (1) copy of all boundary and lot calculations and copies of any reference maps and deeds as may be required to facilitate the map checking process as determined by the Department of Public Works.

63. (PWD) EXISTING IMPROVEMENTS (T.O.M.C. Sec. 7-3.08)

All existing buildings, driveway openings, storm drain structures, natural drainage channels, wells and

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

utility facilities shall be shown on improvement plans with their approved disposition noted. All existing and proposed utility, storm drain, access and slope easements shall also be indicated on improvement plans.

64. (PWD) PROPERTY LINE SETBACKS

Where existing property lines do not comply with setback requirements and/or conflict with proposed or existing buildings, a land division or lot line adjustment or lot merger shall be applied for and approved, and prior to occupancy of any building a final map shall be recorded with the County Recorder including all of the parcels within the area of the subject property. The necessary application shall be filed prior to the issuance of any grading permit and necessary documents shall be recorded prior to issuance of a building permit.

65. (PWD) OUTSIDE CITY LIMITS

For that portion of the project located outside of the Thousand Oaks City limits, public and on-site improvement plans shall be approved by the respective agencies and appropriate signature title blocks provided on the plans. The City boundary shall be clearly indicated on said plans.

66. (PWD) CONDITIONS SUPERSEDED AND DISCLAIMER

The conditions of approval of this project shall supersede all conflicting notation, specification, dimension and typical sections which may be shown on the adopted exhibits. The conditions stated herein shall not be considered a comprehensive listing of all Municipal Code requirements and City Policies but are stated for the applicant's convenience in determining the City's interpretation of proper development of the subject project.

67. (PWD) WATER AND WASTEWATER SYSTEM DESIGN (T.O.M.C. Sec. 10-2.105 Water, 10-1.105 Wastewater)

All water/wastewater systems (as applicable) shall be designed and constructed in accordance with the Municipal Code, Design and Construction Standards, and as required to adequately serve the particular property/development. Any project time extensions may require updating the affected construction drawings, bonds and/or agreements, as applicable to the current adopted Codes or Standards.

68. (PWD) WATER AND WASTEWATER MASTER PLAN

The Applicant shall be aware of the City's Master Plans for wastewater and water (as applicable) including impacts of subsequent developments, and shall indicate any main line relocations, extensions or oversizing on all maps submitted. Further, any known deviations from the City Standards shall be presented to the Public

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

Works Department prior to tentative map and/or development project approval by the City Council.

69. (PWD) WILL SERVE LETTER (T.O.M.C. Sec. 10-2.235 Water)
The issuance of a City of Thousand Oaks "will serve" letter for water or wastewater service is valid only to the extent that City and Department policies, standards and codes are met prior to receiving such service(s).
70. (PWD) PROHIBITED STRUCTURES ON EASEMENTS
No structures, concrete pavement, landscaping, building overhangs or overhead extensions, or similar type of construction shall be placed over existing or proposed water/wastewater easements, unless specifically approved in writing by the City of Thousand Oaks Public Works Department. Applicant shall sign separate easement deeds reflecting this requirement, even though easements have been shown on a tract map/parcel map.
71. (PWD) APPLICABILITY OF CONDITIONS
All Public Works Department conditions apply to all associated permits/approvals as applicable; these conditions add to or supplement those previously submitted. In the event of conflict, the more stringent condition shall apply.
72. (PWD) RIGHTS OF WAY ENCROACHMENTS
Any proposed rights-of-way encroachments for agencies other than the City of Thousand Oaks shall be reviewed/approved by such agency.
73. (BLD) BUILDING & SAFETY (T.O.M.C. Sec. 8-1.21.)
The applicant shall comply with all provisions of the "Building and Security Ordinance."
74. (PWD) CURRENT STANDARDS
All ordinances, policy resolutions and adopted design and construction standards and specifications of the City of Thousand Oaks in effect at the time of approval of this project shall be complied with as a condition of this approval.

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8. GRADING

75. (PCD) 25% TERRAIN ENCROACHMENT (T.O.M.C. Sec. 7-3.07)
No encroachment into twenty-five percent (25%) natural terrain to accommodate any grading or construction activity shall be allowed except as otherwise authorized in the conditions of project approval. Exceptions must receive Planning Commission review and approval.
76. (PCD) EXPORTING/IMPORTING EARTH MATERIALS
The exporting and importing of any earth materials to sites within the jurisdiction of the City of Thousand Oaks shall be subject to the review and approval of the Planning Commission unless such sites have previously been approved for development with an active entitlement, and said grading is in accordance with the approved plan for the project.
77. (PCD) EARTHQUAKE PARAMETERS
The "maximum probable earthquake" parameters as indicated in the Seismic Safety Element of the Thousand Oaks General Plan shall be utilized in the final grading design of all manufactured slopes.
78. (PCD) DETAILED GRADING PLAN
(PWD) Prior to issuance of a building and grading permit a detailed grading, paving and drainage plan designating compliance with all of the imposed conditions of the permit shall be submitted for the review and approval of the Department of PCD and Public Works Department.
79. (PCD) PARKING LOT/DRIVEWAY
All grades within the parking and driveway areas shall comply with requirements prescribed by Section 2405(a) of the Thousand Oaks Municipal Code unless otherwise specified in the project conditions.
80. (PCD) GRADING ADJACENT TO STREETS (Res. No. 70-270)
The project shall comply with all provisions of the Resolution, "Grading Adjacent to Streets and Highways," unless otherwise authorized in the project conditions.
81. (PCD) MANUFACTURED SLOPE SEPARATION (Res. No. 79-365)
The project shall comply with all provisions of the Resolution, "Manufactured Slope Separation Guidelines for Hillside Terrain" unless otherwise specified in the project conditions.
82. (PCD) MANUFACTURED SLOPE HEIGHT AND ANGLES (T.O.M.C. Sec. 7-3.19 and 20)
Manufactured slopes are limited to a maximum vertical height of twenty-five feet (25') and angles limited to a cut or fill face of two feet (2') horizontal (run) to

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one foot (1') vertical (rise) unless otherwise specified in the project conditions.

83. (PCD) (M) DETAILED GRADING PLAN/LANDSCAPE PROTECTION
The detailed grading plan shall depict all manufactured slopes including berms and mounds and shall be submitted for review and approval to the Departments of Planning and Community Development and Public Works. Said plans shall incorporate the following provisions:

- a. Rounded top sections.
- b. Contour grading techniques to blend in with the natural slopes.
- c. Earth color brow ditches and bench drains and other exposed drainage structures.

All manufactured slopes shall be heavily landscaped with "Xeriscape" drought resistant native plant materials including tree clusters and ground cover and provided with a permanent irrigation system throughout. Permanent landscaping and irrigation systems shall be installed within six (6) months following the completion of grading.

84. (PCD) (M) CULTURAL RESOURCES/GEOTECHNICAL OBSERVATION
All grading operations shall be performed in conformance with current City of Thousand Oaks grading codes, and under the inspection of a qualified soil engineer and engineering geologist. Sufficient and timely geotechnical observation and testing shall also be performed during grading and construction to monitor the earthwork and to correlate the findings of the geotechnical investigations with the actual subsurface conditions encountered during grading. In the event that previously undiscovered cultural resources are encountered during construction grading, all work within the immediate vicinity shall be suspended until timely notification of the Native American Heritage Commission, coroner, and other representatives as applicable, so adequate measures can be determined and implemented to mitigate any adverse impacts as per Sub-section 7-3.09 (i) of the Thousand Oaks Municipal Code. The on-site monitor shall be selected by the Department of PCD and shall report all findings, observations and discoveries of resources directly to the City.

85. (PCD) (M) SAN JOAQUIN VALLEY FEVER
The applicant shall provide and post written notice to all employees involved in grading operations on the project that face masks should be worn during dry periods to reduce inhalation of

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dust which may contain the fungus which causes San Joaquin Valley Fever. A written notice shall be provided to all employees as well as the posting of a proper notice in a conspicuous location on the project site.

86. (PWD) GRADING PERMIT

The applicant shall obtain a grading permit as required by the Grading Ordinance and post the required grading bond prior to the start of construction.

87. (PWD) DUST CONTROL (T.O.M.C. Sec. 7-3.09)

Dust control shall be employed continually during and after grading by applications of water or other approved materials until adequate ground cover is established.

Prior to the issuance of a grading permit, the applicant shall submit a contingency plan for soil stabilization and dust control in the event continued drought conditions persist and water shortages prevent the irrigation of hydroseeded or landscaped manufactured slopes and building pads. This interim plan shall address the type of soil binding agent proposed for use including the method and frequency of application subject to the review and approval of the Department of Public Works.

88. (PWD) EROSION CONTROL PLAN

An erosion control plan shall be submitted to the Department of Public Works, upon request, but all persons performing any grading operations between the dates of November 1st and April 15th will automatically be required to furnish said office with the stipulated plan. Said plan shall show all adequate anti-erosion and/or drainage devices, i.e., check dams, retention and desilting basins, berms, or other devices necessary to protect public streets and property of others from damage of any kind. A grading permit will not be issued, under any circumstance, prior to the approval of an erosion control plan during that period of time between the months indicated above.

89. (PWD) MISCELLANEOUS REQUIREMENTS (T.O.M.C. Sec. 5-14.02 and 5-14.03)

All existing and proposed equestrian trails, easements and the City boundary shall be shown on improvement plans. A copy of all required slope easements, off-site construction letters or permits shall be submitted to the Public Works Department and any required tree permits for removals or encroachments shall be obtained prior to initiating grading operations or storm drain construction.

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90. (PWD) SURVEY MONUMENTS (T.O.M.C. Sec. 7-2.612)
Any existing or set survey monument shown on the plans for the purpose of preserving survey points, lines or elevations shall not be set, removed or disturbed without first obtaining permission from the City Engineer or a designee. The replacement or setting of a removed or disturbed monument and benchmark shall be done only by a permitted, registered civil engineer or a licensed surveyor and shall be at the expense of the applicant.
91. (PWD) HAUL ROUTES (T.O.M.C. Sec. 7-3.09)
Haul routes and times of trucking operations for any grading materials and borrow or disposal sites or recycling facilities, shall be designated on the grading permit, subject to approval by the Traffic and City Engineers.
92. (PWD) SOILS AND DRAINAGE REPORTS
Soils, geologic reports, hydrologic, and hydraulic calculations signed by a Civil Engineer shall be provided to verify the feasibility of all fills to be placed and cuts to be made, to insure adequate support of all building pads and roadways, to provide adequate protection for adjacent properties and to provide information relative to top soil requirements for pads.

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9. LANDSCAPE/IRRIGATION

93. (PCD) LANDSCAPE STANDARDS (Res. 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.
94. (PCD) LANDSCAPE/IRRIGATION PLAN
Prior to the issuance of any grading and building permit, detailed landscape and irrigation plans shall be submitted for the review and approval of the Department of PCD and Police Department. Said plan shall incorporate water conservation measures reflecting a "xeriscape" design program that utilizes drought tolerant plant material. The location of light fixtures, including standards, shall be shown on the landscape plans to insure no conflict occurs between placement of trees/shrubs and light fixtures and to avoid plant growth interference with the level of illumination. The use of reclaimed water for landscaping where available is encouraged.
95. (PCD) (M) LANDSCAPE PRESERVATION
Wherever possible existing landscaping and trees shall be preserved and protected. Where appropriate, trees shall be transplanted subject to the review and approval of the Department of PCD and the City's landscape consultant.
96. (PCD) LANDSCAPE PERIMETER (T.O.M.C. Sec. 9-4.2404(e))
A four foot (4') wide landscape strip, with planting maintained at a height of three feet (3') or another height acceptable to the Landscape Supervisor, shall be provided along interior property lines or interior project boundaries when adjacent to parking facilities and paved areas.
97. (PCD) COMMON AREA LANDSCAPING
All common area landscape planters shall be enclosed within brick or masonry planter box(es) or concrete curb(s) not less than six inches (6") in height including areas adjacent to public or private streets and at the base of sloping terrain where sidewalks occur and shall be provided with a permanent and automatic irrigation system pursuant to Municipal Code Section 9-4.2404 (e)(4). Concrete curbing material and placement shall be subject to the review and approval of the Department of PCD.
98. (PCD) PARKING LOT LANDSCAPING (T.O.M.C. Sec. 9-4.2404(e))
A minimum ten percent (10%) landscaping in the common parking areas shall be provided and properly distributed to break-up the expanse of pavement and yield an adequate shading effect with trees to reduce

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heat islands. Prior to the issuance of building permits, the applicant shall submit plans and calculations demonstrating compliance with this standard. Should the project provide less than the required ten percent (10%) landscaping, surplus parking spaces shall be converted to landscaping as necessary to meet this requirement.

99. (PCD) STREETSCAPE STUDY

The landscape plans shall incorporate the recommendations and standards stated within the City of Thousand Oaks Identification Streetscape Study and City Gateways Resolution including the installation of corner/perimeter landscaping beyond minimum Municipal Code requirements.

100. (PCD) TREE WELLS

Tree wells shall be installed within the open parking areas. Specific number of tree wells and their location shall be subject to the review and approval of the Department of PCD.

101. (PCD) COMPACT PARKING LANDSCAPING (T.O.M.C. Sec. 9-4.2404(4)(iv))

Pursuant to requirements in the parking ordinance, a minimum twenty-five (25) square feet of additional landscaping shall be provided in the common parking areas for each compact parking space.

102. (PCD) FUEL MODIFICATION ZONE - BRUSH CLEARANCE

A minimum one hundred foot (100') wide fuel modification zone, as measured from the edge of the developable pad shall be provided as specified within the Ventura County Fire Code and the cleared areas replaced with fire retardant and drought resistant materials, preferably native species that blend in with the surrounding natural vegetation. A permanent irrigation system shall be installed within the fire break to provide for a permanent landscape treatment subject to the review and approval of the Department of PCD and COSCA. Said brush clearance areas shall be maintained by the applicant until managed by a maintenance district or homeowners association unless permitted on individual lots. In this instance, on-site maintenance shall be the responsibility of the homeowner and shall be specified in the C.C.&R's.

103. (PCD) TEMPORARY LANDSCAPING

Temporary landscaping consisting of a City-approved dry hydroseed mix shall be installed on individual lots within the undeveloped graded pad areas. Said landscaping shall be provided on those lots where construction has not commenced within six (6) months following termination of grading.

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104. (PCD) (M) MANUFACTURED SLOPES

All manufactured slopes where bedrock material is encountered within two feet (2') of the surface shall be planted with plant material appropriate for these conditions subject to the review and approval of the Department of PCD.

105. (PCD) LANDSCAPING ADJACENT TO BUILDINGS

Landscape areas adjacent to buildings shall incorporate earth mounding wherever possible subject to the review and approval of the Department of PCD.

106. (PCD) XERISCAPING (Res. No. 93-74)

Landscaping shall be designed using xeriscaping techniques; i.e., using drought-tolerant low water use plantings. The use of lawn, grasses and turf shall be minimized. Landscape irrigation systems shall use reclaimed water where possible and likewise be designed using low gallonage sprinkler heads, drip irrigation systems, soil moisture sensing devices, rain sensing override devices, multiple scheduling digital controllers with repeat cycles, reclaimed water where available, etc., pursuant to Ordinance No. 93-74 "Guidelines and Standards for Landscape Planting and Irrigation Plans," and any subsequent amendments. The City shall review and approve all landscaping plans and irrigation systems.

107. (PCD) LINE OF SIGHT CLEARANCES

All berming and plant selection shall be located in a manner as not to impair required vehicular line of sight clearances, subject to the approval of the Department of PCD and the Traffic Division.

108. (PCD) ENTRY FEATURES/PLANTERS

Any entry feature within the front yard setback twenty (20) feet shall be constructed of decorative material and shall be limited in height to two (2) feet six (6) inches (2'-6"). Any signage or artwork shall be integrated into these entry features and shall be designed in compliance with the signing provisions contained herein. Location and design of these features shall be subject to review and approval of the Department of PCD.

109. (PCD) (M) INVASIVE PLANT REVIEW

Landscape plants to be utilized around the proposed development shall be approved by the City's Landscape Consultant to insure that no invasive species will be introduced into adjacent open space areas.

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10. LIGHTING

110. (PCD) PARKING LOT (T.O.M.C. Sec. 9-4.2405(b)(iii))
The parking lot lighting utilized shall consist of decorative low-profile lighting fixtures not to exceed a height of twenty feet (20'). However, those parking areas which abut residential properties and streets shall not exceed fourteen feet (14') in height. The design and location of the fixtures shall be in such a manner to prevent any illumination of adjoining properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists. Use of lower freestanding fixtures and bollard type lighting is encouraged in pedestrian walkways, stairways and ramps located in outside common areas. Freestanding light fixtures shall not be located in any landscape finger and shall be set back a minimum of three feet (3') from curb face, subject to the review and approval by the Departments of Building and Safety and PCD.
111. (PCD) ROOF/SIDEWALL
No roof or sidewall lighting shall be permitted except as otherwise needed to comply with the requirements of the Building and Security Ordinance No. 1058-NS. The installation of decorative lighting to accent the building and illuminate the parking lot may be attached to the building subject to review and approval of the Department of PCD.
112. (PCD) LIGHTING PROHIBITED
The use of low-pressure sodium illumination is prohibited.
113. (PCD) BRACKET AND ARCHITECTURAL LIGHTING FOR SITE ILLUMINATION
Sidewall illumination shall be limited to architectural bracket type light fixtures only. Other special outside lighting, such as building entrances may be provided and shall consist of recess type fixtures. All fixture design and locations shall be subject to review and approval by the Departments of PCD, Building & Safety and Police Department. Use of projecting bracket lighting for site illumination including building entrance doors and outdoor areas shall not be permitted unless otherwise specified in the project conditions.
114. (PCD) PHOTOMETRIC/LIGHT FIXTURE CATALOGUES AND SPECIFICATIONS
Prior to issuance of any electrical permit for outdoor illumination, a photometric analysis prepared by a registered Electrical Engineer and accompanied with light fixture catalogues, brochures and specifications shall be submitted for approval by the Departments of Building & Safety and PCD.

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115. (PCD) LIGHT STANDARD PEDESTALS

All free-standing light fixtures shall be installed on raised concrete pedestals as follows:

- a. Sidewalk surfaces: - Six (6") inches.
- b. Parking lot surfaces: - Three (3') feet.
- c. Landscaped planters: - Two (2') feet.
[When parking curbs are three (3') feet away].

All concrete pedestals shall be painted to match the predominant building wall color.

116. (PCD) PARKING LOT LIGHT STANDARD CLEARANCES

All parking lot lighting located in planters shall maintain a minimum three (3') foot clearance from any curb face.

117. (PWD) STREET LIGHTING (City Council Res. No. 74-282)

Street lighting with marbelite standards and appurtenant underground facilities shall be installed on all public streets within and adjacent to or on streets constructed to serve the development to the satisfaction of the Department of Public Works unless otherwise conditioned in the permit. The applicant must make the necessary installation arrangements directly with the Southern California Edison Company well in advance of street improvement construction. Street lighting shall be in place and operational prior to occupancy.

118. (PWD) LIGHTING DISTRICT ANNEXATION

The entire area of the project shall be annexed to Tax Assessment Zone No. 1 of the Thousand Oaks City-Wide Lighting Maintenance District. Energy charges for street lighting shall be paid by the applicant until the development appears on the above said assessment zone tax rolls or until such time as occupancy of the development warrants street lighting subsequent to annexation. The required exhibits, petition and filing fee shall be submitted to the Public Works Department prior to issuance of any building permits.

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11. OAK AND LANDMARK TREES

119. (PCD) OAK OR LANDMARK TREE REPORT
Prior to the issuance of any grading, paving or building permit, the applicant shall submit a detailed tree report to address the health status of all oak and landmark trees, to evaluate the impact of improvements and to establish a health maintenance program for all such trees on the subject property.
120. (PCD) OAK OR LANDMARK TREE PERMIT
If oak or landmark trees are impacted, the applicant shall apply for the required permit simultaneously with the application for any other entitlement permits on the subject property to determine potential impacts and to assure preservation.
121. (PCD) PRESERVATION (Res. No. 87-93)
All oak tree work shall conform to and abide by the City of Thousand Oaks, Oak Tree Preservation and Protection Guidelines Resolution No. 87-93.
122. (PCD) GRADING WITHIN PROTECTED ZONE (T.O.M.C. Sec. 5-14.5)
Any form of grading and other construction activity within the protected zone of oak trees shall be prohibited unless otherwise authorized by conditions of the permit. Prior to the issuance of any grading or building permit, any improvement which may affect oak trees shall be identified and clearly marked on the property for inspection by the Department of PCD.
123. (PCD) OAK OR LANDMARK TREE REMOVAL (T.O.M.C. Sec. 5-14.04)
Prior to the issuance of building or grading permits, a tree permit shall be obtained for the removal of any oak or landmark tree subject to the review of the City's Tree Specialist and approval of the Department of PCD. The removal of four (4) or more oak trees requires a Planning Commission recommendation to the City Council for final action by that body. All trees allowed to be removed or trimmed shall be removed to a proper disposal site or disposed of in a legal manner.
124. (PCD) MITIGATION MEASURES
All mitigation measures outlined in the Oak or Landmark Tree Permit and Modifications shall be performed. The applicant's tree consultant shall observe the work with concurrent inspections to be performed by the Department of PCD. A forty-eight (48) hour notice shall be given to the Department of PCD prior to the commencement of any work on the oak or landmark trees.
125. (PCD) WORK MONITORING
All of the work described in this permit shall be monitored by the applicant's tree consultant. Furthermore, it shall be the responsibility of the

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applicant to contact the consultant and arrange for the successful completion of these conditions. Additionally, the applicant shall be required to have his/her tree consultant submit a letter of certification within fourteen (14) days of completion to PCD Department, stating that all of the work was accomplished in his/her presence in accordance with the Landmark or Oak Tree Permit for this project. Upon receipt of the letter of Certification, Staff will schedule a field inspection.

126. (PCD) LIABILITY

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 tree(s) upon the property and under their control in a safe, healthy condition.

127. (PCD) PROTECTIVE FENCING (Res. No. 87-93)

Prior to the issuance of any grading or building permit, a temporary five-foot (5') high chain link fence shall be placed around the protected zone of all landmark or oak trees within one hundred feet (100') of any development activity where the trees are located totally or partially on-site. Installation of said fence shall be subject to the review and approval of PCD, and shall be removed upon completion of construction and upon authorization from the Department of PCD. Furthermore, it shall be the responsibility of the applicant to keep all protective fencing in a condition of good maintenance throughout the development period.

128. (PCD) OAK TREE FENCE SIGNS (Res. No. 87-93)

The applicant shall place fence signs per the requirements of Resolution No. 87-93, Oak Tree Preservation and Protection Guidelines.

129. (PCD) TRENCHING/GRADING NEAR OAK TREES (Res. No. 87-93)

All trenching and related grading and construction activity within the protected zones of any oak tree shall be performed exclusively by hand tools with the authorized work to the affected oak trees to be accomplished under the review and on-site monitoring by the applicant's oak tree consultant with an inspection to be conducted by the Department of PCD.

130. (PCD) PERMITTED FENCING

Wrought iron fencing may be installed along property lines which are located within the oak tree protected zone, provided that all postholes located within the oak tree protected zone are hand dug and hand trenched. No fencing shall be permitted within the oak tree protected zones, unless said fencing is located along

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or adjacent to a property line or as otherwise authorized by conditions of the permit.

131. (PCD) LANDSCAPING (Res. No. 87-93)
No spray irrigation system shall exist beneath the protected zone of an oak tree. All plans for irrigation and planting beneath an oak tree shall be submitted for the review by the City's Oak Tree Consultant and/or the PCD Department.
132. (PCD) OAK TREE TRANSPLANTS/SECURITY DEPOSIT
The applicant shall submit a refundable security deposit equal to the value of any on- or off-site transplanted oak tree. The deposit will be refunded upon verification of oak transplant survival by the City of Thousand Oaks, but the refund shall not be remitted later than two (2) years after the transplanting.
133. (PCD) FERTILIZATION/DISEASE CONTROL
All oak trees shall be evaluated for the need of deep root watering, fertilization, and insect/disease control, using proper aboricultural methods under the direction of the applicant's oak tree consultant. This evaluation shall be subject to the review and approval of the Department of PCD, and shall be made prior to the issuance of any Certificate of Occupancy.
134. (PCD) OAK AND LANDMARK TREE MAINTENANCE GUIDELINES
The following requirements shall apply to the on-going maintenance of oak trees:
- a) All existing landmark and oak trees on the subject property shall be retained in a healthy state with proper grading and drainage techniques, including retaining walls and ventilation devices as approved by the Department of PCD.
 - b) Positive drainage of water shall be provided for all oak trees located upon the parcel and impacted by development.
 - c) No herbicides shall be placed within one hundred feet (100') of the driplines.
 - d) No further grading or installation of improvements shall take place within the protected zone without a modification to permit. Any branches over two inches (2") in diameter shall not be removed from any trees unless approved by the City's oak tree consultant unless it is for deadwooding purposes only.
135. (PCD) Activity that will affect the trees shall only occur in the presence of the City's oak tree specialist or the applicant's consultant. Any oak trees that are removed

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shall be replaced with specimen sized oak trees to be placed in strategic locations throughout the property subject to the review of the Department of PCD and the City's Oak Tree Consultant. Oak and landmark trees that are confirmed dead by the City Tree Specialist shall be removed prior to grading.

136. All live branches to be pruned or removed shall be identified with a "field marking" for the review and inspection of the PCD Department.
137. All approved pruning shall be performed utilizing proper arboricultural methods and shall be accomplished in the presence of the applicant's oak tree consultant and/or the Department of PCD.
138. The City's Tree Consultant, to be paid for by the applicant, shall review the adequacy of the above protective measures and impose additional requirements as deemed necessary prior to release of a grading permit. The applicant's oak tree consultant shall certify that all work has been completed in accordance with the requirements as set down within the landmark or oak tree permit, and certification that said requirements are complete shall be received prior to final approval. The applicant's tree consultant shall also certify in writing that the protective measures to assure the healthy preservation of the trees have been properly implemented.

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12. OPEN SPACE/TRAILS/EQUESTRIAN

139. (COSCA)

OPEN SPACE DEDICATION

The dedication of open space may be required by COSCA, subject to the review and approval of CRPD and the Department of PCD.

The open space area proposed to remain in a natural state shall be placed in separate lots and title shall be held by COSCA if required by that agency. Property boundaries of open space lots shall be identified with permanent monuments and marked with twenty-four inch (24"), orange-colored painted pipe as witness stakes. All development rights to non-publicly owned open space within restricted use easement areas shall be deeded to the City of Thousand Oaks.

140. (COSCA)

OPEN SPACE OWNERSHIP

Ownership shall be offered to the City of Thousand Oaks or CRPD on the tract map, and transferred to COSCA using a Grant Deed prepared by the applicant, concurrent with the recordation of the final tract map with the County Recorder, subject to acceptance by COSCA. Title insurance shall be required with a liability limit equal to the property value as open space.

141. (COSCA)

MAP REQUIREMENT

Prior to the issuance of building permits, COSCA shall be provided with a one inch equals one hundred foot (1"=100') scale mylar map delineating topography, geologic data, archaeological information, and as-built data referencing existing utilities, easements, known well sites, and other pertinent features. Property and/or easement boundaries shall be clearly identified including bearings, distances and other appropriate callout.

142. (COSCA)

OPEN SPACE RESTORATION

Prior to the issuance of building permits, open space areas shall be restored by the applicant to a natural state, per the following:

a) removal of surface scars, roads and trails not part of the trail system, utilities excavations, and other ground disturbance associated with past uses;

b) removal of all structures, trash, refuse and debris that is foreign to the natural environment where removal won't be more damaging (unless determined to be historically significant);

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c) a restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by COSCA.

d) recommended procedures for removal of the surface scars in disturbed areas may include, but are not limited to, the use of backfilling, recontouring of the land forms and application of native hydromulch materials.

e) adequate security shall be submitted to guarantee restoration to a natural condition of all excavated areas for sewer, water line and drainage installations or other improvements.

143. (COSCA)

INSTALLATION OF PASSIVE RECREATIONAL FACILITIES

The design and installation of trails, look-out points, and other passive recreational features may be required by COSCA at the applicant's expense.

144. (COSCA)

ACCESS CONTROL

Access to open space shall be controlled through fencing or other appropriate barriers and constructed or secured by the applicant prior to the issuance of building permits. Concrete rail-type fencing (or a design approved by the Department of PCD) shall be installed along streets adjacent to open space and alongside trails where necessary to control access and provide adequate public safety.

145. (COSCA)

ACCESS CONTROL-TRAILHEADS

Trailhead entry structures (step-overs/gates) of a type and design approved by COSCA, shall be installed at all trail access points. Special barriers shall be installed at other potential points of access as identified by COSCA to preclude unauthorized vehicles from entering open space.

146. (COSCA)

ACCESS CONTROL-ADJACENT LOTS

Access to open space shall be precluded by non-gated fences or walls a) along the developable pad area or b) one foot (1') inside the property line of each lot adjacent to open space or c) along the property boundary between the fuel modification zone and the open space, located to complement the natural contour, as determined by COSCA.

147. (COSCA)

TRAILS

All required trails and trail easements shall be shown on the grading plan with a ten (10') foot wide clearance and a five (5') foot wide treadway, designed and built according to COSCA/CRPD plans and standards. Construction of trails shall be in

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conjunction with the grading phase of the development and shall be completed prior to the issuance of building permits.

148. (COSCA)

IMPROVEMENTS

All improvements adjacent to or within open space areas, including stream channel inlets, brow ditches, and bench drains, shall be stained an earth color to blend with the surrounding natural landscape conditions and be located on private property unless otherwise approved by COSCA as a special condition of the permit.

149. (COSCA)

DRAINAGE

All drainage flowing onto or influencing open space areas shall provide adequate energy dissipating structures to diminish soil erosion and deposits. The design and location of such structures shall be shown on the grading plan for review and approval by COSCA in conjunction with the Departments of PCD and PW.

150. (COSCA)

LIGHTING

Lighting structures shall be designed to minimize illumination of natural open space areas.

151. (COSCA)

FUEL MODIFICATION

All land to be maintained as a fuel modification zone or for slope stabilization shall be located in separate parcels with maintenance responsibility exercised and controlled by private landowners, or other appropriate private or public entity, according to current City policies. Access points for maintenance from public streets must be provided and clearly identified on the tract map or plot plan.

152. (COSCA)

BRUSH REMOVAL

Selective brush removal on a point basis is encouraged and should be implemented per approval by COSCA.

153. (COSCA)

MAINTENANCE DISTRICT

A maintenance district shall be established for the purposes of public open space, trail and recreational improvement maintenance. Administration of the district shall be through the City of Thousand Oaks.

154. (COSCA)

AGENCY APPROVAL

The COSCA and CRPD requirements regarding the open space property are imposed subject to final review and approval by the Department of PCD and Park District General Manager.

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13. OTHER AGENCIES

155. (UTL) CALLEGUAS MUNICIPAL WATER DISTRICT (T.O.M.C. Sec. 10-2.414)
The applicant shall comply with Ordinance No. 14 of the Calleguas Municipal Water District prior to the issuance of a water "will serve" letter by the City. In the event of non-compliance, the applicant shall be solely responsible for any City incurred costs.
156. (PWD) VENTURA COUNTY FLOOD CONTROL DISTRICT PERMIT
A permit/clearance shall be obtained from the Ventura County Flood Control District for any construction within the adjacent flood control easement. (M.C. 9-1.03)
157. (PWD) SOUTHERN CALIFORNIA EDISON
Prior to issuance of any grading or building permits an Edison permission shall be obtained for any construction work within any affected Edison easement.
158. (PWD) CALTRANS
Prior to issuance of any grading or building permits a State Department of Transportation encroachment permit shall be obtained for any construction or grading work within any affected State right-of-way or easement.

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14. PARKING AND DRIVEWAYS

159. (PCD) REQUIRED PARKING (T.O.M.C. Sec. 9-4.2404)
Parking for the project shall be provided in accordance with the requirements of Article 24 (off-street parking) of the Thousand Oaks Municipal Code. Each off-street parking space shall be a minimum of nine feet (9') in width and twenty feet (20') in length, exclusive of drive aisles. However, wherever appropriate, parking stalls shall be reduced to a depth of eighteen feet (18') in order to increase planter area widths. All standard parking stalls eighteen (18') feet in depth and all compact parking stalls fifteen feet (15') in depth shall overhang a minimum six-foot (6') wide planter. Where parking stalls are adjacent to planter areas with six (6") inch curbs, bumper stops shall be eliminated.
160. (PCD) STRIPING
All parking stalls shall be double striped with four inch (4") wide stripes, sixteen inches (16") on center.
161. (PCD) VEHICLE MANEUVERING [T.O.M.C. Sec. 9-4.2404 (2)(i)]
No parking spaces shall be located so that a vehicle will park or maneuver within ten feet (10') of a vehicular entrance to the property as measured from the street frontage property line and main driveways. Maneuvering includes backing out of parking spaces.
162. (PCD) TRAFFIC SIGNS
Prior to the issuance of any building or paving permits, a detailed traffic sign plan for internal circulation shall be submitted for the approval of the Departments of PCD and PW.
163. (PCD) COMPACT PARKING [T.O.M.C. Sec. 9-4.2494(d)]
In accordance with Section 9-4.2404(d) of the Thousand Oaks Municipal Code, compact parking stalls in the amount not exceeding thirty-five percent (35%) for industrial uses and twenty-five percent (25%) for commercial uses of all required parking may be provided. Specific distribution and location of said spaces shall be subject to the review and approval of the Department of PCD. A maximum of fifty percent (50%) of all required parking may be allowed subject to the approval of a Special Use Permit.
164. (PCD) LANDSCAPE SETBACK [T.O.M.C. Sec. 9-4.2404(e)(i)]
A minimum ten foot (10') wide landscape strip shall be provided along the property lines adjacent to any public or private street or alley (except within the approved exit and entrance ways) whenever the parking or circulation abuts these streets, except in the C-2 zone, where a minimum twenty-foot (20') wide landscape strip shall be provided along the front property line

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with a minimum ten foot (10') wide landscape strip in all other locations.

165. (PCD) LANDSCAPE PERIMETER [T.O.M.C. Sec. 9-4.2404(e)(3) & (4)]
A minimum four foot (4') wide landscape strip, shall be provided along interior property lines or along interior project boundaries when adjacent to parking facilities and paved areas.
166. (PCD) MAINTENANCE/DEBRIS REMOVAL
All parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaped areas shall be kept free of dust and litter at all times, and all markings, paving, walls, light standards, landscaping, and all other facilities shall be permanently maintained. Redesign or the removal or alteration of improvements are subject to the review and approval of the Department of Planning and Community Development.
167. (PCD) PARKING SPACE RENTAL
Rental, lease, reservation and assignment of parking stalls is prohibited except as noted on the specific conditions of the entitlement.
168. (PCD) LOADING ZONES [T.O.M.C. Sec. 9-4.2405 (C)]
Unless otherwise specified in the project conditions, a loading zone adjacent to the building shall be provided for the proposed project. The loading zone/service area(s) shall be screened from public view as observed from public streets and the parking areas. Said screening shall consist of walls and landscaping unless obscured by a building or slope area. The location and design shall be subject to the review and approval of the Department of PCD.
169. (PCD) (M) PERMEABLE PAVING MATERIAL
Permeable paving material shall be provided in driveways walkways and parking areas wherever feasible to allow water to pass through the paving and be absorbed by the soil to cut down on the amount of stormwater runoff. Location of such materials shall not conflict with physically challenged paths of travel. The areas where this material is used shall be properly maintained to avoid surface instability, uneven surfaces and tripping hazards.
170. (PWD) SURFACE IMPROVEMENTS [T.O.M.C. 9-4.2405 (a)]
All surface improvements including grades within a parking lot and common driveway areas shall comply with all City requirements unless otherwise specified in the project conditions. Maximum grades are limited to two and five-tenths percent (2.5%) placement for parking and turnaround areas and seven percent (7%) for exclusive ingress and egress or interior circulation

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except as noted in the specific conditions of the project.

171. (PWD) ON-SITE PAVING (T.O.M.C. Sec. 9-4.2404)

An on-site paving and drainage improvement permit shall be obtained and plan check and inspection fees shall be paid prior to initiating construction of said on-site improvements.

172. (PWD) PAVING STRUCTURAL SECTION

Prior to issuance of an on-site permit, a written recommendation by the project soils engineer for the on-site paving structural section shall be submitted to the Department of Public Works for review and approval.

173. (VFD) VERTICAL CLEARANCE

All driveways shall have a minimum vertical clearance of thirteen feet, six inches (13'6").

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15. **PARKING STRUCTURES** (T.O.M.C. Sec.9-4.2405.5)

174.(PCD) All applicable requirements regulating the design and use of parking structures shall be subject to all standards contained in Sec. 9-4.2405.5 of the Municipal Code unless otherwise waived or modified in the specific project conditions.

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16. PHYSICALLY CHALLENGED

175. (PCD) UNIFORM BUILDING CODE AND ADA COMPLIANCE

All requirements of the California Uniform Building Code, shall be met. A set of plans, at a scale of no less than one inch equals ten feet (1"=10'), shall be submitted to the Department of PCD displaying all exterior physically challenged accessibility requirements. The applicant is hereby advised that the requirements for the Federal Americans with Disabilities Act (ADA) and California Uniform Building Code have merged together and been enforced by the City since April 1, 1994.

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17. REFUSE/RECYCLING

- 176.(PWD) COMPLIANCE WITH REGULATIONS (Ordinance 1200-NS)
Developer shall comply with refuse enclosure space
allocations requirements described in the City's
"Refuse Enclosure Space Regulations".

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18. RESTRICTIONS, CC&R, ETC.

177. (PCD) ACTIVITIES/MATERIALS STORAGE

All use activities shall occur within the interior of the building. Open storage of materials and equipment as well as the conduct of related work activities shall not be permitted outside the buildings unless otherwise specified in the project conditions.

178. (PCD) UTILITY LINES

All new utility service shall be installed underground. All existing overhead utility lines on and adjacent to the subject property including those across the street shall be placed underground and the poles removed unless the lines are 66 KV or greater, or unless waived through approval of an Underground Utility Waiver.

179. (PCD) NOXIOUS USES

The permitted use on the property shall be so conducted as to reduce to a minimum any noise, vibration, glare, smoke, fumes, dust or air pollution emanation from the operation.

180. (PCD) PERMIT TRANSFER

The permit may be transferable to an owner/lessee provided the operation is identical to the approved use authorized herein and provided the new owner/lessee agrees to all imposed conditions to the existing permit, subject to an administrative review and determination by the Department of PCD. The permit shall expire upon termination of the use authorized by this permit.

181. (PCD) NOTICE RECORDED

A notice of development conditions that apply to the property shall be recorded at the County Recorder's Office to disclose existence of regulations or restrictions contained within a City resolution approving that project and subsequent modifications thereto. Certification of this action shall be provided to the Department of PCD before issuance of an occupancy permit.

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19. BUILDING/SITE SECURITY

182. (BLD) EXTERIOR DOORS (T.O.M.C. Sec. 8-1.22)

All exterior doors shall be constructed of solid wood core a minimum one and three-fourths inches (1-3/4") thick or of metal construction. Wood or metal doors with glass inserts commonly used for entryways are acceptable, but should be visible to the street.

183. (POL) CRIME PREVENTION MEASURES AND CLEARANCE

The Police Department shall examine crime prevention measures within the design of the project including, but not limited to the adequacy of lighting, vehicular access, landscaping design, storage area locations and walkway patterns. Revisions recommended by the Police Department shall be considered by the Department of PCD and be implemented as determined necessary. Prior to the issuance of any building permit written Police Department clearance shall be submitted.

184. (POL) CONSTRUCTION SITE SECURITY

During the construction phase the following security measures shall be adhered to:

- a) A licensed security guard is recommended during the construction phase, or a six-foot (6') high chain link fence shall be erected around the construction site.
- b) Construction equipment, tools, etc., shall be properly secured during non-working hours.
- c) All appliances (microwave ovens, dishwashers, trash compactors, etc.) shall be properly secured prior to installation during non-working hours. All serial numbers shall be recorded for identification purposes.

185. (POL) ALARM SYSTEMS

If an alarm system is used, it should be wired to all exterior doors and windows and to any roof vents or other roof openings where access can be made.

186. (POL) LIGHTING DEVICES

Lighting devices shall be high enough to eliminate anyone on the ground from tampering with them. All parking areas shall be provided with a lighting system capable of illuminating the parking surface with a minimum maintained one foot (1') candle of light or as required in Table 41-A Ordinance 1157NS, and shall be designed to minimize the spillage of light onto adjacent properties. All exterior lighting devices shall be protected by weather and breakage-resistant covers.

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187. (POL) LANDSCAPING LOCATION

Landscaping shall not cover any exterior door or window. Landscaping at entrances/exits or at any intersection within the parking lot shall not block or screen the view of a seated driver from another moving vehicle or pedestrian. Trees and other landscaping shall not be placed directly under any overhead lighting which could cause a loss of light at ground level.

188. (POL) LANDSCAPE DESIGN

For security purposes, the following landscaping guidelines shall be adhered to:

- a) Landscaping shall not cover any exterior door or window.
- b) Landscaping at entrance/exits of any driveway shall not block or screen the view of any seated driver from another, or oncoming vehicle or pedestrian.
- c) Landscaping (trees) shall not be placed directly under any overhead lighting which could cause a loss of light at ground level.

189. (POL) ADDRESSING

Street numbers and other identifying data shall be displayed as follows and shall be subject to review and approval by the Departments of Planning and Community Development, Building and Safety, Police and Fire:

- a) All structures/units shall display a street number(s) in prominent locations on the street side of the building unit in such a position that the numbers are easily visible to approaching emergency vehicles from any direction. The numerals shall be of a contrasting color to the background to which they are attached and a minimum of six inches in height. These numerals shall be illuminated during the hours of darkness. Structures with rear doors shall have the address numbers painted or displayed on these rear doors.
- b) Buildings shall be numbered in a logical sequence prior to occupancy.
- c) Nothing in this section shall prevent the use of additional numbering, such as reflective numbers on street curbs or decorative addressing.
- d) Maps of the complex shall be furnished to the Department of Building and Safety for the use of the Police and Fire Departments, prior to

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occupancy. The maps shall include building and unit identification.

190. (POL) DIRECTORY BOARDS

Directory boards indicating locations of the various buildings and individual units shall be displayed at each entrance to the complex and lighted during the hours of darkness.

191. (POL) EXTERIOR DOORS

All exterior doors shall be constructed of solid wood core a minimum one and three-fourths inches (1-3/4") thick or of metal construction. Wood or metal doors with glass inserts commonly used for entryways are acceptable, but should be visible to the street.

192. (POL) DOOR LOCKS

Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with a locking bar or bolt extending into the receiving guide a minimum three-quarters inches (3/4").

193. (POL) DOOR LOCKS - INTERCHANGEABILITY

Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same general plan, shall have locks using combinations which are interchange-free from locks used in all other separate dwellings, proprietorship, or similar distinct occupancies.

194. (POL) SLIDING DOORS/WINDOWS

All sliding glass doors or windows shall be equipped with metal guide tracks at the top and bottom and be constructed so that the window cannot be lifted from the track when in the closed or locked position.

195. (POL) ROOF ACCESS

There shall not be any easy exterior access to the roof area, i.e., ladders, trees, high walls, etc.

196. (POL) LOCK COMBINATIONS

Upon occupancy by the owner of each single unit within a complex, constructed under the same general plan, each unit shall have locks using combinations which are interchange-free from locks used in all other separate dwellings.

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20. SETBACKS

197. (PCD) CODE REQUIRED SETBACK -- COMMERCIAL

All minimum front setback requirements and respective Municipal Code references are summarized below and shall be incorporated into the respective commercial project site plan subject to the review and approval by the Department of PCD. Side yard and rear yard setbacks are not included and shall be determined as part of the specific conditions for each project

198. (PCD) COMMERCIAL OFFICE (C-O ZONE)

[T.O.M.C. Sec. 9-4.1107(a)]

Each building shall have a landscaped front and corner side yard of not less than twenty feet (20'), exclusive of vehicular parking, turnaround areas and drives other than drives providing access from a street.

199. (PCD) NEIGHBORHOOD (C-1 ZONE), COMMUNITY (C-3 ZONE) AND REGIONAL SHOPPING CENTERS (C-4 ZONE) [T.O.M.C. Sec. 9-4.1203(d), Sec. 9-4.1404(d), & Sec. 9-4.2504(b)(2)]

Each building shall maintain a minimum one hundred foot (100') setback measured from the structure to the center line of any public street, road or highway.

200. (PCD) HIGHWAY AND ARTERIAL BUSINESS/COMMERCIAL (C-2 ZONE)

[T.O.M.C. Sec. 9-4.1303(f) & Sec. 9-4.2504(b)(1)]

Each building shall have a landscaped front yard of not less than twenty feet (20'), exclusive of vehicular parking, turnaround areas and drives other than drives providing access from a street.

201. (PCD) CODE REQUIRED SETBACK -- INDUSTRIAL

All minimum front setback requirements and respective Municipal Code references are provided in subsequent conditions and shall be incorporated into the respective industrial project site plan subject to the review and approval by the Department of PCD. Side yard and rear yard setbacks are not included and shall be determined as part of the specific conditions for each project:

202. (PCD) INDUSTRIAL PARK -- (M-1 Zone)

[T.O.M.C. Sec. 9-4.1605(d) & Sec. 9-4.2504(c)]

A minimum one hundred foot (100') setback measured from the structure to the center line of any public street, road or highway shall be provided for all building structures.

203. (PCD) LIGHT MANUFACTURING -- (M-2 ZONE)

[T.O.M.C. Sec. 9-4.1605(d) & Sec. 9-4.2504(c)]

A minimum ten foot (10') wide landscaped strip shall be maintained along any property line facing a street frontage except within the approved exit and entrance ways.

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21. SIDEWALKS/FENCES/WALLS

204. (PCD) ON-SITE SIDEWALK MATERIAL

Sidewalk areas in front of the buildings shall consist of decorative paving material. Paths of travel measuring a minimum of four feet (4') in width, free and clear from any encroachments including planting material, shall be provided. The paths of travel shall be continuous to all public and private areas within the project complex.

205. (PCD) SECURITY/SAFETY FENCING

Prior to the issuance of a grading permit, the applicant shall install a temporary five (5') foot high chain link fence, along the project boundary for purposes of maintaining security and containing trash on-site. The fence shall be in place during all phases of grading and construction, and shall be maintained until no longer needed for trash, debris control and security. The applicant shall be responsible for trash, debris pick-up and recycling on a weekly basis during grading and construction.

206. (PCD) ZONE BOUNDARY WALLS [T.O.M.C. Sec. 9-4.2405(2)]

A minimum six foot (6') high boundary wall as measured from the highest finished grade, with appropriate relief methods to break up a monotonous appearance consisting of a decorative design including pilasters shall be installed along property lines adjacent to residential zones and shall be placed generally at the top of slope which separates the properties. Peripheral walls located in the front yard shall be two and one-half feet (2'6") in height and shall be set back a distance equal to the required front yard setback on the abutting residential zoned property, as required by the Municipal Code Section 9-4.2405 (2). Final designs of said walls shall be subject to the review and approval of the Department of PCD. Specific design and location shall be subject to the review and approval of the Department of PCD.

207. (PCD) RETAINING WALLS

Any retaining walls to be built on the subject property shall be treated utilizing similar materials, colors and finish as are implemented on the exterior of the subject building and are limited to a maximum height of six (6') feet unless otherwise noted in the specific condition for the project.

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22. SIGNS

208. (PCD) TOMC AND PPD COMPLIANCE (T.O.M.C. Sec. 9-4.2308)
All signs shall comply with Article 23 of the Thousand Oaks Municipal Code and the Architectural Design Ordinance. All signs for commercial or industrial projects shall comply with current provisions as specified in the Thousand Oaks Municipal Code.
209. (PCD) UNIFORM SIGN PROGRAM - BUILDINGS
Prior to issuance of any building permit, the applicant shall submit a uniform sign program for all buildings within the center. Said sign program shall designate for all the buildings sign locations, sizes, materials, and proposed sign colors and exterior material. The sign program shall be subject to the approval of the Department of PCD.
210. (PCD) UNIFORM SIGN PROGRAM - COMMERCIAL TENANTS
Prior to issuance of any building permit, a uniform sign program for retail/office tenants shall be submitted for review and approval. Said program shall reflect the installation of signs on a first floor building wall only, subject to the review and approval of the Department of PCD.
211. (PCD) TRAFFIC/CIRCULATION SIGN PROGRAM
Prior to issuance of a building permit for the project, a detailed traffic sign plan for internal circulation shall be submitted for approval by the Departments of PCD, PW, and Police.
212. (PCD) ILLUMINATION [T.O.M.C. Sec. 9-4.2409(r)]
Lighting of the sign shall utilize low-intensity 430 Ma internal illumination, cool-white lamps.
213. (PCD) SIGN BASE
A decorative masonry or concrete base and planter box area shall be constructed in order that the freestanding sign achieve compliance with the purpose and intent of the "monument sign" definition as stated within Section 9-4.2303(t) of the Thousand Oaks Municipal Code. Said material shall match that of the existing or proposed building with the specific location and ultimate design of the sign subject to the review and approval of the Department of PCD.
214. (PCD) SIGN LOCATION
The location of any signs within the protected zone and dripline of any oak tree shall be prohibited.

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23. STREETS

215. (PWD) PROJECT IMPROVEMENTS (T.O.M.C. Sec. 7-2.607)
Any existing public street improvements damaged or broken during construction shall be repaired or replaced to the satisfaction of the Department of Public Works. The repair and replacement materials shall be of an equal or higher quality than existed prior to damage or breakage.
216. (PWD) COMPLETE UTILITIES BEFORE PAVING (T.O.M.C. Sec. 7-2.60)
All underground utility lines and stub connections shall be installed to the property line before any paving is placed. (M.C. 7-4.04(b))
217. (PWD) INSURANCE (T.O.M.C. Sec. 9-3.1603)
Prior to working on public property, the applicant shall provide and maintain current certificates of public liability insurance, workers' compensation and auto liability insurance coverage.
218. (PWD) OVERLAY
Where numerous laterals are cut into an existing street, the applicant shall overlay publicly maintained streets to the satisfaction of the Department of Public Works.
219. (PWD) PUBLIC STREETS
All public streets within this project shall be designed and constructed to the City Road Standards (adopted 12/20/76) or approved modifications including centerline radius, property line radius, vertical curves and right-of-way widths, and the typical road sections shall be shown on improvement plans to the satisfaction of the Department of Public Works. Street improvement and grading plans shall be approved by the Department of Public Works prior to issuance of building permits.
220. (PWD) SECURITY DEPOSITS AND AGREEMENT REQUIREMENT
Prior to the issuance of any building permit, the Owner/Applicant shall enter into an agreement with the City of Thousand Oaks to provide the above mentioned street improvements supported by a security deposit such as a Faithful Performance Bond and a Labor and Materials Bond.
221. (PWD) ENCROACHMENT PERMIT
The Subdivider/Applicant shall obtain an encroachment permit from the Public Works Department prior to installing the required improvements within the City right of way. (M.C. 7-2.301, 401, 402)

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222. (PWD) GATED ENTRY

Gated entries shall comply with current Public Works Department Traffic Engineering Division Standards unless otherwise authorized by conditions of the permit. Prior to issuance of building permits, a plan for the entry must be submitted for the review and approval by the City Traffic Engineer and other Public Works Department Divisions.

In the opinion of the Public Works Department, should the gated access point interfere with the safe operation of traffic along the adjacent street at any time, the City Traffic Engineer may require its removal. All costs associated with removal of the gate will be borne by the applicant or homeowners' association.

223. (PWD) INTERSECTION DESIGN

All intersections of public and/or private streets must be designed to align centerline to centerline, or with minimum intersection separations as follows:

1. Standard primary and secondary roads (Plates B-1, B-2 and B-3) with any street (Plates B-1 through B-12) or with a commercial driveway: minimum thirteen hundred and twenty foot (1320') (1/4 mile) separation.
2. Standard industrial & commercial roads (Plate B-4) or standard rural road (Plate B-11) with any street Plate B-4 through B-12 or with a commercial driveway: minimum six hundred foot (600') separation.
3. Standard collector road (Plate B-5) or standard collector road for hillside (Plate B-8) with any street Plates B-5 through B-10 and B-12: minimum one hundred fifty feet (150') separation.
4. Standard residential minor road or smaller section (Plate B-6, B-7, B-9, B-10 or B-12) with any Plate B-6, B-7, B-9, B-10, B-12 or commercial driveway: minimum one hundred fifty foot (150') separation.

224. (PWD) DRIVEWAYS

Approved ingress or egress shall be a commercial driveway with a width of not less than thirty feet (30') exclusive of side slope areas or greater than thirty-six feet (36') for a two-way driveway. Driveway openings shall be surfaced and improved to include necessary paveout or cross-gutters to join existing pavement as required by and in accordance with the specifications of the City of Thousand Oaks (M.C. 9-4.2404)

225. (PWD) BUS STOP FACILITIES

The applicant shall provide bus stop facilities (turn-out, acceleration lane, street lighting, bus bench, bus

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shelter, bus signs, etc.) as required by the Director of Public Works.

226. (PWD) INGRESS AND EGRESS

There shall be no vehicular ingress or egress to the subject property except as shown on the reviewed site plan. Access to a Controlled Access roadway must be approved by the City Council.

227. (PWD) TRAFFIC MITIGATION FEES

The applicant acknowledges that the subject project will impact traffic safety and efficiency and therefore desires to provide for the mitigation of same by depositing non-refundable fees in cash no later than prior to the issuance of building permits. Traffic Mitigation Fees are determined and paid no later than at the time of issuance of building permits and include: Master Plan Signal Fee, Supplemental Signal Fee, Supplemental Signal Maintenance Fee, Newbury Park Area Road Improvement Fee, Road Payback Fee, and Newbury Park Improvement Fee. The applicant should refer to the special conditions imposed on the subject project to determine which fee(s) is(are) applicable.

228. (PWD) MAJOR STREET RIGHT OF WAY DEDICATION

Prior to issuance of any building permit sufficient property across the full frontage of the street(s) shall be dedicated to the City of Thousand Oaks to allow for the ultimate street right of way width together with standard radius property line returns.

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24. TRAFFIC/CIRCULATION

229. (PCD) GATED ENTRANCE

The design of the gate entrances shall comply with the proposed adopted City standards subject to review and approval of the Public Works Traffic Division, Ventura Fire Department and the Department of Planning and Community Development. Any use of decorative pavers as paving material and located around a central planter shall be subject to review and approval by the Utilities Division. No pavers shall be located in the path of travel for the physically challenged.

230. (PWD) PRIVATE STREETS (T.O.M.C. Sec.9-4.2402)

All private streets, driveways, and parking areas within this project shall be designed and constructed in accordance with the City of Thousand Oaks Municipal Code, to the satisfaction of the Departments of PCD and Public Works and shall conform to the California State Health and Safety Code, Section 19956.5. Public service easements shall be offered as required by the Department of Public Works.

231. (PWD) STREET DESIGN

Street plan and profiles shall be designed so as to afford proper horizontal and vertical sight distances over curves and a maximum slope of three percent (3%) approach on landings at intersections. All intersecting streets shall form a minimum angle of seventy-two (72) degrees.

232. (PWD) 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 D-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 D-10 shall be reviewed and approved by the Planning Commission, if determined necessary by the City Traffic Engineer or the Department of PCD. Where applicable, CC&R's shall require continued compliance with this condition and the requirements contained within Plate D-10.

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233. (PWD) STREET EXTENSIONS

The grading and street improvement plans shall include a plan and profile demonstrating the feasibility for extending all future streets which extend beyond the project boundary.

234. (PWD) STREET TREES [T.O.M.C. Sec. 7-2.905(b)]

Prior to occupancy of any structures, street trees shall be planted on all public streets to the satisfaction of the Departments of Public Works and PCD. [M.C. 7-2.905(b)]

235. (PWD) TRAFFIC CONTROL SIGNS

Control signs for regulation, warning and guidance of traffic shall be installed as required by the Department of Public Works. These shall include stop signs, speed signs, turn prohibition and one-way signs, pedestrian and school crossing signs, curve and hill warnings, not a through street signs, parking signs, bicycle route signing, together with pavement striping, road symbols and street name signs as required.

236. (PWD) UNDERGROUND CONDUITS

The applicant shall install a minimum two inch (2") diameter conduit capable of carrying coaxial or fiber optic cable suitable for carrying health and safety features such as fire alarm, water meter reading, telecommunications, etc. Said conduit shall be continuous and placed behind the sidewalk or curb within a public service easement or within a public right of way, where applicable. Pull boxes shall be placed at alternate property lines of all lots. The conduit and pull boxes shall be of materials approved by the Department of Public Works. The conduits and pull boxes shall be dedicated to the City. The architecture and technical specifications of the conduit system shall be subject to the review and approval of the City Engineer. A 1'=100' scale plan shall be prepared under the direction of a Registered Engineer and shall be submitted to the City Engineer for review prior to the approval of the final map or improvement plans. The plan shall include details and general notes, and shall be part of the plan set. On private and public streets, the applicant shall dedicate to the City of Thousand Oaks a six foot (6') wide public service easement for this conduit installation.

237. (PWD) BURIED CABLES

The applicant shall install a conduit system for all underground cable to the satisfaction of the City Engineer. This will apply to all buried cables placed in the City right-of-way. Conduits shall be two inch (2") minimum in diameter. No direct burial will be allowed.

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238. (PWD) TRANSPORTATION DEMAND MANAGEMENT (TDM)
Project shall comply with the rules and regulations set forth in the Transportation Demand Management (TDM) Ordinance No. 1199-NS dated March 1, 1994.
239. (PWD) BUS STOP FACILITIES
The applicant shall provide bus stop facilities (turn-out, acceleration lane, street lighting, bus bench, bus shelter, bus signs, etc.) as required by the Director of Public Works.
240. (PWD) INGRESS AND EGRESS
There shall be no vehicular ingress or egress to the subject property except as shown on the reviewed site plan. Access to a Controlled Access roadway must be approved by the City Council.
241. (PWD) TRAFFIC MITIGATION FEES
The applicant acknowledges that the subject project will impact traffic safety and efficiency and therefore desires to provide for the mitigation of same by depositing non-refundable fees in cash no later than prior to the issuance of building permits. Traffic Mitigation Fees are determined and paid no later than at the time of issuance of building permits and include: Master Plan Signal Fee, Newbury Park Area Road Improvement Fee, Road Payback Fee, and Newbury Park Improvement Fee. The applicant should refer to the special conditions imposed on the subject project to determine which fee(s) is(are) applicable.
242. (PWD) MAJOR STREET RIGHT OF WAY DEDICATION
Prior to issuance of any building permit sufficient property across the full frontage of the street(s) shall be dedicated to the City of Thousand Oaks to allow for the ultimate street right of way width together with standard radius property line returns.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

25. WASTEWATER

243. (PWD) WASTEWATER CONNECTION (T.O.M.C. Sec. 10-1.108, 10-1.401 through 10-1.413)
The applicant/owner shall connect the property to the public wastewater system and meet all applicable City requirements.
244. (PWD) BACKWATER VALVE
An approved backwater valve shall be installed for the wastewater system, if the pad elevation is lower than the upstream manhole lid.
245. (PWD) WASTEWATER LATERAL SLOPE - WITHIN PUBLIC RIGHT-OF-WAY
All wastewater laterals from the proposed improvements to the public main shall have a minimum slope of 2 percent.
246. (PWD) PRIOR ACCEPTANCE OF DOWNSTREAM MAINS (T.O.M.C. Sec. 10-1.405)
On any project, all wastewater mains downstream from that project must have been accepted by the City Council prior to discharge of any wastewater from the project through said downstream mains.
247. (PWD) WASTEWATER WILL SERVE LETTER
A wastewater will serve letter is required before wastewater service is granted.
248. (PWD) SEPARATE LATERALS (T.O.M.C. Sec. 10-1.405)
Separate ownership units shall have their own water meters and their own wastewater service laterals.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

26. WATER

249. (PWD) WATER CONSERVATION (T.O.M.C. Sec. 10-2.1101, 10-2.1114) Pursuant to the Water Conservation Ordinance No. 1095-NS, adopted February 26, 1991, a water use plan for construction, dust control and clean up shall be submitted for approval by the Department of Public Works prior to issuance of grading or other permits. Such a plan shall also consider some other alternate water sources and alternates to water use.

250. (PWD) WATER DESIGN STANDARDS (T.O.M.C. Sec. 10-2.105, 10-2.233)
All water systems, including backbone pipelines and reservoirs, shall be designed to comply with the most restrictive standards of the City of Thousand Oaks or of the applicable water purveyor, if the project is outside the City's service area. Applicant's engineer shall sign a certification statement on the water plans certifying that City standards have been met or exceeded.

251. (PWD) WATER PRESSURE (T.O.M.C. Sec. 10-2.105)
The normal static pressure range shall be between forty-five (45) psi and eighty (80) psi at the building pad elevation. Any known deviations shall be noted on the plans submitted to the Public Works Department for approval. Where this pressure exceeds eighty (80) psi, private individual or building pressure regulating valves shall be installed. The minimum pressure of forty-five (45) psi shall be calculated based on the difference between the mid point elevation of the reservoir serving this project and the elevation of the first (or lowest) floor. No deviation to this Standard will be allowed.

252. (PWD) FIRE FLOWS
Fire flow requirements are determined by the Ventura County Fire Protection District (VCFPD) or the Public Works Department pursuant to the 1991 Uniform Fire Code, Appendix IIIA and adopted amendments, whichever are more stringent. Fire hydrant locations and number of outlets shall be as approved by VCFPD. The required fire flow shall be achievable under conditions when the water system is under the maximum daily demand. Fire flow calculations shall be submitted to the appropriate water purveyor for review and approval prior to any work or issuance of any permits.

The Applicant shall meet fire flow requirements through the provision of water system improvements or the modification of the design of buildings. Building materials, possible use of fire walls and/or sprinkler systems may be considered to reduce the flow requirements.

COMMERCIAL/INDUSTRIAL STANDARD CONDITIONS

253. (PWD) IDENTIFICATION AND USE OF EXISTING WELLS

(T.O.M.C. Sec. 10-2.1006-10-2.1020)

Applicant shall submit a letter report to the Public Works Department showing the location, status and identification number of all active and inactive wells within the project site if the well use is feasible. Applicant/owner shall take proactive measures to include the use of wells in the design of the project. Abandonment of wells shall be per the Municipal Code Section 6-4.07 and the City of Thousand Oaks Water Design and Construction Standards.

254. (PWD) WATER SYSTEM CONNECTION (T.O.M.C. Sec. 10-2.410)

The Applicant/Owner shall connect the property to the public water system and meet all applicable purveyor requirements.

255. (BLD) WATER CONSERVATION FEATURES [T.O.M.C. 8.8-11

Amendments: Sec. 902.1 (Ord. 1069-NS)]

Improvements to be constructed on the subject property shall be equipped with ultra-low volume toilets one and six-tenths (1.6) gallons per flush or less, urinals one (1) gallon per flush or less, low volume shower heads and faucets two and seventy-five one-hundredths (2.75) gallons per minute or less, unless otherwise approved by the Director of Building and Safety.

256. (PWD) WATER WILL SERVE LETTER (T.O.M.C. 10-2.235)

A water will serve letter is required from the appropriate purveyor before water service is granted.

STANDARD RESIDENTIAL TOPIC SECTION LIST

1. AIR QUALITY
2. BUILDING/SITE DESIGN
3. CITY/COUNTY/AGENCY FEES
4. DEVELOPMENT ALLOTMENT
5. DRAINAGE
6. ENVIRONMENTAL/MITIGATION
7. FIRE PREVENTION
8. GENERAL
9. GRADING
10. LANDSCAPE/IRRIGATION
11. LIGHTING
12. OAK TREES/LANDMARK TREES
13. OPEN SPACE/TRAILS/EQUESTRIAN
14. OTHER AGENCIES
15. PARKING/DRIVEWAYS/CIRCULATION
16. PHYSICALLY CHALLENGED
17. REFUSE/RECYCLE
18. RESTRICTIONS/CC&R, ETC.
19. SECURITY
20. SETBACKS
21. SIDEWALKS/FENCING/WALLS
22. SIGNS
23. STREETS
24. TENTATIVE TRACT
25. TRAFFIC/CIRCULATION
26. WASTEWATER
27. WATER

Please note: each condition is prefaced by an alphabetical Departmental Code.

BLD	Building and Safety
CA	City Attorney
COSCA	Conejo Open Space & Conservation Agency
CMWD	Calleguas Municipal Water District
CRPD	Conejo Recreation and Parks District
PCD	Planning and Community Development
POL	Thousand Oaks Police Department
PWD	Public Works
VFD	Ventura County Fire Department

Glossary:
M - Mitigation

RESIDENTIAL STANDARD CONDITIONS

1. AIR QUALITY

1. (PCD) (M) TEMPORARY LANDSCAPING/BUILDING PAD PROTECTION
If continuous construction ceases for more than six (6) months, all manufactured slopes and any approved stock piling areas shall be protected with landscaping and an irrigation system or any other protection method approved by the Departments of Public Works. The building pad shall be protected with either temporary planting and irrigation or an APCD approved polymer interim soil stabilization bonding agent to control dust emanation and soil erosion. Protection and maintenance of the building pad and all inactive construction for four (4) days or more shall be maintained until construction of the dwelling units has commenced and as required by the Public Works Department.
2. (PCD) (M) METEOROLOGICAL (HIGH WINDS)
All grading activity, including excavation, clearing and earth moving, during periods of high winds (20 mph or greater in one hour) shall cease. Forecast information pertaining to meteorological conditions can be furnished by the Ventura County APCD.
3. (PCD) (M) STREET CLEANING
At the end of the day if visible soil material is carried over to adjacent roads and streets, these areas shall be swept to the satisfaction of the Department of PCD.
4. (PCD) (M) CONSTRUCTION EQUIPMENT MAINTENANCE
All earth moving equipment engines shall be maintained in good condition and in proper tune in accordance with manufacturer's specifications.
5. (PCD) (M) CONSTRUCTION EQUIPMENT SECURITY
All grading and construction equipment shall be kept and secured on site until all phases of development are completed.
6. (PCD) (M) DUST PROTECTION
All graded surfaces within the project site shall be protected or contained in such a manner as to prevent any excessive dust or spillage upon other property or streets.
7. (PCD) (M) CONTROL OF DUST EMANATION**
All previously graded areas where there is inactive construction for four (4) days or more shall be treated with ground covers or applied chemical soil stabilizers to control dust emanation.

RESIDENTIAL STANDARD CONDITIONS

2. BUILDING/SITE DESIGN

8. (PCD) ARCHITECTURAL TREATMENT
All side and rear building elevations exposed to public view shall be provided with architectural treatment commensurate with the front elevations.
9. (PCD) ACCESSORY BUILDING DESIGN
All accessory buildings (garages, recreation facilities) on the subject property shall incorporate a design, including materials and colors, similar to the dwelling units, subject to the approval of the Department of PCD.
10. (PCD) ROOF MATERIAL DISTRIBUTION
Prior to the release of building permits the applicant shall submit a roof materials distribution plan for review and approval of the Department of PCD.
11. (PCD) PPD COMPLIANCE (T.O.M.C. Sec. 9-4.1806)
The architectural treatment of building designs shall comply with the Architectural Design Criteria of Article 18 in Chapter 4 Title 9, unless otherwise noted within the specific project conditions.
12. (PCD) AIR CONDITIONING/ROOF MOUNTED EQUIPMENT
All air conditioning and other roof mounted equipment on multi-family buildings or accessory buildings such as recreational facilities, shall be completely screened from view. No equipment shall project above building parapet walls. Air conditioning and roof equipment may be located on the roof or in a roof well, provided that the equipment, including non-integrated screening devices, is not exposed to public view from surrounding properties or adjacent thoroughfares, with the option that all equipment may be ground mounted in the event mechanical equipment on non-integrated screening devices cannot be entirely hidden from view. Prior to the issuance of a building permit, cross section drawings, sight-line studies, equipment manufacturer's specifications and specific roof equipment locations shall be submitted for the review and approval of the Department of PCD.
13. (PCD) SURFACE MOUNTED MECHANICAL EQUIPMENT
All surface mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened by landscaping and/or treated to match the materials and colors of the surrounding buildings.
14. (PCD) FINAL PLAN REVIEW
The Department of PCD may approve the final plotting, floor plans and building elevations for the single-family dwellings and townhouse units to be utilized in this subdivision, as a minor modification to the

RESIDENTIAL STANDARD CONDITIONS

Residential Planned Development approval, provided that the revised designs are consistent with the City's Precise Plan of Design Guidelines and that they do not indicate major or substantial design changes as approved by the Planning Commission, and that they do not violate City policy and Municipal Code. As part of the minor modification process, open space calculations shall be submitted for each lot and shall comply with § 9-4.904(e) of the Municipal Code.

15. (PCD) FLAT ROOF AREAS

Any flat roof areas or parapet walls exposed to public view shall be colored to blend with pitched roof elements or adjacent wall surfaces on the building subject to approval by the Department of PCD. Any exceptions must be approved by the Department of PCD.

16. (PCD) SHEET METAL WORK/GUTTERS/DOWNSPOUTS/DRAINAGE

All exposed sheet metal work shall be painted in colors that blend with the adjacent surfaces. Gutters and downspouts shall be provided on all pitched roofs and shall be painted to match adjacent surfaces. All downspouts shall be located and designed in a manner that conveys water from the roof of any structure to grade. All downspouts shall connect to underground drainage devices that convey the storm water to adjacent streets. Design and location of gutters, downspouts and other drainage devices shall be subject to review and approval of the Departments of PCD and Public Works.

17. (PCD) (M) RECYCLED BUILDING MATERIAL

The applicant shall attempt to use post consumer building materials (recycled products) wherever possible in the construction of the housing units.

18. (PCD) (M) RECYCLABLE MATERIAL STORAGE

All unit kitchens shall include innovative systems concepts to enhance the collection of recyclable material.

RESIDENTIAL STANDARD CONDITIONS

3. CITY/COUNTY/AGENCY FEES

19. (PCD) **POLICE DEPARTMENT**

Prior to the issuance of any building permit, there shall be remitted to the Building Department the Thousand Oaks Police Department Facilities fee.

20. (PCD) **FIRE PROTECTION FACILITIES**

Prior to the issuance of any building permit, there shall be remitted to the Building Department the Ventura County Fire Department fire protection fee.

21. (PCD) (M) **SCHOOL DISTRICT**

Prior to issuance of any building permit, there shall be filed with the City a written certification by the Conejo Valley Unified School District confirming that all requirements for payment of fees have been satisfied. Said fee shall be remitted to the school district.

22. (PCD) **RECREATION AND PARK DISTRICT** (T.O.M.C. Sec. 9-3.607)

The applicant shall be required to submit a fee and the calculation of the amount required shall be derived from the Department of PCD Fee Computation Formula and shall be deposited and accepted by the Conejo Recreation and Park District prior to City Council approval of a Final Tract Map or issuance of building permits, whichever comes first.

23. (PCD) **CALLEGUAS CHARGE**

The applicant shall comply with Calleguas Municipal Water District Ordinance #14, Capital Construction Charge and provide written certification that the applicant has remitted said fee directly to the District.

24. (PWD) **WATER AND WASTEWATER FEES**

City utility fees and charges shall be paid to the Public Works Department prior to the issuance of a building permit unless deferred by special agreement and as outlined in the Municipal Code.

25. (BLD) **BUILDING AND SAFETY DEPARTMENT FEES**

Building and Safety Department fees shall be paid to that department prior to the issuance of building permits unless deferred by special agreement approved by the Director of Building and Safety.

RESIDENTIAL STANDARD CONDITIONS

4. DEVELOPMENT ALLOTMENTS

26. (PCD) DEVELOPMENT ALLOTMENTS

No building permit or other City entitlement may be issued within this permit area until and unless a corresponding Development Allotment is awarded pursuant to Chapter 10 of Title 9 of the Thousand Oaks Municipal Code. In the event that a Development Allotment is awarded and in effect for only a portion of the total number of dwelling units allowed by this permit, then the granting of building permits and other entitlements shall be limited to that portion of the permit area for which Development Allotments have been awarded. Provided, however, that grading permits may be issued and public improvements may be installed for any portion of the permit area for which a Development Allotment has not yet been awarded, but for which a Development Allotment has been reserved in a subsequent year's allotment, subject to compliance with all other conditions of this permit and applicable City ordinances and policies.

RESIDENTIAL STANDARD CONDITIONS

5. DRAINAGE

27. (PWD) SOILS AND DRAINAGE REPORTS
Soils, geologic reports, hydrologic, and hydraulic calculations signed by a Civil Engineer shall be provided to verify the feasibility of all fills to be placed and cuts to be made, to insure adequate support of all building pads and roadways, to provide adequate protection for adjacent properties and to provide information relative to top soil requirements for pads.
28. (PWD) CROSS GUTTERS
Cross gutters may be permitted on residential and collector streets only at those points where the traffic would normally stop. (Road Standard Plate E-3)
29. (PWD) STORM DRAIN FACILITIES DESIGN
In project drainage, run-off to be used in calculating the capacity of road drainage facilities will be that which has a 10% probability of occurrence (10 year average return period). All existing natural storm drainage which may pass through or around this project shall be conveyed via natural swales, paved streets, lined channels or underground conduits to acceptable points of discharge, to the satisfaction of the City Engineer. Said drainage conduits and channels shall be located entirely within public streets, City storm drainage easements (or County Flood Control easements) and shall have capacity to carry the run-off from a ten (10) year frequency storm. All collector streets shall be designed to have at least one (1) lane free of water in each direction during a ten (10) year frequency storm. Sump conditions require design of drainage facilities to convey the fifty (50) year frequency storm with provisions for non-erosive over-flow of flows in excess of the fifty (50) year frequency storm. All building pads shall be protected from the one hundred (100) year frequency storm per the requirements of the City Engineer.
30. (PWD) STORM WATER RUN-OFF
Overland storm water shall be intercepted at the development boundaries and transferred through or around the development by underground pipeline system to an approved point of discharge in such a fashion so as not to create a diversion of storm water run-off. The underground system shall be continuous unless otherwise approved by the City Engineer. A copy of any required off-site construction letters or permits shall be submitted to the City Engineer. A storm drain easement shall be offered for dedication to the City for maintenance of this storm drain if requested by the City Engineer. (M.C. 7-3.21)

RESIDENTIAL STANDARD CONDITIONS

6. ENVIRONMENTAL/MITIGATION CONDITIONS

31. (PCD) COMPLIANCE WITH MITIGATION MEASURES

Prior to the issuance of a grading permit, the applicant shall submit a written report demonstrating that all mitigation measures imposed by the City to avoid potentially significant environmental impacts have either been incorporated in the project design or undertaken as required as a condition of project approval. Final determination of compliance with imposed mitigation measures pursuant to the requirements of the Public Resources Code shall in turn be subject to the review and approval of the Department of PCD.

32. (PCD) MIGRATORY ROUTES

Migratory corridors necessary to insure unrestricted access for wildlife shall be preserved, subject to review and approval of the Department of PCD.

RESIDENTIAL STANDARD CONDITIONS

7. FIRE PREVENTION

GENERAL RESIDENTIAL CONDITIONS

33. (VFD) ACCESS ROADS (UFC 1991 Edition, Article 10.204)
The access roadway(s) shall be extended to within one-hundred and fifty feet (150') of all portions of the exterior walls of the first story of any building. Where the access roadway cannot be provided, approved fire protection system or systems shall be installed as required and acceptable to the Fire District.
34. (VFD) ACCESS ROADS -- MAXIMUM GRADIENT
Access roads shall not exceed fifteen percent (15%) grade.
35. (VFD) TURNAROUND AREAS
Approved turnaround areas for fire apparatus shall be provided where the access road is one hundred and fifty feet (150') or further from the main thoroughfare.
36. (VFD) ACCESS ROADS -- MAXIMUM LENGTH
When only one (1) access point is provided, the maximum length of such access shall not exceed eight hundred feet (800').
37. (VFD) ACCESS ROADS -- SURFACE TREATMENT
The access road(s)/driveway(s) shall be certified by a registered civil engineer as having an all weather surface in conformance with Public Works Department road standards. This certification shall be submitted to the fire district prior to combustible construction. This requirement applies to all structures where additions from an all weather road service exceeds 150 feet to the furthest point of the building.
38. (VFD) ACCESS GATES
Any gates to control vehicle access shall be located to allow any vehicles waiting for entrance to be completely off the public roadway. The method of gate control shall be subject to review by the Fire Prevention Division. A minimum clear open width of fifteen feet (15') in each direction shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plan details shall be submitted to the Fire District for approval prior to recordation or release of a grading permit.
39. (VFD) STREET NAMES
Prior to recordation of street names, proposed names shall be submitted to the Fire District's Communications Center for review.

RESIDENTIAL STANDARD CONDITIONS

40. (PWD) STREET NAME SIGNS
Street name signs shall be installed in conjunction with the road improvements. The type of sign shall be in accordance with Plate F-4 of the Ventura County Road Standards.
41. (VFD) ADDRESS NUMBERS (UFC 1991 Edition, Article 10.301(a))
Address numbers, a minimum of four inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than one hundred and fifty feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance.
42. (VFD) FIRE SPRINKLERS
Any structure greater than five thousand (5000) square feet in area and/or five (5) miles from a fire station shall be provided with an automatic fire sprinkler system in accordance with Ventura County Ordinance #1. If any building(s) is to be protected by an automatic sprinkler system, plans shall be submitted along with payment for plan check, to the Fire District for review.
43. (VFD) BRUSH CLEARANCE (UFC 1991 Edition, Article 11 and V.C. Ord. 19 & 20)
All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of one hundred feet (100') prior to framing, in compliance with the Ventura County Fire Protection Ordinance.
44. (VFD) CHIMNEY SPARK ARRESTER
An approved spark arrester shall be installed on the chimney of any structure(s).
45. (VFD) ASSEMBLY AREAS
Building plans of public assembly areas which have an occupancy load of fifty (50) or more, shall be submitted to the VCFD for review.
46. (VFD) FIRE FLOW - MINIMUM
The minimum fire flow required shall be determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the 1991 Uniform Fire Code Appendix IIIA and Adopted Amendments. Fire Department will determine fire flow prior to issuance of a building permit, pursuant to the Fire Protection District Ordinance 19 adoption of amendments to Uniform Fire Code (UFC) 1991 edition.

RESIDENTIAL STANDARD CONDITIONS

47. (VFD) FIRE DEPARTMENT APPROVALS

Prior to issuance of any building permit, all conditions of Ordinance No. 19 (Ventura County Uniform Fire Code) shall be met, and the applicant shall submit plans to the Director of Public Works and to the Ventura County Fire Department for approval of the location and type of fire hydrants. In addition, prior to initiating the framing of any permanent structures, adequate fire fighting water shall be provided to the satisfaction of the Ventura County Fire Department. (L.D.M. Section 9900)

SINGLE FAMILY DWELLINGS

48. (VFD) PRIVATE DRIVEWAYS

Private driveways, serving up to two (2) structures shall be constructed fifteen feet (15') wide and able to support a twenty (20) ton Fire District vehicle. A width of twenty feet (20') shall be provided on an access driveway serving four (4) or more structures.

MULTI-FAMILY DWELLING

49. (VFD) SUBMISSION OF SITE PLANS

Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. The fire lanes shall be posted in accordance with California Vehicle Code, Section 22500.1 and Article 10 of the Uniform Fire Code prior to occupancy.

50. (VFD) ADDRESS NUMBER PLAN

A plan shall be submitted to the Fire District for review indicating the method in which buildings are to be identified by address numbers.

51. (VFD) ADDRESS NUMBER SIZE

Address numbers, a minimum of six inches (6") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than one hundred fifty feet (150') 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.

52. (VFD) BUILDING PLANS REQUIRED

Building plans of all R1 and R2 use classification occupancies as required by the Uniform Building Code shall be submitted to the Fire District for Plan Check.

53. (VFD) FIRE ALARM SYSTEM PLANS

Plans for any fire alarm system shall be submitted to the Fire District for plan check. A manual and

RESIDENTIAL STANDARD CONDITIONS

automatic fire alarm system shall be installed in apartment houses three (3) or more stories in height or containing more than fifteen (15) dwelling units.

54. (VFD) **FIRE EXTINGUISHERS**

Fire extinguishers shall be installed in apartment buildings in accordance with National Fire Protection Association Pamphlet #10. The placement of extinguishers shall be subject to review by the Fire District.

55. (VFD) **REFUSE/RECYCLING BINS**

Refuse/recycling bins with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet (5') of openings, such as windows or doors, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers. (Uniform Fire Code, Article 11.)

RESIDENTIAL STANDARD CONDITIONS

8. GENERAL

56. (PCD) USE INAUGURATION [T.O.M.C. 9-4.2811(c)]
Unless otherwise noted in the specific resolution for the project, use inauguration shall be as defined in accordance with Thousand Oaks Municipal Code.
57. (PCD) FINAL PLAN APPROVAL
The Department of PCD may approve the house plotting, building elevation, and floor plans to be used in this project under the Minor Modification procedure, provided that compliance with all City Ordinances is achieved and the improvements do not indicate major or substantial design changes from what was approved by the Planning Commission.
58. (PCD) PROJECT MODIFICATIONS
Minor changes to the Residential Planned Development Permit may be approved by the Department of PCD, but any substantial changes will require the filing of a modification application to be considered by the Planning Commission.
59. (PCD) PROJECT NAME
The name of the project shall be subject to the review and approval of the Department of PCD.
60. (PCD) COMMON AREA MAINTENANCE
Not less than thirty (30) days prior to the assumption by a homeowners association of maintenance responsibilities for common areas within this tract the applicant shall notify the City and the homeowners association of this transition in maintenance responsibility. A meeting shall be scheduled by the applicant with the City and homeowner association representatives so that circumstances, conditions and levels of maintenance can be properly reviewed in advance of the transition.
61. (PCD) DEVELOPMENT REGULATION
The applicant acknowledges 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 governing development within the City. Any change, modification, or alteration in the exterior treatment of any structure or a change in walkway, seating area or doorway locations must first be approved by the City of Thousand Oaks. Any unauthorized change or failure to comply with the conditions of this permit, may require future corrective work and result in a City Code violation.

RESIDENTIAL STANDARD CONDITIONS

62. (PCD) OTHER AGENCY REQUIREMENTS

All requirements of any law or agency of the City of Thousand Oaks, County of Ventura, and State of California, and any other governmental entity with jurisdiction shall be met.

63. (PCD) PLAN CHECK

Prior to the issuance of any grading and building permit or recordation of any tract, the applicant shall submit a complete rolled set of grading and building plans, and final tract map and copy of CC&R's, as applicable, for review and approval by the Department of PCD.

64. (PCD) PERMIT REVOCATION

Any Permit granted may be revoked by the Planning Commission or City Council after appropriate proceedings if any term or condition of the Permit has not been complied with; if the property subject to the Permit, or any portion thereof, is used or maintained in violation of any statute, law or regulation; if the use for which the Permit was granted has not been exercised for at least thirty-six (36) consecutive months, or has ceased to exist, or has been abandoned and if the use for which the Permit was granted has been so exercised as to be detrimental to the public health or safety or as to constitute a nuisance. The failure of the Planning Commission or City Council to revoke a Permit wherever cause therefor exists or occurs shall not constitute a waiver of such right with respect to any subsequent cause for revocation pursuant to § 9-4.2811 of the Municipal Code.

65. (PCD) CONDITIONS ACCEPTANCE

A signed Acceptance of Conditions form shall be executed by the applicant or his duly authorized representative and shall be returned to the Department of PCD prior to the issuance of a grading and building permit.

66. (PCD) INDEMNIFICATION

The applicant agrees to 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 to attack, set aside, void or annul an approval of the City. Pursuant to Government Code Section 66474.9, the City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in the defense.

67. (PCD) TEMPORARY OCCUPANCY

All applicable conditions of this Permit shall be completely fulfilled to the satisfaction of the Departments of Planning and Community Development, Public Works, Utilities, Fire and Police prior to

RESIDENTIAL STANDARD CONDITIONS

occupancy of any building. Any request for temporary power for testing equipment shall be issued only upon substantial completion of the development and the premises are considered safe for general access. Any request for temporary occupancy shall be subject to the review and approval of the Department of PCD.

68. (PWD) EXISTING IMPROVEMENTS (T.O.M.C. Sec. 7-3.08)
All existing buildings, driveway openings, storm drain structures, natural drainage channels, wells and utility facilities shall be shown on improvement plans with their approved disposition noted. All existing and proposed utility, storm drain, access and slope easements shall also be indicated on improvement plans.

69. (PWD) STREET NAMES AND ADDRESSES
Prior to the submittal of the first plan check for a final map or other permit, a plot plan containing sufficient information for street names and addressing shall be submitted to the Departments of PCD and PWD for street names and address assignment. The street names and addresses are also to be approved by the VFD and Post Office.

In the case of multiple residential buildings, the assignment of all numbers and addresses shall be exclusively the responsibility of the Director of Public Works working in conjunction with the Fire Department and Post Office.

70. (PWD) CURRENT STANDARDS
All ordinances, policy resolutions and adopted design and construction standards and specifications of the City of Thousand Oaks in effect at the time of approval of this project shall be complied with as a condition of this approval. Any time extensions may require updating the affected construction drawings, bonds and agreements as applicable, to the current adopted Codes and Standards.

71. (PWD) CONDITIONS SUPERSEDED & DISCLAIMER
When exhibits and/or written conditions are in conflict, the written conditions shall supersede all conflicting notation, specification, dimension and typical sections which may be shown on the exhibit. The conditions stated herein shall not be considered a comprehensive listing of all Municipal Code requirements and City Policies but are stated for the Applicant's convenience in determining the City's interpretation of proper development of the subject project.

72. (PWD) FINAL MAP SUBMITTAL (Subdivisions Only)
The applicant shall submit with the first plan check of the final map, a current preliminary title report and subdivision guarantee, five prints of the final map, a

RESIDENTIAL STANDARD CONDITIONS

map checking fee, one copy of all boundary and lot calculations and copies of any reference maps and deeds as may be required to facilitate the map checking process as determined by the Director of Public Works.

73. (PWD) WATER AND WASTEWATER MASTER PLAN (T.O.M.C. Sections 10-2.105 Water & 10-1.105 Wastewater)
The applicant shall be aware of the City's Master Plans for wastewater and water (as applicable) including impacts of subsequent developments, and shall indicate any main line relocations, extensions or oversizing on all maps submitted. Further, any known deviations from the City Standards shall be presented to the Utilities Department prior to tentative map and/or development project approval by the City Council.
74. (PWD) WATER AND WASTEWATER SYSTEM DESIGN (T.O.M.C. Sec. 10-2.105 Water & 10-1.105 Wastewater)
All water/wastewater systems (as applicable) shall be designed and constructed in accordance with the Municipal Code, Design and Construction Standards, and as required to adequately serve the particular property/development. Any project time extensions may require updating the affected construction drawings, bonds and agreements as applicable, to the current adopted Codes or Standards.
75. (PWD) WILL SERVE LETTER (T.O.M.C. Sec. 10-2.235 Water)
The issuance of a City of Thousand Oaks "will serve" letter is required to receive water and/or wastewater service.
76. (PWD) PROHIBITED STRUCTURES ON EASEMENTS
No structures, concrete pavement, landscaping, building overhangs or overhead extensions, or similar type of construction shall be placed over existing or proposed water/wastewater easements, unless specifically approved in writing by the Public Works Department. The applicant shall sign separate easement deeds reflecting this requirement, even though easements have been shown on a tract map/parcel map.
77. (PWD) SUBDIVISION SETBACKS
Where existing property lines do not comply with setback requirements and/or conflict with proposed buildings, a lot line adjustment or parcel map waiver shall be applied for and approved, and prior to occupancy of any building a final map shall be recorded with the County Recorder including all of the property within the area of the subject property. The necessary application shall be filed prior to the issuance of any grading permit and shall be recorded prior to issuance of a building permit.

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78. (PWD) OUTSIDE CITY LIMITS

For that portion of the project located outside of the Thousand Oaks City limits, public and on-site improvement plans shall be approved by the respective agencies and appropriate signature title blocks provided on the plans. The City boundary shall be clearly indicated on said plans.

79. (PWD) REMOVAL AND REPLACEMENT/INTERFERING HARDSCAPE

The applicant shall enter into an agreement with the City, in a format approved by the City, whereby the applicant is responsible for the costs of removing and replacing all interfering hardscape (concrete paving, concrete sidewalks, interfering or overhanging structures, etc., but excluding asphalt paving) and/or landscape in the event the City must uncover City-owned water and/or wastewater mains, water service laterals and other related appurtenances for purposes of repair, maintenance, replacement or reconstruction.

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9. GRADING

80. (PCD) GRADING PLAN SUBMITTAL
Prior to recordation of a final map and issuance of any grading permit, a grading plan shall be submitted for review and approved by the Departments of PCD and PW.
81. (PCD) 25% TERRAIN ENCROACHMENT (T.O.M.C. Sec. 7-3.07)
No encroachment into twenty-five percent (25%) natural terrain to accommodate any grading or construction activity shall be allowed except as otherwise authorized in the conditions of project approval. Exceptions must receive Planning Commission review and approval.
82. (PCD) EXPORTING/IMPORTING EARTH MATERIALS
The exporting and importing of any earth materials to sites within the jurisdiction of the City of Thousand Oaks shall be subject to the review and approval of the Planning Commission of City Council or such other administrative process as may be allowed by the Municipal Code unless such sites have previously been approved for development with an active entitlement, and said grading is in accordance with the approved plan for the project.
83. (PCD) EARTHQUAKE PARAMETERS
The "maximum probable earthquake" parameters as indicated in the Seismic Safety Element of the Thousand Oaks General Plan shall be utilized in the final grading design of all manufactured slopes.
84. (PCD) GRADING PHASING
Grading of the entire project shall be limited to a single phase except as otherwise approved as a specific condition of the permit.
85. (PCD) RETAINING WALLS
All retaining walls, unless totally obscured from view, shall be constructed of a decorative treated masonry material, such as plaster over block, slumpstone, slurry coat over slumpstone, brick or split-face block or other appropriate treatment, subject to the review and approval of the Department of PCD.
86. (PCD) GRADING ADJACENT TO STREETS (Res. No. 70-270)
The project shall comply with all provisions of Resolution, "Grading Adjacent to Streets and Highways," unless otherwise noted in the project conditions.
87. (PCD) (M) DETAILED GRADING PLAN/LANDSCAPE PROTECTION
The detailed grading plan shall depict all manufactured slopes including berms and mounds and shall be submitted for review and approval to the Departments of

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Planning and Community Development and Public Works. Said plans shall incorporate the following provisions:

- A. Rounded top sections.
- B. Contour grading techniques to blend in with the natural slopes.
- C. Earth color brow ditches and bench drains.

All manufactured slopes shall be heavily landscaped with "Xeriscape" drought resistant native plant materials including tree clusters and ground cover and provided with a permanent irrigation system throughout. Permanent landscaping and irrigation systems shall be installed within six (6) months following the completion of grading.

88. (PCD) (M) CULTURAL RESOURCES/GEOTECHNICAL OBSERVATION

All grading operations shall be performed in conformance with current City of Thousand Oaks grading codes, and under the inspection of a qualified soil engineer and engineering geologist. Sufficient and timely geotechnical observation and testing shall also be performed during grading and construction to monitor the earthwork and to correlate the findings of the geotechnical investigations with the actual subsurface conditions encountered during grading. In the event that previously undiscovered cultural resources are encountered during construction grading, all work within the immediate vicinity shall be suspended until timely notification of respective cultures, so adequate measures can be determined and implemented to mitigate any adverse impacts as per Sub-section 7-3.09 (i) of the Thousand Oaks Municipal Code. The on-site monitor shall be selected by the Department of PCD and shall report all findings, observations and discoveries of resources directly to the City.

89. (PCD) (M) SAN JOAQUIN VALLEY FEVER

The applicant shall provide and post written notice to all employees involved in grading operations on the project that face masks should be worn during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever. A written notice shall be provided to all employees as well as the posting of a proper notice in a conspicuous location on the project site.

90. (PWD) DRIVEWAY GRADES

All private driveways within the project serving single-family detached units shall be limited to a maximum fifteen percent (15%) grade except as otherwise noted in the specific resolution for the project.

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91. (PWD) SURVEY MONUMENTS (T.O.M.C. Sec. 7-2.612)
Any existing or set survey monument shown on the plans for the purpose of preserving survey points, lines or elevations shall not be set, removed or disturbed without first obtaining permission from the City Engineer or a designee. The replacement or setting of a removed or disturbed monument and benchmark shall be done by a permitted, registered civil engineer or a licensed surveyor and shall be at the expense of the Applicant.
92. (PWD) EROSION CONTROL PLAN
Upon the request of the PWD, an erosion control plan shall be submitted to the PWD. All persons performing any grading operations between the dates November 1st and April 15th will automatically be required to furnish said office with the stipulated plan. Said plan shall show all adequate anti-erosion and/or drainage devices, i.e., check dams, retention and desilting basins, berms, or other devices necessary to protect public streets and property of others from damage of any kind. A grading permit will not be issued, under any circumstance, prior to the approval of an erosion control plan during that period of time between the months indicated above.
93. (PWD) DUST CONTROL (T.O.M.C. Sec. 7-3.09)
Dust control shall be employed continually during and after grading by applications of water or other approved materials until adequate ground cover is established.
- Prior to the issuance of a grading permit, the applicant shall submit a contingency plan for soil stabilization and dust control in the event continued drought conditions persist and water shortages prevent the irrigation of hydroseeded or landscaped manufactured slopes and building pads. This interim plan shall address the type of soil binding agent proposed for use including the method and frequency of application subject to the review and approval of the Department of Public Works.
94. (PWD) HAUL ROUTES (T.O.M.C. Sec. 7-3.09)
Haul routes and times of trucking operations for any grading materials and borrow or disposal sites or recycling facilities used shall be designated on the grading permit, subject to approval by the Traffic and City Engineers.
95. (PCD)
(PWD) DETAILED GRADING PLAN
Prior to issuance of a building and grading permit a detailed grading, paving and drainage plan designating compliance with all of the imposed conditions of the permit shall be submitted for the review and approval of the Departments of PCD and PWD.

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96. (PCD) MANUFACTURED SLOPE SEPARATION (Res. No. 79-365)
The project shall comply with all provisions of Resolution No. 79-365, "Manufactured Slope Separation Guidelines for Hillside Terrain" unless otherwise specified in the project conditions.
97. (PCD) MANUFACTURED SLOPE HEIGHT AND ANGLES (T.O.M.C. Sec. 7-3.19 & 20)
Manufactured slopes are limited to a maximum vertical height of twenty-five feet and angles limited to a cut or fill face of two feet (2') horizontal (run) to one foot (1') vertical (rise) unless otherwise specified in the project conditions.
98. (PWD) GRADING PERMIT
The applicant shall obtain a grading permit as required by the Grading Ordinance and post the required grading bond prior to the start of construction.
99. (PWD) SOILS AND DRAINAGE REPORTS
Soils, geologic reports, hydrologic, and hydraulic calculations signed by a Civil Engineer shall be provided to verify the feasibility of all fills to be placed and cuts to be made, to insure adequate support of all building pads and roadways, to provide adequate protection for adjacent properties and to provide information relative to top soil requirements for pads.
100. (PWD) MISCELLANEOUS REQUIREMENTS (T.O.M.C. Sec. 5-14.02 & 03)
All existing and proposed equestrian trails, easements and the City boundary shall be shown on improvement plans. A copy of all required slope easements, off-site construction letters or permits shall be submitted to the Public Works Department and any required tree permits for removals or encroachments shall be obtained prior to initiating grading operations or storm drain construction.

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10. LANDSCAPING/IRRIGATION

101. (PCD) LANDSCAPE STANDARDS (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.
102. (PCD) (M) LANDSCAPE PRESERVATION
Wherever possible, existing landscaping and trees shall be preserved and protected. Where appropriate, trees transplanted shall be transplanted subject to the review and approval of the Department of PCD and the City's landscape consultant.
103. (PCD) PARKING AREA LANDSCAPING [T.O.M.C. Sec. 9-3.2404(e)]
All parking area landscaping shall be enclosed within masonry planter box(es) or concrete curb(s) not less than six inches (6") in height and shall be provided with a permanent irrigation system.
104. (PCD) LANDSCAPE/IRRIGATION PLAN
Prior to the issuance of any grading and building permit, detailed landscape and irrigation plans shall be submitted for the review and approval of the Department of PCD and Police Department. Said plan shall incorporate water conservation measures reflecting a "xeriscape" design program that utilizes drought tolerant plant material and reclaimed water where possible. The location of light fixtures including standards shall be shown on the landscape plans to insure no conflict occurs between placement of trees/shrubs and light fixtures and to avoid plant growth interference with the level of illumination. The use of reclaimed water for landscaping where available is encouraged.
105. (PCD) (M) MANUFACTURED SLOPE LANDSCAPING
All manufactured slopes where bedrock material is encountered within two feet (2') of the surface shall be irrigated and planted with materials appropriate for these conditions subject to the review and approval of the Department of PCD.
106. (PCD) STREETSCAPE STUDY (Resolution No. 93-152)
The landscape plans shall incorporate the recommendations and standards stated within the City of Thousand Oaks Identification Streetscape Study and City Gateway Resolution including the installation of corner/perimeter landscaping beyond minimum Municipal Code requirements.
107. (PCD) FUEL MODIFICATION ZONE - BRUSH CLEARANCE
A minimum one-hundred foot (100') wide fuel modification zone, as measured from the developable pad area shall be provided and the cleared areas replaced

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with fire retardant and drought resistant trees, shrubs and/or ground covers, preferably native species that blend in with the surrounding natural vegetation. A permanent irrigation system shall be installed within this zone to provide for a permanent landscape treatment subject to the review and approval of the Department of PCD. Said brush clearance areas shall be maintained by the applicant until managed by a maintenance district or homeowners association unless permitted on individual lots. In this instance, on-site maintenance shall be the responsibility of the homeowner and shall be specified in the C.C.&R's.

108. (PCD) ARCHITECTURAL GUIDELINES - CUSTOM LOTS
The Architectural Guidelines for the subdivision shall include provisions establishing a uniform landscape design concept on all manufactured slopes contiguous to the private streets system and in the brush clearance areas.
109. (PCD) VACANT LOTS (T.O.M.C. Sec. 7-3.24)
Prior to the issuance of occupancy certification for any phase of construction, appropriate landscape treatment of all remaining vacant lot pads and temporary slopes shall be completed. Said landscape treatment shall be subject to the review and approval of the City's Landscape Consultant. Said landscaping shall be provided where construction has not commenced within six (6) months following completion of grading.
110. (PCD) XERISCAPING (Resolution No. 93-74)
Landscaping shall be designed using xeriscaping techniques; i.e., using drought-tolerant low water use plantings. The use of lawn, grasses and turf shall be minimized. Landscape irrigation systems shall use reclaimed water where possible and likewise be designed using low gallonage sprinkler heads, drip irrigation systems, soil moisture sensing devices, rain sensing override devices, multiple scheduling digital controllers with repeat cycles, reclaimed water where available, etc, pursuant to Ordinance No. 93-74 "Guidelines and Standards for Landscape Planting and Irrigation Plans," and any subsequent amendments. The City shall review and approve all landscaping plans and irrigation systems.
111. (PCD) COMMON AREA LANDSCAPING (T.O.M.C. Sec. 9-4.2404)
All common area landscape planters shall be enclosed within brick or masonry planter box(es) or concrete curb(s) not less than six inches (6") in height including areas adjacent to public or private streets and at the base of sloping terrain where a sidewalk occurs and shall be provided with a permanent and automatic irrigation system pursuant to Municipal Code Section 9-4.2404 (e)(4). Concrete curbing material and

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placement shall be subject to the review and approval of the Department of PCD.

112. (PCD) COMPACT PARKING LANDSCAPING

[T.O.M.C. Sec. 9-4.2404(4)(iv)]

Pursuant to requirements in the parking ordinance, a minimum 25 square feet of additional landscaping shall be provided in the common parking areas for each compact parking space.

113. (PCD) LINE OF SIGHT CLEARANCES

All berming and plant selection shall be located in a manner as not to impair required vehicular line of sight clearances, subject to the approval of the Department of PCD and the Traffic Division.

114. (PCD) Entry Features/Planters

Any entry feature within the front yard setback (20 feet) shall be constructed of decorative material and shall be limited in height to two (2) feet six (6) inches (2'-6"). Any signage or artwork shall be integrated into these entry features and shall be designed in compliance with the signing provisions contained herein. Location and design of these features shall be subject to review and approval of the Department of PCD.

115. (PCD) (M) INVASIVE PLANT REVIEW

Landscape plants to be utilized around the proposed development shall be approved by the City's Landscape Consultant to insure that no invasive species will be introduced into adjacent open space areas.

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11. RESIDENTIAL LIGHTING FOR COMMON AREAS AND APARTMENT PROJECTS

116. (PCD) DESIGN AND LOCATION [T.O.M.C. Sec. 9-4.2405(b)]
All common areas and apartment parking lots and driveways shall be illuminated utilizing a lighting system consisting of decorative, low-profile lighting fixtures not exceeding an overall height of fourteen (14) feet and located within landscaped areas. Pedestrian walkways, stairways and ramps located in common areas outside the buildings shall be provided with additional lighting using maximum eight (8) foot high free-standing decorative light fixtures having a low-profile design. Also, use of bollard type lighting along footpaths is encouraged to provide additional illumination for public safety and security. Special care shall be provided to avoid conflicts with tree placements. Light fixtures located in any landscape finger shall be set back a minimum distance of three (3) feet from curb face. All lighting shall be designed and directed downward to avoid any illumination of adjacent properties. Location and design of all lighting systems shall be subject to the approval of the Police Department and the Departments of Building & Safety and Planning and Community Development.
117. (PCD) ARCHITECTURAL LIGHTING
Sidewall illumination shall be limited to architectural bracket type light fixtures only. Other special outside lighting, such as building entrances may be provided and shall consist of recess type fixtures. All fixture design and locations shall be subject to review and approval by the Departments of Planning and Community Development, Building & Safety and Police Department.
118. (PCD) PHOTOMETRIC/LIGHT FIXTURE CATALOGUES AND SPECIFICATIONS
Prior to issuance of any electrical permit for outdoor illumination, a photometric analysis prepared by a registered Electrical Engineer and accompanied with light fixture catalogues, brochures and specifications shall be submitted for approval by the Departments of Building & Safety and Planning and Community Development.
119. (PCD) LIGHT STANDARD PEDESTALS
All free-standing light fixtures shall be installed on raised concrete pedestals as follows:
- a. Sidewalk surfaces: - Six (6") inches.
 - b. Parking lot surfaces: - Three (3') feet.

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- c. Landscaped planters: - Two (2') feet.
[When parking curbs
are three feet (3') away.]

All concrete pedestals shall be painted to match
the predominant building wall color.

120. (PCD) PARKING LOT LIGHT STANDARD CLEARANCES

All parking lot lighting located in planters shall
maintain a minimum three (3) foot clearance from any
curb face.

121. (PCD) ROOF/SIDEWALL

No roof or sidewall lighting shall be permitted excep
as otherwise needed to comply with the requirements c
the Building and Security Ordinance No. 1058-NS. The
installation of decorative lighting to accent the
building and lighting to illuminate the parking lot m
be attached to the building, subject to review and
approval of the Department of PCD.

122. (PCD) DRIVEWAY LIGHTING [T.O.M.C. Sec. 9-4.2405(b)]

An adequate lighting system shall be provided within
the driveways of a design and location subject to the
review and approval of the Departments of Building an
Safety, PCD, and Police.

123. (PWD) STREET LIGHTING (Res. No. 74-282)

Street lighting with marbelite standards and
appurtenant underground facilities shall be installed
on all public streets within and adjacent to or on
streets constructed to serve the subdivision to the
satisfaction of the Director of Public Works, unless
otherwise conditioned in the permit. The applicant
must make the necessary installation arrangements
directly with the Southern California Edison Company
well in advance of street improvement construction.
Street lighting shall be in place and operational prior
to occupancy.

124. (PWD) LIGHTING DISTRICT ANNEXATION

The entire area of the project shall be annexed to Tax
Assessment Zone No. 1 of the Thousand Oaks City-Wide
Lighting Maintenance District. Energy charges for
street lighting shall be paid by the applicant until
the development appears on the above said assessment
zone tax rolls or until such time as occupancy of the
development warrants street lighting subsequent to
annexation. The required exhibits, petition and filing
fee shall be submitted to the City prior to issuance of
any building permits.

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12. OAK TREES/LANDMARK TREES

125. (PCD) OAK OR LANDMARK TREE REPORT

Prior to the issuance of any grading, paving or building permit, the applicant shall prepare and submit a detailed oak tree report to address the health status of all oak and landmark trees, to evaluate the impact of improvements and to establish a health maintenance program for all such trees on the subject property.

126. (PCD) OAK TREE PERMIT

If oak trees are impacted, the applicant shall apply for an Oak Tree Permit simultaneously with the application for any other entitlement permits on the subject property to determine potential impacts and to assure preservation.

127. (PCD) PRESERVATION (Resolution No. 87-93)

All oak tree work shall conform to and abide by the City of Thousand Oaks, Oak Tree Preservation and Protection Guidelines Resolution No. 87-93.

128. (PCD) GRADING WITHIN PROTECTED ZONE

[T.O.M.C. Sec. 5-14.02(i)]

Any form of grading and other construction activity within the protected zone of oak trees shall be prohibited unless otherwise authorized by conditions of the permit. Prior to the issuance of any grading or building permit, any improvement which may affect oak trees shall be identified and clearly marked on the property for inspection by the Department of PCD.

129. (PCD) OAK TREE REMOVAL (T.O.M.C. Sec. 5-14.05)

Prior to the issuance of building or grading permits, an oak tree permit shall be obtained for the removal of any oak tree subject to the review and approval of the Department of PCD and the City's Oak Tree Specialist. The encroachment or removal of four (4) or more trees or combination of both requires a Planning Commission recommendation to the City Council for final action by that body. All trees allowed to be removed or trimmed shall be hauled to a site as approved by PCD.

130. (PCD) MITIGATION MEASURES

All mitigation measures outlined in the submitted Oak or Landmark Tree Report and Oak Tree Report Addendum shall be performed under the direction and supervision of the applicant's tree consultant with concurrent final inspections to be performed by the Department of PCD. A forty-eight (48) hour notice shall be given to the Department of PCD prior to the commencement of any work on the oak or landmark trees.

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131. (PCD) WORK MONITORING

All of the work described in this oak tree permit shall be monitored by the applicant's tree consultant. Furthermore, it shall be the responsibility of the applicant to contact the consultant and arrange for the successful completion of these conditions. Additionally, the applicant shall be required to have his tree consultant submit a letter of certification within fourteen (14) days of completion to the Department of PCD, stating that all of the work was accomplished in his or her presence in accordance with the Oak Tree Report for this project, except as approved by the Department of PCD to be deleted or modified by conditions of the Oak Tree permit. Upon receipt of the letter of Certification, Staff will schedule a field inspection.

132. (PCD) LIABILITY

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 tree(s) upon the property and under their control in a safe, healthy condition.

133. (PCD) PROTECTIVE FENCING (Resolution No. 87-93)

Prior to the issuance of any grading or building permit, a temporary five-foot (5') high chain link fence shall be placed around the protected zone of all oak trees that are a minimum two inch (2") trunk diameter, four and one-half feet (4-1/2') above ground level within one hundred feet (100') of any development activity where the trees are located totally or partially on-site. Installation of said fence shall be subject to the review and approval of the Department of PCD, and shall be removed upon completion of construction and upon authorization from the Department of PCD. Furthermore, it shall be the responsibility of the applicant to keep all protective fencing in a condition of good maintenance throughout the development period.

134. (PCD) OAK TREE FENCE SIGNS (Resolution No. 87-93)

The applicant shall place fence signs per the requirements of Resolution No. 87-93, Oak Tree Preservation and Protection Guidelines.

135. (PCD) TRENCHING/GRADING NEAR OAK TREES (Res. No. 87-93)

All trenching and related grading and construction activity within the protected zones of any oak tree shall be performed exclusively by hand tools with the authorized work to the affected oak trees to be accomplished under the review and on-site supervision of the applicant's oak tree consultant with a final inspection to be conducted by the Department of PCD.

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136. (PCD) PERMITTED FENCING

Wrought iron fencing may be installed along property lines which are located within the oak tree protected zone, provided that all postholes located within the oak tree protected zone are hand dug and hand trenched. No fencing shall be permitted within the oak tree protected zones, unless said fencing is located along or adjacent to a property line or as otherwise authorized by conditions of the permit.

137. (PCD) LANDSCAPING (Resolution No. 87-93)

No conventional irrigation system shall exist beneath the dripline of an oak tree. All plans for irrigation and planting beneath an oak tree shall be submitted for the review and approval of the City's Oak Tree Consultant and/or the Department of PCD.

138. (PCD) OAK TRANSPLANTS/SECURITY DEPOSIT

The applicant shall submit a refundable security deposit equal to the value of any on- or off-site transplanted oak tree. The deposit will be refunded upon verification of oak transplant survival by the City of Thousand Oaks, but the refund shall not be remitted later than two (2) years after the transplanting.

139. (PCD) FERTILIZATION/DISEASE CONTROL

All oak trees shall be evaluated for the need of deep root watering, fertilization, and insect/disease control, using proper aboricultural methods under the direction of the applicant's oak tree consultant. This evaluation shall be subject to the review and approval of the Department of PCD, and shall be made prior to the issuance of any Certificate of Occupancy.

140. (PCD) OAK TREE MAINTENANCE GUIDELINES

The following requirements shall apply to the on-going maintenance of oak trees:

- a) All existing oak trees on the subject property shall be retained in a healthy state with proper grading and drainage techniques, including retaining walls and ventilation devices as approved by the Department of PCD.
- b) Positive drainage for water will be provided for all oak trees located upon the parcel and impacted by development.
- c) Oak trees that are confirmed dead by a City Oak Tree specialist shall be removed prior to grading.
- d) Activity that will affect the trees shall only occur in the presence of the City's oak tree specialist or the applicant's consultant. Any oak

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trees that are removed shall be replaced with specimen sized oak trees to be placed in strategic locations throughout the property subject to the review of the Department of PCD and the City's Oak Tree Consultant.

- e) No herbicides shall be placed within one hundred feet (100') of the driplines.
- f) No grading or installation of improvements shall take place within the protected zone, and no branches over two inches (2") in diameter shall be removed from any trees unless approved by the City's oak tree consultant for deadwooding purposes only.
- g) All live branches to be pruned or removed shall be identified with a "field marking" for the review and inspection of the Department of PCD.
- h) All approved pruning shall be performed utilizing proper arboricultural methods and shall be accomplished under the direct supervision of the applicant's oak tree consultant and/or the Department of PCD.

The City's appointed Oak Tree Consultant, to be paid for by the applicant, shall review the adequacy of the above protective measures and impose additional requirements as deemed necessary prior to release of a grading permit. The applicant's oak tree consultant shall certify that all work has been completed in accordance with the requirements as set down within the oak tree report and by the City's oak tree consultant, and said certification that said requirements are complete shall be received prior to final approval of the grading. The applicant's oak tree consultant shall also certify in writing that the protective measures to assure the healthy preservation of the oak trees have been properly implemented.

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13. OPEN SPACE/TRAILS/EQUESTRIAN

141. (PCD) USABLE OPEN SPACE - SINGLE FAMILY DETACHED

(T.O.M.C. Sec. 9-4.904(e)(1))

Useable open space calculations shall be submitted in conjunction with house plotting and architectural approval for each lot, shall be indicated on the plot plan and shall comply with Section 9-4.904(e)(1) of the Municipal Code requiring a minimum one thousand (1,000) square feet for a two (2) bedroom house, plus an additional two hundred (200) square feet for each additional bedroom. The minimum dimension of said open space shall be twenty feet (20') with slopes less than ten percent (10%) gradient.

142. (PCD) PRIVATE USABLE OPEN SPACE (T.O.M.C. Sec. 9-4.904(e)(4))

A minimum four hundred (400) square foot private useable open space with a minimum fifteen foot (15') dimension shall be provided for each condominium or townhouse unit with a density of seven (7) units per net acre or less.

143. (PCD) PATIOS/BALCONIES (T.O.M.C. Sec. 9-4.904(e)(5))

Private patios/balconies shall be provided for all apartment units with a minimum dimension in all directions of seven feet (7') and a minimum useable area of one hundred (100) square feet.

144. (COSCA) OPEN SPACE DEDICATION

The dedication of open space may be required by COSCA, subject to the review and approval of CRPD and the Department of PCD. The open space area proposed to remain in a natural state shall be placed in separate lots and title transferred to COSCA. Property boundaries of open space lots shall be identified with permanent monuments and marked with twenty-four inch (24"), orange-colored painted pipe as witness stakes. All development rights to non-publicly owned open space within restricted use easement areas shall be deeded to the City of Thousand Oaks.

145. (COSCA) OPEN SPACE OWNERSHIP

Ownership shall be offered to the City of Thousand Oaks or CRPD on the tract map, and transferred to COSCA using a Grant Deed prepared by the applicant, concurrent with the recordation of the final tract map with the County Recorder, subject to acceptance by COSCA. Title insurance shall be required with a liability limit equal to the property value as open space.

146. (COSCA) MAP REQUIREMENT

Prior to the issuance of building permits, COSCA shall be provided with a one inch equals one

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hundred feet (1"=100') scale mylar map delineating topography, geologic data, archaeological information, and as-built data referencing existing utilities, easements, known well sites, and other pertinent features. Property and/or easement boundaries shall be clearly identified including bearings, distances and other appropriate callout.

147. (COSCA)

OPEN SPACE RESTORATION

Prior to the issuance of building permits, open space areas shall be restored by the applicant to their natural state per the following:

a) removal of surface scars, roads and trails not part of the trail system, utilities excavations, and other ground disturbance associated with past uses;

b) removal of all structures, trash, refuse and debris that is foreign to the natural environment (unless determined to be historically significant);

c) a restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by COSCA;

d) recommended procedures for removal of the surface scars in disturbed areas may include, but are not limited to, the use of backfilling, recontouring of the land forms and application of native hydromulch materials;

e) a performance bond shall be submitted to guarantee restoration to a natural condition of all excavated areas for sewer, water line and drainage installations or other improvements.

148. (COSCA)

INSTALLATION OF PASSIVE RECREATIONAL FACILITIES

The design and installation of trails, look-out points, and other passive recreational features may be required by COSCA at the applicant's expense.

149. (COSCA)

ACCESS CONTROL

Access to open space shall be controlled through fencing or other appropriate barriers and constructed or bonded by the applicant prior to the issuance of building permits. Concrete rail-type fencing (or a design approved by the Department of Planning and Community Development) shall be installed along streets adjacent to open space and alongside trails where necessary.

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150. (COSCA) ACCESS CONTROL-TRAILHEADS
Trailhead entry structures (step-overs/gates) of a type and design approved by COSCA, shall be installed at all trail access points. Special barriers shall be installed at other potential points of access as identified by COSCA to preclude unauthorized vehicles from entering open space.
151. (COSCA) ACCESS CONTROL-ADJACENT LOTS
Residential lot access to open space shall be precluded by non-gated fences or walls a) along the developable pad area, or b) one foot (1') inside the property line of each lot adjacent to open space, or c) along the property boundary between the fuel modification zone and the open space, located to complement the natural contour, as determined by COSCA.
152. (COSCA) TRAILS
All required trails and trail easements shall be shown on the grading plan with a ten (10') foot wide clearance and a five (5') foot wide treadway, designed and built according to COSCA/CRPD plans and standards. Construction of trails shall be in conjunction with the grading phase of the development and shall be completed prior to the issuance of building permits.
153. (COSCA) IMPROVEMENTS
All improvements adjacent to or within open space areas, including stream channel inlets, brow ditches, and bench drains, shall be stained an earth color to blend with the surrounding natural landscape conditions and be located on private property.
154. (COSCA) DRAINAGE
All drainage flowing onto or influencing open space areas shall provide adequate energy dissipating structures to diminish soil erosion and deposits. The design and location of such structures shall be shown on the grading plan for review by COSCA and the Department of Public Works.
155. (COSCA) LIGHTING
Lighting structures shall be designed to minimize illumination of natural open space areas.
156. (COSCA) FUEL MODIFICATION
All land to be maintained as a fuel modification zone or for slope stabilization shall be located in separate parcels with maintenance responsibility exercised and controlled by private landowners, homeowner's association or other

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appropriate entity, according to current City policies. Access points for maintenance from public streets must be provided and clearly identified on the tract map.

157. (COSCA)

BRUSH RETENTION

Selective retention of native shrubs within the Fuel Modification Zone is encouraged pursuant to Ventura County Fire Department guidelines consisting of a minimum eighteen foot (18') separation, and should be implemented per approval by COSCA.

158. (COSCA)

MAINTENANCE DISTRICT

A maintenance district shall be established for the purposes of public open space, trail and recreational improvement maintenance. Administration of the district shall be through the City of Thousand Oaks.

159. (COSCA)

AGENCY APPROVAL

The COSCA and CRPD requirements regarding the open space property are imposed subject to final review and approval by the Department of PCD and Park District General Manager.

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14. OTHER AGENCIES

160. (PWD) CALTRANS
Prior to issuance of any grading or building permits a State Department of Transportation encroachment permit shall be obtained for any construction or grading work within any affected State right-of-way or easement.
161. (PWD) SOUTHERN CALIFORNIA EDISON
Prior to issuance of any grading or building permits, written permission from Southern California Edison shall be obtained for any construction work within any affected Edison easement.
162. (PWD) CALLEGUAS MUNICIPAL WATER DISTRICT
(T.O.M.C. Sec. 10-2.414)
The applicant shall comply with Ordinance No. 14 of the Calleguas Municipal Water District prior to the issuance of a water "will serve" letter by the City. In the event of non-compliance, the applicant shall be solely responsible for any City incurred costs.
163. (PWD) VENTURA COUNTY FLOOD CONTROL DISTRICT PERMIT
A permit/clearance shall be obtained from the Ventura County Flood Control District for any construction within an adjacent flood control easement. (M.C. 9-1.03)
164. (PWD) RIGHTS-OF-WAY ENCROACHMENTS
Any proposed encroachments into the rights-of-way of agencies other than the City of Thousand Oaks shall be reviewed and written approval shall be obtained from such agency.

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15. PARKING AND DRIVEWAYS

165. (PCD) OFF-STREET PARKING (T.O.M.C. Sec. 9-4.2404)
Each off-street parking space, including covered or enclosed spaces shall be at least nine (9) feet by twenty (20) feet, exclusive of the drives and aisles and shall be located on the same lot or building site as the dwelling they serve. However, wherever appropriate, parking stalls shall be reduced to a depth of eighteen feet (18') in order to increase planter area widths. All standard parking stalls eighteen (18') feet in depth and all compact parking stalls fifteen feet (15') in depth shall overhang a minimum six-foot (6') wide planter.
166. (PCD) PARKING REQUIRED - SFD (T.O.M.C. Sec. 9-4.2402)
The parking provisions for single-family dwellings shall be met in accordance with Section 9-4.904(b)(1) of the Municipal Code including the requirement of three (3) enclosed parking spaces for dwelling units with five (5) or more bedrooms. All two (2) car garages shall have a minimum unencumbered dimension of eighteen feet wide by twenty feet deep (18' x 20'), a three (3) car garages twenty seven feet wide by twenty feet deep (27' x 20'). Furthermore, for all dwellings whose driveways exceed fifty (50) feet in length, a minimum two (2) additional guest parking stalls with a minimum twenty-five foot (25') turnaround area shall be provided.
167. (PCD) PARKING REQUIRED - MULTI-FAMILY (CONDOMINIUM)
(T.O.M.C. Sec. 9-4.2402)
The parking provisions for multi-family projects shall be met in accordance with Section 9-4.2402(a)(5) of the Thousand Oaks Municipal Code including the requirement of two (2) enclosed parking spaces per dwelling unit, plus one (1) additional space per each unit for guest parking. All two car garages shall have a minimum unencumbered dimension of eighteen feet (18') wide by twenty feet (20') deep.
168. (PCD) PARKING REQUIRED - MULTI-FAMILY (APARTMENT) (T.O.M.C. Sec. 9-4.2402)
Parking provisions for the apartment project shall be met in accordance with Section 9-4.904(b) of the Thousand Oaks Municipal Code which shall include the requirement of one and a half (1-1/2) parking spaces for one (1) bedroom units and two (2) parking spaces for two (2) bedroom units. A minimum of one (1) space for each unit shall be covered.
169. (PCD) PARKING RESTRICTIONS
No parking shall be permitted within the common driveways, except in designated locations only, and shall be restricted by the Covenants, Conditions and

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Restrictions as well as red curbing and no parking signs. The applicant shall request for City Council consideration the Thousand Oaks Police Department enforcement of no parking restrictions for multiple family ownership projects.

170.(PCD) GUEST PARKING - OWNERSHIP UNITS (T.O.M.C. Sec. 9-4.2402 & Res. 77-111)

A minimum of one (1) guest parking space per unit shall be provided on the site to satisfy guest parking requirements. Location of the parking spaces shall be subject to the review and approval of the Department of PCD.

171.(PCD) GUEST PARKING - APARTMENT UNITS (T.O.M.C. Sec. 9-4.2402)

A minimum of one-half (1/2) guest parking space per unit shall be provided on the site to satisfy guest parking requirements. Location of the parking spaces shall be subject to the review and approval of the Department of PCD.

172.(PCD) WALL SCREEN

All open parking spaces facing dwelling units with windows shall be provided with a minimum three-foot (3') high decorative wall or earth berm to screen headlights from view.

173.(PCD) PRIVATE STREETS (Resolution No. 77-111)

Any "for sale" condominium project shall comply with Resolution No. 77-111 "Private Streets." A private street is any access which is considered to be the main or primary access to the project and where Fire Department access is required. Typically any street access exceeding one hundred and fifty feet (150') in length, or where any guest parking is provided within the project qualifies as a private street and must meet the private street criteria. For the purposes of calculating project density, the area of any private street shall be subtracted from the total project area. All residential projects containing private streets shall incorporate the following provisions:

- a. A minimum of one (1) guest parking space per dwelling unit exclusive of two (2) resident parking spaces shall be provided within close proximity to the dwelling unit clusters;
- b. All main access ways or driveways (private streets) shall contain a minimum of thirty-six feet (36') of pavement width;
- c. Main driveway construction standards shall consist of a "crown section" with gutters and concrete vertical or rolled curbs subject to Public Works Department approval;

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- d. Appropriate safety design measures shall be incorporated in the design of the project, consisting of but not limited to, appropriate curve radii, vehicular and pedestrian sight clearances at intersections and proper drainage;
- e. Traffic control devices shall be installed in appropriate locations subject to the review and approval of the Departments of PCD, PW, Fire and Police;
- f. Private driveway lengths from any garage to a private or public street shall be a minimum of twenty feet (20'), the length of all other driveways not accessing directly onto a private public street shall be considered in light of design characteristics, natural features, or other topographic constraints.

174. (PWD) ON-SITE PAVING (T.O.M.C. Sec. 9-4.2404)

An on-site paving and drainage improvement permit shall be obtained and plan check and inspection fees shall be paid prior to initiating construction of said on-site improvements. (M.C. 9-4.2404)

175. (PWD) PAVING STRUCTURAL SECTION (T.O.M.C. Sec. 9-4.2404)

Prior to issuance of an on-site permit, a written recommendation by the project soils engineer for the on-site paving structural section shall be submitted to the Director of Public Works for approval. (M.C. 9-4.2404)

176. (PCD) STRIPING

All parking stalls shall be double striped with four inch (4") wide stripes, sixteen inches (16") on center.

177. (PCD) VEHICLE MANEUVERING [T.O.M.C. Sec. 9-4.2404(2)(i)]

Within common parking lots, no parking spaces shall be located so that a vehicle will park or maneuver within ten feet (10') of a vehicular entrance to the property as measured from the street frontage or main driveway. Maneuvering includes backing out of parking spaces.

178. (PCD) TRAFFIC SIGNS

Prior to the issuance of any building or paving permits, a detailed traffic sign plan for internal circulation shall be submitted for the review and approval of the Departments of PCD and PW.

179. (PCD) COMPACT PARKING [T.O.M.C. Sec. 9-4.2404(d)]

Compact parking for guests may be provided for multiple family projects having dimensions of eight foot (8') widths and sixteen foot (16') depths and shall comply with Section 9-4.2404(d) of the Thousand Oaks Municipal Code. Maximum number of compact parking spaces shall

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not exceed thirty-five percent (35%). Specific distribution and location of said spaces shall be subject to review and approval by the Department of Planning and Community Development. When compact parking spaces are provided an additional twenty-five (25) square feet of landscaped area shall be provided for each compact parking space. A maximum of fifty percent (50%) of all required parking may be allowed subject to the approval of a Special Use Permit.

180. (PCD) (M) PERMEABLE PAVING MATERIAL

Permeable paving material shall be provided in driveways walkways and parking areas wherever feasible to allow water to pass through the paving and be absorbed by the soil to cut down on the amount of stormwater runoff. Location of such materials shall not conflict with physically challenged paths of travel. The areas where this material is used shall be properly maintained to avoid surface instability, uneven surfaces and tripping hazards.

181. (PCD) MAINTENANCE/DEBRIS REMOVAL (T.O.M.C. Sec. 9-4.2404)

All parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaped areas shall be kept free of dust and litter at all times, and all markings, paving, walls, light standards, landscaping, and all other facilities shall be permanently maintained. Redesign or the removal or alteration of improvements are subject to the review and approval of the Department of PCD.

182. (PWD) SURFACE IMPROVEMENTS (T.O.M.C. Sec. 9-4.2405)

All surface improvements including grades within a parking lot and common driveway areas shall comply with all City requirements unless otherwise specified in the project conditions. Maximum grades are limited to two and one-half percent (2.5%) for parking and turnaround areas and seven (7%) percent for exclusive ingress and egress driveways or interior circulation except as noted in the specific resolution for the project.

183. (VFD) VERTICAL CLEARANCE

All driveways shall have a minimum vertical clearance of thirteen feet, six inches (13'6").

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16. PHYSICALLY CHALLENGED ACCESSIBILITY

184.(PCD) FOR TRIPLEXES, TOWNHOMES, APARTMENTS OR CONDOMINIUMS

The project shall comply with the physically challenged regulations as stipulated in a guide to California MultiFamily Disabled Access Regulations and the City Thousand Oaks physically challenged accessibility regulations as adopted by the City Council, including all interpretations and policies. A set of plans, at a scale of no less than one inch equals ten feet (1"=10'), shall be submitted to the Department of Planning and Community Development displaying all exterior physically challenged accessibility requirements.

California MultiFamily Disabled Access Regulations are applicable to privately-funded multifamily and condominium projects. Physically challenged regulations for public buildings and publicly-funded living accommodations, hotels and motels are promulgated under separate regulations, and are governed by the Division of the State Architect, formerly known as the Office of the State Architect.

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17. RESIDENTIAL REFUSE/RECYCLING

185. (PWD) COMPLIANCE WITH REGULATIONS (Ordinance 1200-NS)
Applicant shall comply with refuse enclosure space allocations requirements described in the City's "Refuse Enclosure Space Regulations".

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18. RESIDENTIAL RESTRICTIONS, CC&R, ETC.-- STANDARD

For projects where covenants, conditions, and restrictions apply the following conditions are applicable:

186. (PWD) C.C.&R'S

C.C.&R's shall be prepared and submitted for the approval of the Department of PCD and the City Attorney and shall be recorded prior to or concurrently with the recordation of the final map. A copy of the recorded CC&R's shall be submitted to the Department of PCD before issuance of building permits. The CC&R's shall provide that they cannot be amended or otherwise altered when such change would affect, in any manner any condition of development or entitlement imposed pursuant to this permit or imposed pursuant to any other City law, rule, regulation, entitlement, or approval unless such deletion, amendment or alteration is approved in writing by the Department of PCD, which shall determine whether such a proposed deletion, amendment or alteration would affect any condition of development or entitlement.

187. (PCD) ARCHITECTURAL STANDARDS

In conjunction with the recordation of the final map, C.C. & R.'s establishing architectural standards shall be prepared, approved and recorded subject to approval of the City Attorney and the Department of PCD.

188. (PCD) AMENDMENT OF C.C.&R'S

A condition within the C.C. & R.'s shall provide the right of consent to the City of Thousand Oaks to review any amendments, including additions and deletions to the C.C. & R.'s in order to assure compliance with all conditions and City ordinances that apply to this project, subject to the review and approval of the Department of PCD and the City Attorney.

189. (PCD) OAK TREES

C.C.&R.'s shall contain a provision that prohibits any type of construction or grading activity within the protected zone of the oak trees.

190. (PCD) COMMON AREA IMPROVEMENTS

All improvements within common areas of the project including lighting, landscaping, fences, wall, building and other related features shall be properly maintained in accordance with conditions of the tentative tract map and all applicable ordinances and shall not be altered in any manner without prior approval of the Department of PCD. Any alteration, removal, abandonment or discontinuance without prior Department of PCD approval shall constitute a violation of the terms and conditions of the permit and shall be sufficient grounds for a revocation action.

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191. (PCD) PRIVATELY OWNED NATURAL AREAS
All natural areas retained under private ownership shall be deed restricted from future grading or future development. Said deed restriction shall further mandate weed abatement and necessary brush clearance as required by the Uniform Fire Code for individual property owners.
192. (PCD) GRADING LIMITS
The final approved grading plan shall represent the extent of maximum limits of grading for all individual single-family residential lots. No further grading shall be permitted beyond the originally established building envelopes. Further, a provision within the C.C.&R.'s shall clearly identify these grading limitations.
193. (PCD) BRUSH CLEARANCE EASEMENTS
Tract C.C.&R.'s shall establish and describe the nature of restricted easement areas within fuel modification or brush clearance zones.
194. (PCD) MAINTENANCE OF GRADED SLOPES
C.C.&R.'s shall be established to guarantee the maintenance of all graded slopes and fuel modification zones by the individual homeowner or other appropriate entity subject to the approval of the Department of PCD.
195. (PCD) FENCING
The C.C.&R.'s shall prohibit the installation of any other fencing not in accordance with the standard design which shall be made part of the C.C.&R.'s.
196. (PCD) ANTENNAS/CABLE
The applicant shall provide the capability for both underground cable and hidden interior antennas for the purpose of television reception in order that the ultimate purchaser of each dwelling shall have an option whether or not to subscribe to Cable Television Service. No antenna, or any other reception or transmission device shall be exposed to visual observation.
197. (PCD) OVERHEAD UTILITIES
Any existing on-site and adjacent overhead utility lines shall be underground and the poles removed with the exception of 66KV or higher voltage lines, and all new utility service shall be installed underground.
198. (PCD) DISPLAY OF ZONING MAPS
The zoning maps covering the surrounding area shall be permanently and prominently displayed at the model sales office. Information shall also be provided regarding the location of existing school and park

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facilities, as well as the status of designated sites, including ownership, future construction, and existing enrollment capacity for schools and projected enrollment from approved projects. The Truth in New Housing packet shall be requested in writing from the Department of PCD, sixty (60) days prior to planned occupancy of the model home complex.

199. (PCD) SUBDIVISION RESTRICTION

C.C. &R's for the single-family detached residential lots shall contain a provision that prohibits the further division of these lots into additional parcel of land for sale and development.

200. (PCD) GARAGE USAGE

C.C.&R's or other restrictions shall be established mandating the garage remain useable for motorized vehicle parking. Said C.C.&R's shall prohibit the parking of boats, trailers and other non-motorized recreational vehicles anywhere within the project.

201. (PCD) NOXIOUS USES

The permitted use on the property shall be so conduct as to reduce to a minimum any noise, vibration, or du emanation, light, glare, smoke or any air-borne pollutants from the construction operation.

202. (PCD) PARKING

No parking shall be permitted within the commonly owne driveways, except in designated locations only, and shall be restricted by the C.C.&R's as well as red curbing and no parking signs. The applicant shall request for consideration by the City Council and the Thousand Oaks Police Department the enforcement of parking restrictions and other vehicle codes for multiple-family ownership projects.

203. (PCD) NOTICE RECORDED

A notice of development conditions that apply to the property shall be recorded at the County Recorder's Office to disclose existence of regulations or restrictions contained within a City resolution approving that project and subsequent modifications thereto. Certification of this action shall be provided to the Department of PCD before issuance of an occupancy permit.

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19. SECURITY

204. (BLD) LIGHTING SYSTEMS

Lighting of aisles, passageways and recesses related to and within any multiple family building complex shall be provided with a lighting system capable of illumination with an intensity of at least twenty-five one-hundredths (.25) foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and breakage resistant covers. Selection and location of said fixtures shall be subject to review and approval by the Departments of Building and Safety, Planning and Community Development and Police.

205. (POL) CRIME PREVENTION MEASURES AND CLEARANCE

The Police Department shall examine crime prevention measures within the design of the project including, but not limited to the adequacy of lighting, vehicular access, landscaping design, storage area locations and walkway patterns. Revisions recommended by the Police Department shall be considered by the Department of PCD, and be implemented as determined necessary. Prior to the issuance of any building permit written Police Department clearance shall be submitted.

206. (POL) CONSTRUCTION SITE SECURITY

During the construction phase the following security measures shall be adhered to:

- a) A licensed security guard is recommended during the construction phase, or a six-foot (6') high chain link fence shall be erected around the construction site.
- b) Construction equipment, tools, etc., shall be properly secured during non-working hours.
- c) All appliances (microwave ovens, dishwashers, trash compactors, etc.) shall be properly secured prior to installation during non-working hours. All serial numbers shall be recorded for identification purposes.

207. (POL) ALARM SYSTEMS

If an alarm system is used, it should be wired to all exterior doors and windows and to any roof vents or other roof openings where access may be made.

208. (POL) EXTERIOR LIGHTING DEVICES

Lighting devices shall be installed which are designed to illuminate the driveway, front and rear yards. Additional sideyard lighting is recommended, but not required. Lighting shall be designed to minimize spillage of light onto adjacent properties.

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209. (POL) LANDSCAPE DESIGN

For security purposes, the following landscaping guidelines shall be adhered to:

- a) Landscaping shall not cover any exterior door or window.
- b) Landscaping at entrance/exits of any driveway shall not block or screen the view of any seated driver from another, or oncoming vehicle or pedestrian.
- c) Landscaping (trees) shall not be placed directly under any overhead lighting which could cause a loss of light at ground level.

210. (POL) ADDRESSING

Street numbers and other identifying data shall be displayed as follows and shall be subject to review and approval by the Departments of Planning and Community Development, Building and Safety, Police and Fire:

- a) All residential units shall display a street number(s) in prominent locations on the street side of the building unit in such a position that the numbers are easily visible to approaching emergency vehicles from any direction. The numerals shall be of a contrasting color to the background to which they are attached and a minimum of six inches in height. These numerals shall be illuminated during the hours of darkness.
- b) There shall be positioned at each entrance to a unit cluster complex of four (4) units or more an illuminated diagrammatic representation of the complex. In addition, each unit within the complex shall display a prominent identification number, not less than four inches in height, which shall be illuminated during hours of darkness.
- c) Buildings shall be numbered in a logical sequence prior to occupancy.
- d) Nothing in this section shall prevent the use of additional numbering, such as reflective numbers on street curbs or decorative addressing.
- e) Maps of the complex shall be furnished to the Department of Building and Safety for the use of the Police and Fire Departments, prior to occupancy. The maps shall include building and unit identification.

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211. (POL) DIRECTORY BOARDS
Directory boards indicating locations of the various buildings and individual units shall be displayed at each entrance to the complex and lighted during the hours of darkness.
212. (POL) FRONT DOORS
Front door entrances shall be visible from the street.
213. (POL) EXTERIOR DOORS
All exterior doors shall be constructed of solid wood core a minimum of 1 and 3/4 inches (1-3/4") thick or of metal construction. Front glass door(s) commonly used for entry are acceptable but should be visible to the street.
214. (POL) DOOR LOCKS
Doors utilizing a cylinder lock shall have a minimum of five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of three-quarter inch (3/4").
215. (POL) SLIDING DOORS/WINDOWS
All residential sliding glass doors or windows shall be equipped with metal guide tracks at the top and bottom and be constructed so that the window cannot be lifted from the track when in the closed or locked position.
216. (POL) ROOF ACCESS
There shall not be any easy exterior access to the roof area, i.e., ladders, trees, high walls, etc.
217. (POL) LOCK COMBINATIONS
Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same general plan, shall have locks using combinations which are interchange-free from locks used in all other separate dwellings, proprietorship, or similar distinct occupancies.
218. (POL) CC&R'S
CC&R's shall contain the authority to levy fines for violations of parking, loud parties, garage doors left open and unattended, loud pets, etc.

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20. SETBACKS

219. (PCD) CODE REQUIRED SETBACK -- SFD
(T.O.M.C. Sec. 9-4.904(d)(2))
All minimum setback requirements shall be incorporated into the single-family unit site plans subject to the review and approval by PCD.
220. (PCD) MINIMUM STRUCTURAL SETBACK
(T.O.M.C. Sec. 9-4.904(d)(2) & 9-4.2504)
A minimum of twenty foot (20') setback to all structures including walls and fences over thirty inches (30") in height shall be provided from any public street unless otherwise specified in the project conditions.
221. (PCD) GUEST PARKING SETBACK
A minimum ten foot (10') clear separation shall be provided between guest parking spaces and residential structures.
222. (PCD) PROJECTIONS AND SETBACKS
(T.O.M.C. Sec. 9-4.2609)
Architectural projections such as eaves, cornices, canopies, belt courses, sills, buttresses, or other similar architectural features may project into required yards provided such extensions are not nearer than two (2') feet to any rear or side property line. Such projections shall be subject to review and approval by the Departments of Building and Safety and Planning and Community Development.

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21. SIDEWALK/FENCES/WALLS

223. (PCD) WALL/FENCE TREATMENT

An appropriate uniform wall or fence treatment or a combination thereof with proper relief methods to break up a monotonous appearance of such structures shall be mandated for consistency of appearance (including pilasters) and design. The design, including materials, shall be subject to the review and approval of the Department of PCD. The C.C.&R's and other written restrictions shall prohibit the installation of any other fencing not in accordance with the standard design which shall be made part of the restrictions.

224. (PCD) DECORATIVE FENCING

Decorative fencing shall be installed in conjunction with the construction of residences on those property lines adjacent to the open space area. The design and materials for said fencing shall be subject to the review and approval of the Department of PCD.

225. (PCD) ZONE BOUNDARY WALLS

A minimum six foot (6') high boundary wall, with appropriate relief methods to break up a monotonous appearance consisting of a decorative design including pilasters shall be installed along property lines adjacent to residential zones and shall be placed generally at the top of slope which separates the properties. Specific design and location shall be subject to the review and approval of PCD.

226. (PCD) RETAINING WALLS

Any retaining walls to be built on the subject property shall be treated in such a manner as to utilize similar materials, colors and finish as is implemented on the exterior of the subject building and are limited to a maximum height of six feet (6') unless otherwise noted in the specific resolution for the project. If multiple step retaining walls are proposed, the exposed height of any wall component shall be limited to six (6') feet and a minimum four foot (4') separation for planting shall be maintained. Design of such walls shall be subject to approval by the Department of PCD.

227. (PCD) SECURITY/SAFETY FENCING

Prior to the issuance of a grading permit, the applicant shall install a temporary five foot (5') high chain link fence, along the project boundary for purposes of maintaining security and containing trash on-site. The fence shall be in place during all phases of grading and construction, and shall be maintained until no longer needed for trash, debris control and security. The applicant shall be responsible for trash, debris pick-up and recycling on a weekly basis during grading and construction.

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22. SIGNS

- 228.(PCD) SIGN COMPLIANCE (T.O.M.C. Sec. 9-4.2305 & 2306)
All signs shall comply with Article 23 of the Thousand Oaks Municipal Code and the Architectural Design Standards.
- 229.(PCD) PERMIT REQUIREMENT (T.O.M.C. Sec. 9-4.2302)
No freestanding signs shall be permitted unless authorized by the approval of a subsequent sign permit or Special Use Permit.
- 230.(PCD) ILLUMINATION
Any illuminated sign shall utilize low-intensity 430 milli/amp internal illumination.
- 231.(PCD) NO SIGNS IN PROTECTED ZONE
The location of any signs within the protective zone and dripline of any oak tree shall be prohibited.
- 232.(PCD) ADVERTISING SIGNS
Project advertising and other residential signage shall be limited to the provisions identified under Section 9-4.2306 of the Municipal Code unless otherwise authorized under SUP 92-821.

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23. RESIDENTIAL STREETS

233. (PCD) PRIVATE STREETS (Res. No. 77-111)
The project shall comply with all provisions of the private street resolution unless otherwise noted in the specific resolution for the project.
234. (PWD) PROJECT IMPROVEMENTS (T.O.M.C. Sec. 7-2.607)
Any existing public street improvements damaged or broken during construction shall be repaired or replaced to the satisfaction of the Director of Public Works. The repair and replacement materials shall be of an equal or higher quality than existed prior to damage or breakage.
235. (PWD) COMPLETE UTILITIES BEFORE PAVING
[T.O.M.C. Sec. 7-4.04(b)]
All underground utility lines and stub connections shall be installed to the property line before any paving is placed.
236. (PWD) INSURANCE (T.O.M.C. Sec. 9-3.1603)
(CA) Prior to working on public property, the applicant shall provide and maintain current certificates of public liability insurance, workers' compensation and auto liability insurance coverage as required by the City Attorney's office.
237. (PWD) STREET DESIGN
Street plan and profiles shall be designed so as to afford proper horizontal and vertical sight distances over curves as a maximum slope of three percent (3%) approach on landings at intersections. All intersecting streets shall form a minimum angle of 72 degrees.
238. (PWD) FINAL ACCEPTANCE OF IMPROVEMENTS
Final acceptance of all public roads, sidewalks, curbs and gutters, and other related public improvements shall occur within six (6) months of the release of one hundred percent (100%) occupancy of this tract/project. All corrective field work, and office administrative items shall be completed within this six (6) month period. Development agreement time extensions will not be granted after final occupancy in any manner that may extend completion time beyond the six (6) month limit. Prior to recordation of the final map, the Subdivider/Applicant shall deposit with the PWD, in addition to all other required bonds, a certificate of deposit or other approved security in the amount of fifty dollars (\$50) per lineal foot, or separate deposit shall be held to guarantee the completion of public improvements within the required six (6) month period. In the event the improvements are not completed within the six (6) month period after one-

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hundred percent (100%) occupancy said deposit shall be used to fund liquidated damages against the tract/project in the amount of one dollar (\$1.00) per lineal foot of tract/project roadway not completed per calendar day after the last dwelling unit had been released for occupancy in each tract phase. Unused portions of the deposit will be released following the time of acceptance of the streets by the City. The above requirements shall apply to custom home/lot subdivisions except that the improvements shall be completed within six (6) months of seventy-five percent (75%) release of occupancy (not 100%).

239. (PWD) PAVING SECTIONS AND PERMIT
Prior to initiating paving of public or private streets, a paving recommendation by the soils engineer shall be submitted for review and approval to the Department of Public Works.
240. (PWD) STREET EXTENSIONS
The grading and street improvement plans shall include a plan and profile demonstrating the feasibility for extending all future streets which may extend beyond the tract boundary.
241. (PWD) PRIVATE STREETS AND PARKING AREAS
(T.O.M.C. Sec. 9-4.2404)
All private streets, driveways, and parking areas within this project shall be designed and constructed in accordance with the City of Thousand Oaks Municipal Code, to the satisfaction of PCD and PW Departments, and shall conform to the California State Health and Safety Code, Section 19956.5. Public service easements shall be offered as required by the Director of Public Works.
242. (PWD) PUBLIC STREETS
All public streets within this project shall be designed and constructed to the City Road Standards (adopted 12/20/76) or approved modifications including centerline radius, property line radius, vertical curves and right of way widths, and the typical road sections shall be shown on improvement plans to the satisfaction of the Director of Public Works. Street improvement and grading plans shall be approved by the Director of Public Works prior to the recordation of Final Tract Map.
243. (PWD) SECURITY DEPOSITS AND AGREEMENT REQUIREMENT
Prior to issuance of any building permit or approval of a final map, the Owner/Applicant shall enter into an agreement with the City of Thousand Oaks to provide the above mentioned street improvements supported by a Faithful Performance Bond and a Labor and Materials Bond.

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244. (PWD) ENCROACHMENT PERMIT

The Subdivider/Applicant shall obtain an encroachment permit from the Public Works Department prior to installing the required public improvements within the City right of way.

245. (PWD) DRIVEWAYS APPROACHES (T.O.M.C. Sec. 9-4.2404)

Driveway openings shall be surfaced and improved as to include necessary paveout or cross-gutters to join existing pavement as required by and in accordance with the specifications of the City of Thousand Oaks.

246. (PWD) UNDERGROUND CONDUITS

The applicant shall install a conduit system for all underground cable to the satisfaction of the City Engineer. This will apply to all buried cables placed in the public right of way. Conduits shall be two inches (2") minimum in diameter. No direct burial will be allowed. This conduit system shall include a minimum two inch (2") diameter conduit capable of carrying coaxial or fiber optic cable suitable for carrying health and safety features such as fire alarm, water meter reading, telecommunications, etc. Said conduit shall be continuous and placed behind the sidewalk or curb within a public service easement or within a public right of way, where applicable. Pull boxes shall be placed at alternate property lines of all lots. The conduit and pull boxes shall be of materials approved by the PWD. The conduits and pull boxes shall be dedicated to the City. The architecture and technical specifications of the conduit system shall be subject to the review and approval of the City Engineer. A 1"=100' scale plan shall be prepared under the direction of a Registered Engineer and shall be submitted to the City Engineer for review prior to approval of the final map or improvement plans. The plan shall include details and general notes, and shall be part of the plan set. On private and public streets, the applicant shall dedicate to the City of Thousand Oaks a six foot (6') wide public service easement for this conduit installation.

247. (PWD) OVERLAY

Where numerous laterals are cut into an existing street, the applicant shall overlay publicly maintained streets to the satisfaction of the Department of Public Works.

248. (PWD) STREET TREES [T.O.M.C. Sec. 7-2.905(b)]

Prior to occupancy of any structures, street trees shall be planted on all public streets to the satisfaction of the Departments of Public Works and PCD.

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24. TENTATIVE TRACT/LAND DIVISION

249. (PCD) MAP EXPIRATION (T.O.M.C. Sec. 9-3.704)

The tentative map approval may expire unless a final map is filed for recordation, in a timely manner, with the City Engineer within the specified time frame recited in the project specific conditions. In order to be considered a timely filing for the purpose of this condition, the applicant shall provide the following information: a) the final map shall be ready for signature, b) improvement plans shall be ready for signature, c) bonds and agreements shall be fully executed, d) the confirmation of fees paid to all necessary government agencies, e) written clearances from other participating agencies, f) total and complete compliance with the relevant development conditions imposed on the respective tentative tract land division, and g) covenants and restrictions or other necessary documents approved by the respective departments, including the City Attorney's office. Without the concurrent submittal of all this required information, the final map review process shall not be considered a timely filing allowing for the final map to be scheduled for City Council approval and recordation. A complete list of this information shall be obtained from the Public Works Department in order to be properly advised regarding the material or information that must be submitted.

250. (PCD) MAP MODIFICATIONS

Any minor changes to the Tentative Tract Map may be approved by the Department of PCD as a minor modification, but any substantial changes will require the filing of a major modification application to be considered by the Planning Commission.

251. (PCD) PHASES

The tentative map shall be recorded in a single phase unless otherwise specified in the conditions of project approval.

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25. TRAFFIC/CIRCULATION

252. (PCD) GATED ENTRANCE

The design of the gate entrances shall comply with the proposed adopted City standards subject to review and approval of the Public Works Traffic Division, Ventura Fire Department and the Department of PCD. Any use of decorative pavers as paving material and located around a central planter shall be subject to review and approval by the Utilities Division. No pavers shall be located in the path of travel for the physically challenged.

253. (PWD) SIGHT DISTANCE (T.O.M.C. Sec. 9-4.2404)

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 D-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 criterion 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 D-10 shall be reviewed and approved by the Planning Commission, if determined necessary by the City Traffic Engineer or the Department of PCD. Where applicable, CC&R's shall require continued compliance with this condition and the requirements contained within Plate D-10.

254. (PWD) TRAFFIC CONTROL SIGNS

Traffic control signs for regulation, warning and guidance of traffic shall be installed as required by the Department of Public Works. These shall include, but are not limited to yield signs, stop signs, speed signs, turn prohibition and one-way signs, pedestrian and school crossing signs, curve and hill warnings, not a through street signs, parking signs, bicycle route signing, together with pavement striping, road symbols and street name signs as required.

255. (PWD) TRANSPORTATION DEMAND MANAGEMENT (TDM)

Project shall comply with the rules and regulations set forth in the Transportation Demand Management (TDM) Ordinance No. 1199-NS dated March 1, 1994.

256. (PWD) BUS STOP FACILITIES

The applicant shall provide bus stop facilities (turn-out, acceleration lane, street lighting, bus bench, bus

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shelter, bus signs, etc.) as required by the Director of Public Works.

257. (PWD) INGRESS AND EGRESS

There shall be no vehicular ingress or egress to the subject property except as shown on the reviewed site plan. Access to a Controlled Access roadway must be approved by the City Council.

258. (PWD) TRAFFIC MITIGATION FEES

The applicant acknowledges that the subject project will impact traffic safety and efficiency and therefore desires to provide for the mitigation of same by depositing non-refundable fees in cash no later than prior to the issuance of building permits. Traffic Mitigation Fees are determined and paid no later than at the time of issuance of building permits and include: Master Plan Signal Fee, Supplemental Signal Fee, Supplemental Signal Maintenance Fee, Newbury Park Area Road Improvement Fee, Road Payback Fee, and Newbury Park Improvement Fee. The developer should refer to the special conditions imposed on the subject project to determine which fee(s) is(are) applicable.

259. (PWD) MAJOR STREET RIGHT OF WAY DEDICATION

Prior to issuance of any building permit, sufficient property across the full frontage of the street(s) shall be dedicated to the City of Thousand Oaks to allow for the ultimate street right of way width together with standard radius property line returns.

260. (PWD) GATED ENTRY

Gated entries shall comply with current Public Works Department Traffic Engineering Division Standards unless otherwise authorized by conditions of the permit. Prior to issuance of building permits, a plan for the entry must be submitted for the review and approval by the City Traffic Engineer and the Department of PCD.

Should the gated access point interfere with the safe operation of traffic along the adjacent street at any time, the City Traffic Engineer may require its modification or removal. All costs associated with removal of the gate will be borne by the applicant or homeowners' association.

261. (PWD) INTERSECTION DESIGN

All intersections of public and/or private streets must be designed to align centerline to centerline, or with minimum separations as follows:

- a) Standard primary and secondary roads (Plates B-1, B-2 and B-3) with any street (Plates B-1 through B-12) or with a commercial driveway: minimum

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thirteen hundred twenty foot (1320') (1/4 mile) separation.

- b) Standard industrial & commercial roads (Plate B-4) or standard rural road (Plate B-11) with any street Plate B-4 through B-12 or with a commercial driveway: minimum six hundred foot (600') separation.
- c) Standard collector road (Plate B-5) or standard collector road for hillside (Plate B-8) with any street Plates B-5 through B-10 and B-12: minimum one hundred fifty foot (150') separation.
- d) Standard residential minor road or smaller section (Plate B-6, B-7, B-9, B-10 or B-12) with any Plate B-6, B-7, B-9, B-10, B-12 or commercial driveway: minimum one hundred fifty foot (150') separation.

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26. RESIDENTIAL WASTEWATER

262. (PWD) WASTEWATER CONNECTION (T.O.M.C. Sec. 10-1.108 and 10-1.401 through 10-1.413)
The applicant/owner shall connect the property to the public wastewater system and meet all applicable City requirements.
263. (PWD) WASTEWATER LATERAL SLOPE - WITHIN PUBLIC RIGHT-OF-WAY
All wastewater laterals from the proposed improvement to the public main shall have a minimum slope of two (2) percent.
264. (PWD) BACKWATER VALVE
An approved backwater valve shall be installed for the wastewater system if the pad elevation is lower than the upstream manhole lid.
265. (PWD) PRIOR ACCEPTANCE OF DOWNSTREAM MAINS
On any project, all wastewater mains downstream from that project must have been accepted by the City Council prior to discharge of any wastewater from the project through said downstream mains.
266. (PWD) SEPARATE LATERALS (T.O.M.C. Sec. 10-1.405)
Separate ownership units shall have their own wastewater service laterals.
267. (PWD) WASTEWATER WILL SERVE LETTER
A wastewater will serve letter is required from the appropriate purveyor before wastewater service is granted.

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27. WATER

268. (PWD) WATER SYSTEM CONNECTION (T.O.M.C. Sec. 10-2.410)
The applicant/owner shall connect the property to the public water system and meet all applicable purveyor requirements.
269. (PWD) WATER DESIGN STANDARDS (T.O.M.C. Sec. 10-2.105) 10-2.233)
All water systems, including backbone pipelines and reservoirs, shall be designed to comply with the most restrictive standards of the City of Thousand Oaks or of the applicable water purveyor, if the project is outside the City's service area. Applicant's engineer shall sign a certification statement on the water plans certifying that City standards have been met or exceeded.
270. (PWD) WATER PRESSURE (T.O.M.C. Sec. 10-2.105)
The normal static pressure range of all lots shall be between forty-five (45) psi and eighty (80) psi at the house/building pad elevation. Any lots having known deviations shall be noted on the plans submitted to the Public Works Department for approval. Where this pressure exceeds eighty (80) psi, private individual house/building pressure regulating valves shall be installed. The minimum pressure of forty-five (45) psi shall be calculated based on the difference between the mid point elevation of the reservoir serving this project and the elevation of the 1st (or lowest) floor living area. No deviation to this standard will be allowed.
271. (PWD) IDENTIFICATION AND USE OF EXISTING WELLS
(T.O.M.C. Sec. 10-2.1006 through 10-2.1020)
Applicant shall submit a letter report to the Public Works Department showing the location, status and identification number of all active and inactive wells within the project site if the well use is feasible. Applicant/owner shall take proactive measures to include the use of wells in the design of the project. Abandonment of wells shall be per the Municipal Code Section 6-4.07 and the City of Thousand Oaks Water Design and Construction Standards.
272. (PWD) FIRE FLOWS
Fire flow requirements are determined by the Ventura County Fire Protection District (VCFPD) or the City Public Works Department pursuant to the 1991 Uniform Fire Code, Appendix IIIA, and Adopted Amendments, whichever are more stringent. Fire hydrant locations and number of outlets shall be as approved by VCFPD. The required fire flow shall be achievable under conditions when the water system is under the maximum daily demand. Fire flow calculations shall be

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submitted to the applicable water purveyor for review and approval prior to any work or issuance of any permits.

The Applicant shall meet fire flow requirements through the provision of water system improvements or the modification of the design of building. Building materials, possible use of fire walls and/or sprinkle systems may be considered to reduce the flow requirements.

- 273.(PWD) WATER WILL SERVE LETTER (T.O.M.C. 10-2.235)
A water will serve letter is required from the appropriate water purveyor before water service is granted.
- 274.(PWD) WATER CONSERVATION (T.O.M.C. Sec. 10-2.1101, 10-2.111)
Pursuant to the Water Conservation Ordinance No. 1095 NS, adopted February 26, 1991, a water use plan for construction, dust control and cleanup shall be submitted for approval by the Department of Public Works prior to issuance of grading or other permits. Such a plan shall also consider some other alternate water sources and alternates to water use.
- 275.(BLD) WATER CONSERVATION FEATURES [T.O.M.C. 8.8-11
Amendments: Sec. 902.1 (Ord. 1069-NS)]
Improvements to be constructed on the subject property shall be equipped with ultra-low volume toilets (1.6 gallons per flush or less), urinals (1.0 gallons per flush or less), low volume showerheads and faucets (2.75 gallons per minute or less), unless otherwise approved by the Director of Building and Safety.