



Planning Director Staff Report – Hearing on May 14, 2015

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

CBase Oil & Gas Facility, PL14-0112

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize continued oil and gas exploration and production activities in the Ramona Oil Field (Case No. PL14-0112).
2. **Applicant:** CBase Corporation, 9017 Reseda Boulevard, Suite 206, Northridge, California, 91324
3. **Property Owner:** Thompson Trust, 30165 Sagecrest Way, Castaic, California, 91384
4. **Applicant's Representative:** Matt Steele, 250 South Hallock Drive, Suite 100, Santa Paula, California, 93060
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-4 and § 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The project site is located in the Ramona Oil Field approximately 3 miles to the southeast of Lake Piru and approximately 1.5 miles north of Highway 126, near the borders of Ventura and Los Angeles Counties, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 055-0-140-035 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Piru Area Plan Land Use Map Designation: Open Space, 80 acre minimum lot size
 - c. Zoning Designation: "OS-160 ac" (Open Space, 160-acre minimum lot size)

8. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-160 ac	Grazing, undeveloped
East	OS-160 ac	Oil and gas production, grazing, undeveloped
South	OS-160 ac	Grazing, undeveloped
West	OS-160 ac	Oil and gas production, grazing, undeveloped

- 9. History:** The subject property is developed with existing oil and gas facilities. The Ramona Oil Field has been used for oil and gas production since the 1950s. Beginning in 1985, the oil field was subject to Conditional Use Permit No. 4261, which expires in 2015. In 2014, the current application was submitted for the continued use of the existing facilities.

- 10. Project Description:** The requested modified CUP would authorize continued oil and gas exploration and production in accordance with Section 8105-4 of the *Ventura County Non-Coastal Zoning Ordinance*. Specifically, the requested CUP would allow:

- The testing, drilling, production, reworking and maintenance (excluding hydraulic fracturing) of 14 existing oil and gas wells on existing drilling pads. The location of the wells is shown on Planning Director hearing Exhibit 3;
- Separation of natural gas and produced water from crude oil
- Processing operations required for on-site injection well purposes
- The off-site storage and transportation of produced gas and crude oil products from the site, and,
- Operation of existing equipment associated with the storage, processing, and transporting of oil, gas, and water, as shown on Exhibit 3 in the hearing exhibits.

The proposed project does not include any new grading or removal of vegetation. The facility will continue the current rate of up to two site visits per day (i.e. up to 4 one-way vehicle trips per day) by company personnel for equipment maintenance. The proposed project does not include any new facilities or equipment. Oil and gas produced at this facility are transported by pipeline to offsite facilities located in Los Angeles County.

The existing equipment on the Black Lease Facility pad includes the following:

- Two 1,000 barrel crude oil storage tanks
- One 100 barrel test tank
- One waste water pump
- One vapor recovery compressor
- One 100 barrel heater treater
- One 60 barrel recirculation heater
- One 100 barrel waste water tank
- One six barrel test separator
- One recirculation pump
- One oil shipping pump
- One manifold

Hydraulic fracturing or acid well stimulation techniques subject to the draft regulations for the implementation of Senate Bill 4 are not authorized by this permit. Any such well stimulation activity requires a modification of this permit.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code § 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, § 15000 et seq.), the subject application is a "project" that is subject to environmental review.

On January 28, 1985, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of the project. The project was the continued use of the existing oil and gas facility. The currently proposed project is the continued use of the existing oil and gas facility. This ND is attached as Exhibit 4.

The CEQA Guidelines [§ 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (§ 15162) calling for the preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred. Exhibit 4 includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, and the

addendum to the ND (Exhibit 4) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2011, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

Furthermore, the Ventura County NCZO (§ 8111-1.2.1.1.a) states that in order to be approved, a CUP must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and *Piru Area Plan*.

- 1. Resources Policy 1.3.2-4:** *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

Piru Area Plan Resources Policy 1.9.2-2: *All discretionary permits shall be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.*

The Public Works Agency, Watershed Protection District reviewed the proposed project for any impacts on water resources and consistency with the County's Water Quality Management Plan. The proposed project does not include the use of groundwater, does not include any new wells, and does not include fracking. Therefore, the proposed project will not have a significant effect on the groundwater quality.

Based on the above discussion, the proposed project will be consistent with Policies 1.3.2-4 and 1.9.2-2.

- 2. Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

Biological Resources Policy 1.5.2-3: *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.*

Existing and previously approved elements of the project are located within 300 feet of an intermittent stream. No new effects on potential wetland habitat would result from the proposed project as there would be no changes in the existing situation. Thus, potential impacts to wetland habitats will be less than significant.

Based on the above discussion, the project is consistent with Policy 1.5.2-3.

Biological Resources Policy 1.5.2-4: *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100-foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

The project is not located within 100 feet of any significant wetland habitats. Thus, the project is consistent with Policy 1.5.2-4.

Piru Area Plan Goal 1.5.1-1: *Protect and enhance the significant biological resources in the Piru area.*

Piru Area Plan Policy 1.5.2-1: *All discretionary permits in Open Space designated areas shall be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.*

Project impacts on biological resources will be less than significant. No grading or vegetation removal is proposed. Thus, no direct impacts on wildlife or flora indigenous to the area will occur.

Based on the above discussion, the project is consistent with Policy 1.5.2-1.

Piru Area Plan Goal 1.5.1-2: Protect the Piru Creek wildlife migration corridor between the Los Padres National Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.

The project site is located within the Santa Susana Mountains to Sierra Madre Mountains linkage according to the South Coast Missing Linkages Project (2006). The project would not substantially reduce the value of this linkage for wildlife movement since no additional vegetation is proposed to be removed and the project will continue to use existing infrastructure on previously-disturbed land. The project would not increase road density, add to the fragmentation of habitats, or introduce new barriers.

Based on the above discussion, the project is consistent with Policy 1.5.1-2.

Piru Area Plan Policy 1.5.2-2: The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources...

Piru Area Plan Goal 1.5.1-3: Encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

Piru Area Plan Policy 1.5.2-3: The California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center shall be consulted when discretionary development proposals are submitted which may affect biological resources.

The County consulted with the CDFW and USFWS at the monthly Interagency Biology Meeting held on September 23, 2014. USFWS recommended that the County work with USFWS to develop measures to minimize potential impacts to the California condor. As a result, relevant mitigation measures outlined in the Service's August 2013 letter to the County regarding methods of minimizing potential impact to the condor were included in the permit conditions.

Based on the above discussion, the proposed project will be consistent with Policies 1.5.2-1, 1.5.2-3, and 1.5.2-4, and Piru Area Plan Policies 1.5.1-1, 1.5.1-2, 1.5.1-3, 1.5.2-1, 1.5.2-2, and 1.5.2-3.

- 3. Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

The proposed project site is located in the Ramona Oil Field approximately 3 miles southeast of Lake Piru and approximately 1.5 miles north of Highway 126. The oil and gas facility is surrounded by hills and not visible from any public viewing location.

Based on the above discussion, the proposed project will be consistent with Policy 1.7.2-1.

- 4. Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

Piru Area Plan Resources Policy 2.3.2-1: *Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes. Such permits shall not be approved if the County Fire Prevention District cannot provide adequate response time for fire protection.*

Piru Area Plan Resources Policy 4.4.2: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

Hazards Policy 2.13.2-2: *All discretionary permits in fire hazard areas shall be conditioned to include fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a fire hazard area.*

Piru Area Plan Resources Policy 2.3.2-3: *Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.*

Public Facilities and Services Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

The existing oil and gas facility will continue to be accessible for fire protection and evacuation purposes by an existing dirt road. The proposed project has been reviewed by the Ventura County Fire Protection District ("VCFPD") and will be subject to conditions of approval to require adequate water supply and access for fire protection and evacuation purposes (Exhibit 5, Condition Nos. 40-49).

Based on the above discussion, the proposed project will be consistent with Policies 2.13.2-1, 2.13.2-2, and 4.8.2-1, and Piru Area Plan Policies 2.3.2-1, 2.3.2-3, and 4.4.2.

- 5. Hazards Policy 2.16.2-1:** *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.*
- (1) *Noise sensitive uses* proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:
 - a. Indoor noise levels in habitable rooms do not exceed CNEL 45.
 - b. Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.
 - (2) *Noise sensitive uses* proposed to be located near railroads shall incorporate noise control measures so that:
 - a. Guidelines (1)a. and (1)b. above are adhered to.
 - b. Outdoor noise levels do not exceed L10 of 60 dB(A).
 - (3) *Noise sensitive uses* proposed to be located near airports:
 - a. *Shall be prohibited if they are in a CNEL 65 or greater, noise contour.*
 - b. *Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less.*
 - (4) *Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*

b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.

c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County General Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations, aircraft in flight, and public utility facilities are noise generators having Federal and State regulations that preempt local regulations.

- (5) Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.*

Piru Area Plan Resources Policy 2.4.2-1: *All discretionary permits shall be reviewed for noise compatibility with surrounding uses to protect residences and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, a noise report shall be prepared by a qualified acoustical engineer as part of the project's environmental evaluation. The report shall include recommendations designed to eliminate or reduce the projected impacts.*

The proposed project will generate noise from the operation of the pumping units and maintenance activities that are incidental to oil field operations. The facility operations will occur within the remote Ramona Oil Field. The nearest noise sensitive use is a residence in a side canyon from Holser Canyon located approximately 1.3 miles to the west of the proposed project site. At that distance, the noise levels generated from the oil and gas facility will not exceed the noise levels of Policy 2.16.2-1. Additionally, the proposed project will be subject to conditions of approval to maintain project related noise levels measured at the residence below the levels listed in Policy 2.16.2-1 (Exhibit 5, Condition Nos. 30 and 31).

Based on the above discussion, the proposed project will be consistent with Policy 2.16.2-1 and Piru Area Plan Policy 2.4.2-1.

- 6. Public Facilities and Services Policy 4.1.2-1:** *Discretionary development shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.*

The proposed project will not require public improvements and services related to the development. Therefore, no conditions of approval are required for contributions toward the cost of public improvements.

Based on the above discussion, the proposed project will be consistent with Policy 4.1.2-1.

- 7. Public Facilities and Services Policy 4.1.2-2:** *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

The existing oil and gas facilities are not anticipated to increase demand on public services. The VCFPD has reviewed the proposed project and has determined that the proposed project does not have the potential to adversely impact public services.

Based on the above discussion, the proposed project will be consistent with Policy 4.1.2-2.

- 8. Piru Area Plan Resources Policy 1.2.2-1:** *Oil operators shall adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.*

The proposed project will be subject to conditions of approval to require the Permittee to adhere to the Oil and Gas Exploration and Production development standards of the County Non-Coastal Zoning Ordinance (Exhibit 5, Conditions No. 21-33).

Based on the above discussion, the proposed project will be consistent with Policy 1.2.2-1.

- 9. Piru Area Plan Resources Policy 1.2.2-2:** *Oil development permits shall be conditioned to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.*

The proposed project is located within the remote Ramona Oil Field that is accessed from Los Angeles County. All project related traffic must travel through Los Angeles County. Therefore, the proposed project is not anticipated to have any significant impacts on traffic, and no conditions of approval are required to minimize or avoid truck traffic impacts on the Community of Piru.

Based on the above discussion, the proposed project will be consistent with Policy 1.2.2-2.

- 10. Piru Area Plan Resources Policy 1.2.2-3:** *Electric production equipment shall be used where practical to alleviate pollution from internal combustion engines.*

The proposed project does not include any new well drilling that could use internal combustion engines. The existing pumping units will continue to be operated by electrical motors.

Based on the above discussion, the proposed project will be consistent with Policy 1.2.2-3.

- 11. Piru Area Plan Resources Policy 1.2.2-4:** *All production sites shall be screened from any public road, or residence located within 500 yards, by natural terrain or vegetation which will reach the height of production equipment within five years.*

The proposed project site is located within the Ramona Oil Field and is surrounded by hills. The proposed project site is not located within 500 yards of any residence and is not visible from any public road. The proposed production site will be completely screened from any public viewpoint by natural terrain.

Based on the above discussion, the proposed project will be consistent with Policy 1.2.2-4.

- 12. Piru Area Plan Resources Policy 1.2.2-5:** *There shall be no oil refining in the Piru Area of Interest.*

The proposed project is located within the Piru Area of Interest and includes the continued use of existing facilities. The proposed project does not include any refining.

Based on the above discussion, the proposed project will be consistent with Policy 1.2.2-5.

- 13. Piru Area Plan Resources Policy 1.7.2-1:** *Discretionary projects which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact. Projects which are inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited.*

Piru Area Plan Resources Policy 1.7.2-2: *Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. Developers shall be encouraged to employ innovative technology, in order to minimize area pollution impacts.*

The Ventura County Air Pollution Control District ("APCD") reviewed the proposed project and determined that the proposed project will have no

significant impacts on air quality. Although the project is not expected to result in any significant local or regional air quality impacts, the project will be subject to conditions of approval to minimize fugitive dust and particular matter and to require compliance with all applicable APCD rules and permit requirements (Exhibit 5, Condition Nos. 36-37).

Based on the above discussion, the proposed project will be consistent with Policies 1.7.2-1 and 1.7.2-2.

14. Piru Area Plan Resources Policy 2.1.2-4: *All development shall be subject to the geologic and seismic requirements of the County's Building Code.*

The proposed project does not include any new development. The existing facility is subject to the California Building Code (as augmented and adopted by Ventura County) and seismic factors are considered in the issuance of required Building Permits.

Based on the above discussion, the proposed project will consistent with Policy 2.1.2-4.

15. Piru Area Plan Resources Policy 3.6.2-3: *All discretionary development shall be reviewed to ensure that impacts on agriculture are minimized.*

The proposed project is not located on land that is used for agricultural production. The nearest agriculture is located approximately 1.5 miles to the south of the proposed project site. The proposed project is not anticipated to result in any significant impacts on agriculture.

Based on the above discussion, the proposed project will not be consistent with Policy 3.6.2-3.

16. Piru Area Plan Resources Policy 4.8.2-1: *The Piru Neighborhood Council shall continue to be the Board of Supervisors' recognized public review group for the Piru Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest shall be distributed to the Piru Neighborhood Council.*

The application for the proposed project and environmental document were available for review by the Piru Neighborhood Council. The Council did not have any concerns with the proposed project.

Based on the above discussion, the proposed project will be consistent with Policy 4.8.2-1.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the NCZO.

Pursuant to the Ventura County NCZO (§ 8105-4/§ 8105-5), the proposed use is allowed in the Open Space zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will be in compliance with this requirement.

The proposed project includes the construction and use of structures that are subject to the development standards of the Ventura County NCZO (§ 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10 acres	Yes
Maximum Percentage of Building Coverage	5	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	35 feet	Yes

The proposed oil and gas facility is subject to the special use standards of the Ventura County Non-Coastal Zoning Ordinance (§8107-5.6). Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Setbacks	Yes
Drainage Course Obstruction	Yes
Removal of Equipment	Yes
Waste Handling	Yes
Securities	Yes
Dust Prevention and Road Maintenance	Yes
Light Emanation	Yes
Reporting of Accidents	Yes
Painting	Yes
Site Maintenance	Yes
Site Restoration	Yes
Insurance	Yes
Noise Standard	Yes
Preventive Noise Insulation	Yes
Soundproofing Material	Yes

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Hours of Well Maintenance	Yes
Limited Drilling Hours	Yes
Signs	Yes
Fencing	Yes
General Standards	Yes
Screening Landscaping	Yes
Inspection, Enforcement and Compatibility Review	Yes

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a conditional use permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [§ 8111-1.2.1.1.b].**

The proposed project involves the continued use of existing oil and gas facilities. The project site is located within the Ramona Oil Field that has been in production from the 1950s. The surrounding land is used for oil and gas production and cattle grazing. The oil and gas production facilities will be located in an area surrounded by hills and will be screened from any public viewing location. The proposed use of the existing oil and gas facilities will not preclude the existing use of the surrounding properties for oil and gas production and cattle grazing.

Based on the above discussion, this finding can be made.

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§ 8111-1.2.1.1.c].**

The existing oil and gas facility is located within the Ramona Oil Field, a remote area located approximately 3 miles southeast of Lake Piru. No substantial effect on neighboring property or uses has been identified for the proposed project. The use of the surrounding open space and grazing lands would not be affected.

Based on the above discussion, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§ 8111-1.2.1.1.d].

The proposed project involves oil and gas facilities that will not substantially alter the character of the area and will not impair the neighboring land. The existing oil and gas facilities will continue to require up to two visits per day (i.e. up to 4 one-way vehicle trips) for equipment maintenance. The production facility will be unmanned, and will not generate significant noise. The project will be subject to conditions of approval to require the compliance with County and State regulations (Exhibit 5, Condition Nos. 14 and 35). No substantial adverse effect on public health, safety, convenience or welfare has been identified as a result of the proposed project.

Based on the above discussion, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§ 8111-1.2.1.1.e].

The proposed project will not substantially alter the character of the area. The proposed use of the existing oil and gas facilities will be compatible with the surrounding cattle grazing use and open space. The proposed project will not be detrimental to the public health, safety or welfare. The proposed facility is allowed with a Conditional Use Permit, and will not preclude other uses in the Open Space zone. Given the lack of public services and the remoteness of the area, a change in the land use designation or zoning of the area is not foreseeable at this time.

Based on the above discussion, this finding can be made.

6. The proposed development will occur on a legal lot [§ 8111-1.2.1.1f].

The applicant requests that a conditional use permit be granted to authorize oil and gas exploration and production operations. The legal lot status of the property has not been established at this time. However, oil and gas leases are exempt from the requirements of the State Subdivision Map Act. Thus, the Planning Director has determined that a permit can be granted for oil exploration

and production activities involving a subsurface lease without the establishment of lot legality.

Based on the above discussion, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091), and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, the Planning Division has not received any public comments regarding the proposed project.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendum to the ND (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the ND Addendum reflects the Planning Director's independent judgment and analysis;
3. **FIND** that the ND Addendum (Exhibit 4) satisfies the environmental review requirements of CEQA;
4. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** Minor Modification of CUP PL14-0112, subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Jay Dobrowalski at (805) 654-2498 or jay.dobrowalski@ventura.org.

Prepared by:

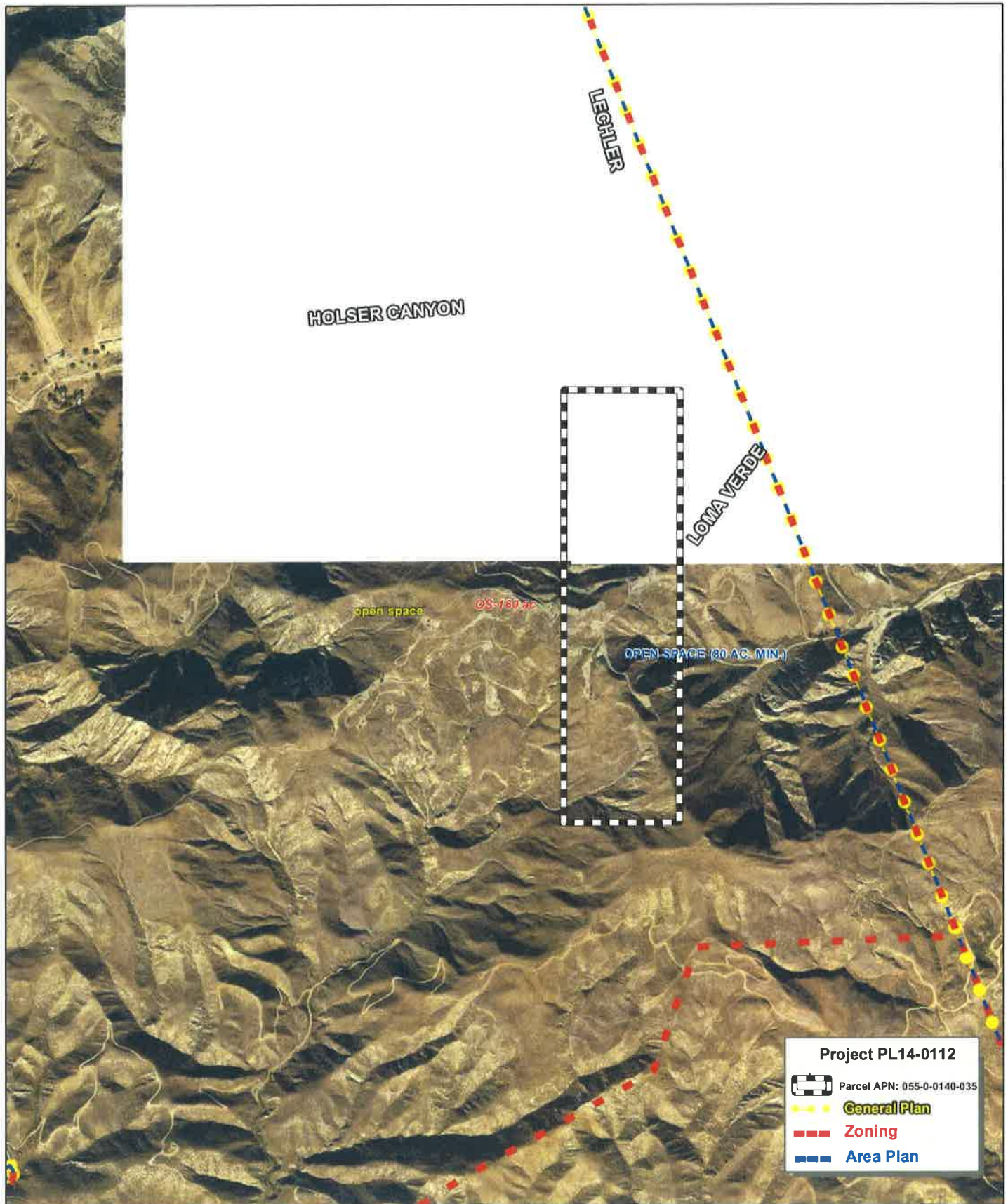

Jay Dobrowalski, Case Planner

Reviewed by:


Brian R. Baca, Manager
Commercial-Industrial Permits Section

EXHIBITS

- Exhibit 2 – Location Map
- Exhibit 3 – Plans
- Exhibit 4 – Mitigated Negative Declaration
- Exhibit 5 – Conditions of Approval



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04-24-2015
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, Jan. 2015



County of Ventura
Planning Director Hearing
PL14-0112
General Plan & Zoning Map

0 700 1,400 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of the map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



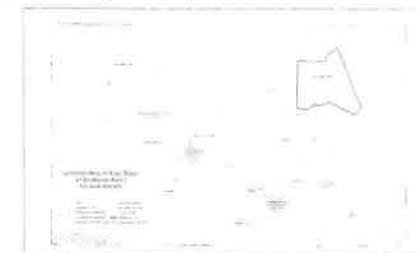
RH

THIS PLAT IS BASED ON PUBLIC AERIAL PHOTOGRAPHY. IT IS NOT A SURVEY OF THE LAND, EASEMENTS OR OTHER MATTERS SHOWN HEREON. THIS PLAT IS PROVIDED FOR REFERENCE PURPOSES ONLY AND MAY OR MAY NOT BE COMPLETE OR ACCURATE AND MAY NOT BE DRAWN TO SCALE.

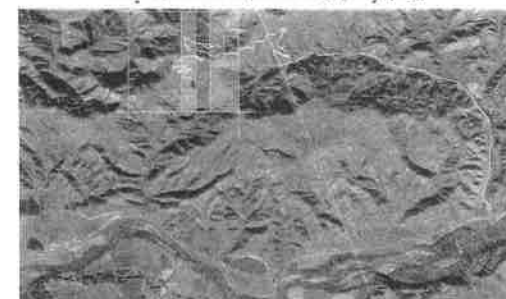
PROJECT INFORMATION LIST

General Plant: Oil, Gas Exploration and Production,
 Area Plan: Piru Area Plan, beyond specified Piru plans.
 Zoning Designation: OS-160, Oil, Gas Exploration & Production
 as allowed in designated zone.
 Gross Acreages:
 CUP 4271: 80 Acres
 CUP 4261: 140 Acres.

Proposed extension of existing Conditional Use Permits to allow continued production of oil, gas or other hydrocarbon substances and the continued maintenance thereof. No additional grading is proposed. No new structures are proposed, nor are there plans to remodel existing structures.



ACCESS ROUTE
 Hwy 126 to San Mateo Grande Cyn. Rd.



RANOMA OIL & GAS FIELD
 Ventura County, CA.

Conditional Use Permits 4271 & 4261
 SITE PLAN

PROJECT INFORMATION
 PROJECT NO. 100-100-0000
 PROJECT NAME: RANOMA OIL & GAS FIELD
 PROJECT LOCATION: 100-100-0000
 PROJECT DATE: 07/24/14

SIZE	MODEL VIEW	DWG NAME	REV
No 1 of 4		CBese CUP.dwg	
SCALE: 1"=300'		DATE: 07/24/14	

THIS MAP IS BASED ON A COUNTY LIDAR DATA. IT IS NOT A SURVEY OF THE LAND, EASEMENTS OR OTHER MATTERS SHOWN HEREON.
DATA PROVIDED FOR REFERENCE PURPOSES ONLY AND MAY OR MAY NOT BE COMPLETE OR ACCURATE, AND MAY NOT BE DRAWN TO SCALE.



VIEW SOUTHEAST



VIEW SOUTH

PROJECT INFORMATION LIST

General Plan: Oil, Gas Exploration and Production.
Area Plan: Piru Area Plan, beyond specified Piru plans.
Zoning Designation: OS-160, Oil, Gas Exploration & Production as allowed in designated zone.

Gross Acreages: -
CUP 4271: 80 Acres
CUP 4261: 140 Acres

Proposed extension of existing Conditional Use Permits to allow continued production of oil, gas or other hydrocarbon substances and the continued maintenance thereof. No additional grading is proposed. No new structures are proposed, nor are there plans to remodel existing structures.

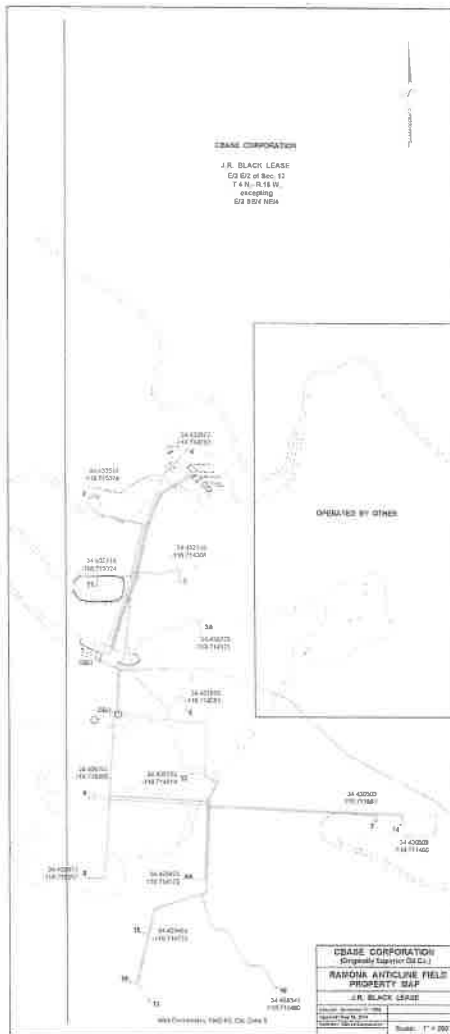
ACCESS ROUTE



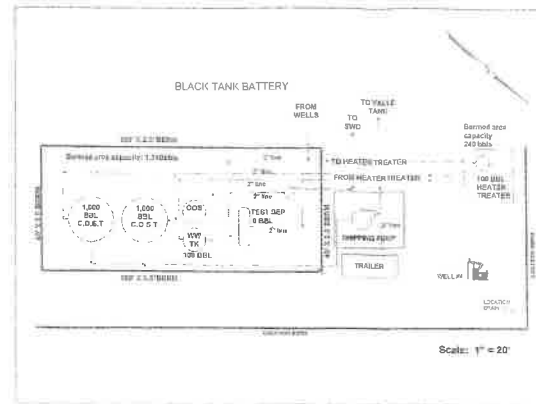
RAMONA OIL & GAS FIELD
Ventura County, CA

Conditional Use Permits 4271 & 4261
LiDar Topographical Map

SIZE	MODEL VIEW	DWG NAME	REV
No 2 of 4		CBase CUP dwg	
SCALE 1"=300'		DATE	07/24/14



BLACK LEASE FACILITIES



EXISTING BLACK LEASE TANK BATTERY DETAIL



EXISTING CRUDE OIL TANKS



EXISTING W.W. TANKS & O.O.S.



ABOVE-GROUND MANIFOLD ACCESS



... SERVING UNDERGROUND PIPELINE



EXISTING SHIPPING PUMP



EXISTING HEATER TREATER & WELL

PROJECT SITE INFORMATION

Total Lot Acreage = 160 Acres
CUP 4271 Gross Ac. = 140 Acres
Structures comply with OS-160 Zoning
per Non-Coastal Ord. (2008, 8105-4)

ADDITIONAL PROJECT INFORMATION

The buildings are comprised of the pump shed, operations trailer, and stack are approximately 30 years old. The structures (tanks, treaters, separators, pipelines, etc...) have been continuously maintained. Structure repainting is scheduled this summer. There are no water wells on-site or on adjacent parcels. Electrical utilities are supplied via overhead lines and poles that are located at drillsites, facilities, along roadways and between site locations. Roads are maintained with asphalt or bituminously treated gravel for erosion control. Fire control setbacks are established and maintained on all pads, sites and on roadways.

SECURITY GATE



Electronic access on San
Martinez Grande Cyn. Rd.,
3 mi. from Hwy 126

ACCESS



RAMONA OIL & GAS FIELD
Ventura County, CA

CUP 4261 - BLACK LEASE & TANK BATTERY
portion of APN 055-0-140-030

SIZE	MODEL VIEW	DWG NAME	REV
No. 4 of 4		CBase CUP dwg	
SCALE varies		DATE	07/24/14

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. Victoria Avenue
Ventura, CA 93009

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. Entitlement: CUP-4261
2. Applicant: The Superior Oil Company
3. Location: (See attached map) Ramona Field, Ramona Canyon, East Ventura County
4. Assessor Parcel No(s): 055-014-035
5. General Plan Designation: Open Space
6. Existing Zoning: R-A-5 Ac
7. Proposal: To bring the oil and gas development operations into compliance with the Ventura County Ordinance Code. Wells 1 through 16, as well as 1A and 3A have been operating without a valid Conditional Use Permit.
8. Responsible Agencies: Division of Oil and Gas

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

An Initial Study was conducted by the Planning Division to evaluate the potential effect of this project on the environment. Based on the findings contained in the attached Initial Study it has been determined that this project will not have a significant effect.

C. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary.
2. Document Posting Period: December 5 to December 19, 1984
3. Environmental Report Review Committee Hearing: December 19, 1984

Prepared by: Ingrid Hainline

Reviewed by: Robert K. Jorgensen 11-28-84

The Environmental Report Review Committee recommends that the decision-making body of the proposed project find that this document has been completed in compliance with the California Environmental Quality Act.

Bruce Smith
Chair, Environmental Report
Review Committee

12/19/84
Date

IH:11:K172/EIR10-84

RESOURCE MANAGEMENT AGENCY
county of ventura

Mailing 12/14/84
Planning Division

Dennis Davis, AICP
Manager

NOTICE OF PREPARATION OF
DRAFT NEGATIVE DECLARATION

TO CONCERNED PARTIES:

The Planning Division is currently processing the following land use permit request. California State law requires that an evaluation be conducted to determine if this project could significantly affect the environment. Based upon an initial review, it has been found that a significant effect would not occur; therefore, a Negative Declaration has been prepared.

PROJECT DESCRIPTION

Entitlement: CUP-4261

Applicant's Name: The Superior Oil Company

Parcel Size: 140 Acres

Assessor's Parcel No.: 055-014-035

Zoning Designation: R-A-5 Ac

General Plan Designation: Open Space

Project Location: (see map on reverse side)

Ramona Field, Ramona Canyon, East Ventura County

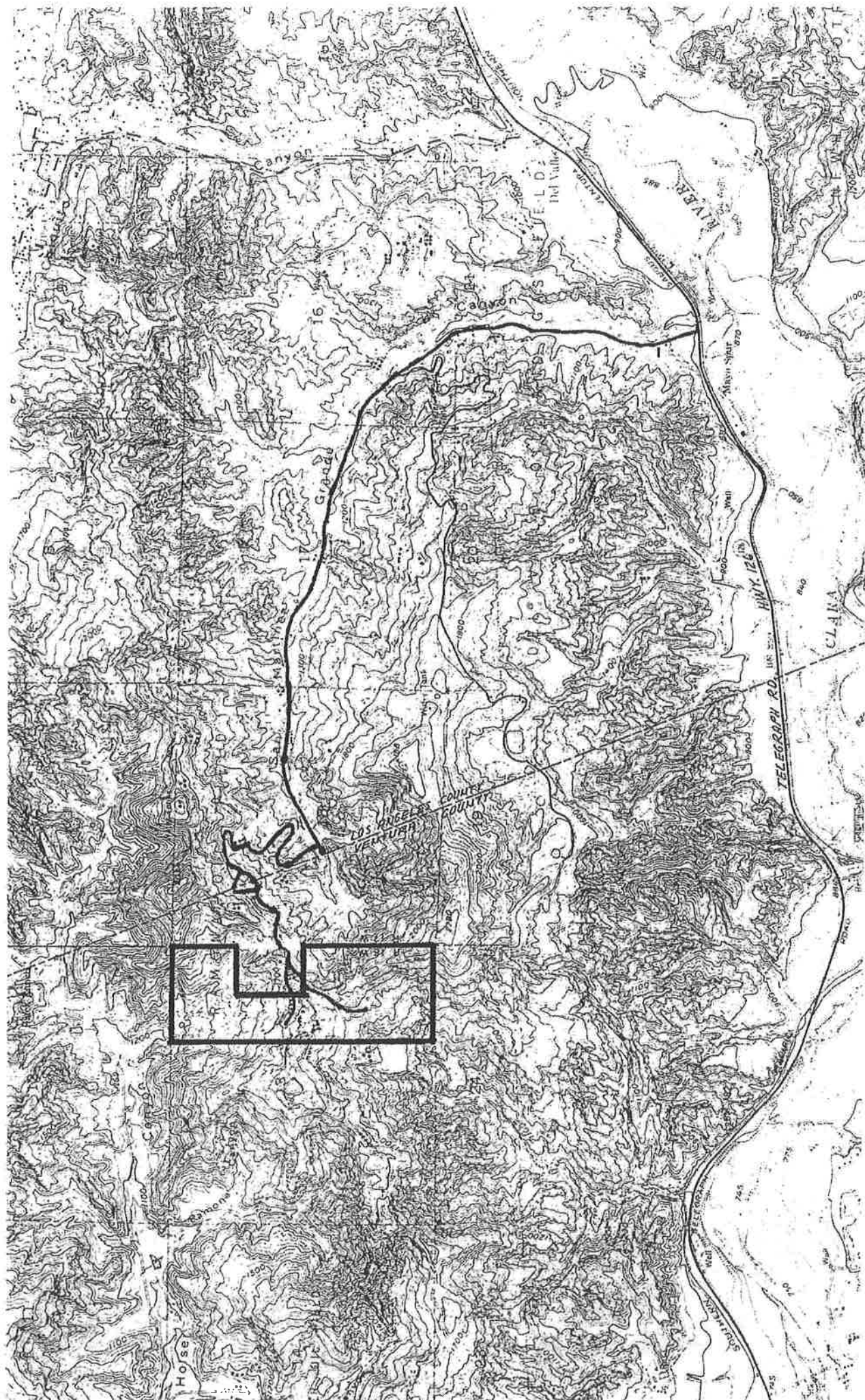
Description of land use that would result if permit is approved:

To bring the oil and gas development operations into compliance with the Ventura County Ordinance Code.

The public review period to the draft Negative Declaration is from December 5, 1984 to December 19, 1984. In addition, the Ventura County Environmental Report Review Committee will hold a public hearing on the adequacy of the draft Negative Declaration at 1:30 p.m. on December 19, 1984 in the Multi-Purpose Hearing Room, Room 344, Third Floor, Hall of Administration, 800 South Victoria Avenue, Ventura, CA 93009. You are welcome to attend this hearing and comment on the adequacy of the draft Negative Declaration. If you are unable to attend, written comments on this document may be submitted to Robert K. Laughlin, Planning Division, Resource Management Agency, 800 South Victoria Avenue, Ventura, CA 93009.

Copies of this draft Negative Declaration may be reviewed or purchased for the cost of reproduction at the above address. If you have any questions, please phone Ingrid Hainline at (805) 654-2466.

IH:11:K171/EIR17

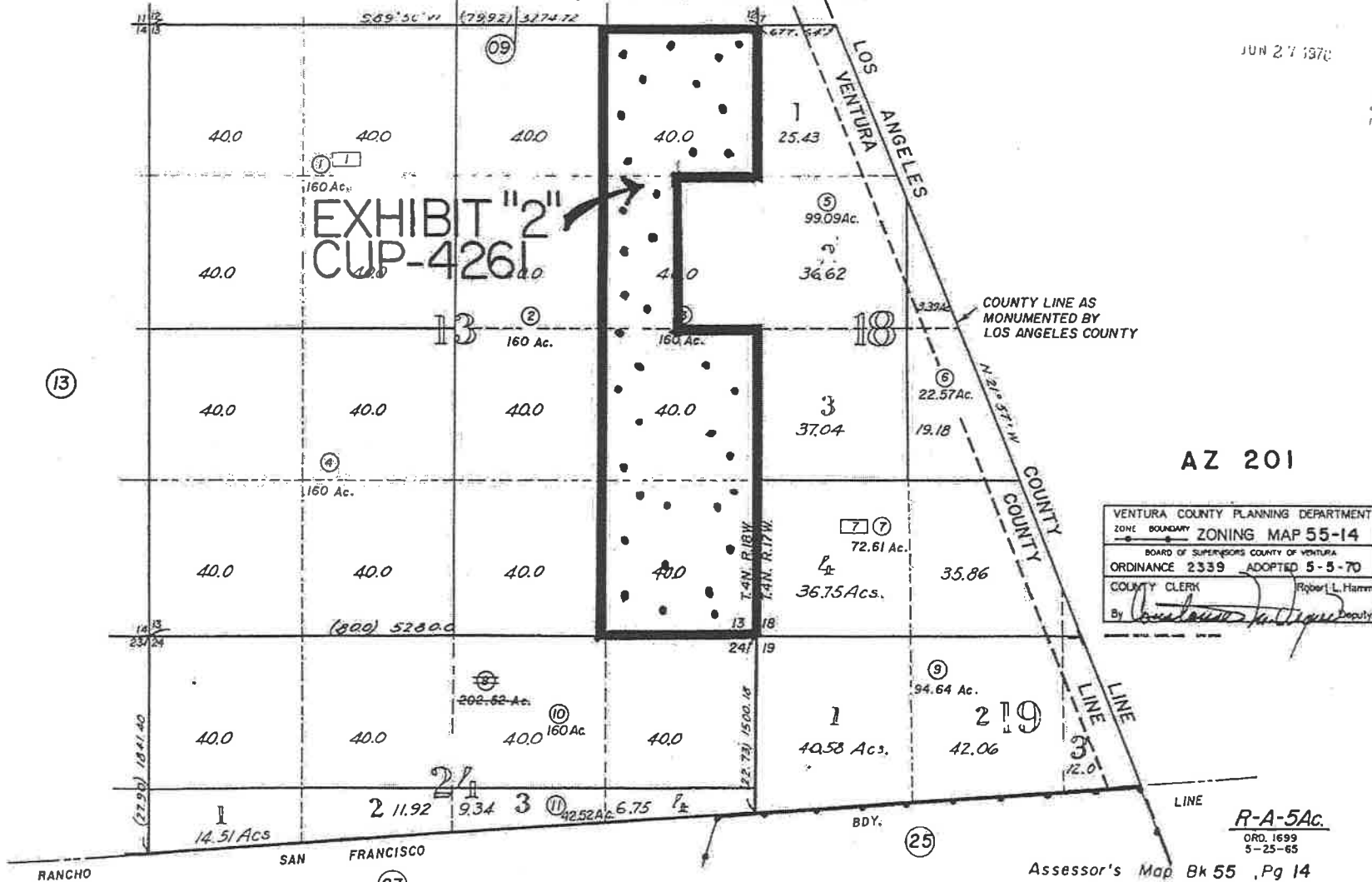


SEC. 13, POR. SEC. 24 T. 4 N., R. 18 W. S.B.B. & M.
 POR. SEC'S 18 & 19 T. 4 N., R. 17 W. S.B.B. & M.

Tax Area Code
62011

55-14

JUN 27 1970



AZ 201

VENTURA COUNTY PLANNING DEPARTMENT	
ZONE	BOUNDARY
ZONING MAP 55-14	
BOARD OF SUPERVISORS COUNTY OF VENTURA	
ORDINANCE 2339 ADOPTED 5-5-70	
COUNTY CLERK	Robert L. Hamm
By	Deputy

R-A-5Ac.
 ORD. 1699
 5-25-65

Assessor's Map Bk 55 ,Pg 14
 County of Ventura, Calif

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

INITIAL STUDY CHECKLIST

I. BACKGROUND

1. Name of Applicant THE SUPERIOR OIL COMPANY
2. Project Description BRING EXISTING OIL AND GAS OPERATIONS INTO COMPLIANCE WITH THE VENTURA COUNTY ORDINANCE CODE
3. Project Location BLACK LEASE, RAMONA FIELD
4. Date Checklist Completed NOVEMBER 15, 1984

II. ENVIRONMENTAL IMPACTS

Planning Division Input

Yes Maybe No*

- | | | | |
|---|---|---|---|
| 1. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area? | — | — | ✓ |
| 2. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | — | — | ✓ |
| 3. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing? | — | — | ✓ |
| 4. <u>Aesthetics.</u> Will the proposal result in the obstruction of an scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | — | — | ✓ |
| 5. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | — | — | ✓ |
| 6. <u>Natural Resources.</u> Will the proposal result in: | | | |
| a. Increase in the rate of use of any natural resources? | — | — | ✓ |
| b. Substantial depletion of any non-renewable natural resources (e.g., loss of prime agricultural land)? | — | — | ✓ |
| 7. <u>Public Services.</u> Will the proposal and/or the cumulative demands of other pending projects have an effect upon, or result in a need for new or altered governmental services in any of the following areas: | | | |
| a. Sanitation | — | — | ✓ |
| b. Water (not under County Jurisdiction)? | — | — | ✓ |
| c. Fire Protection? | — | — | ✓ |
| d. Police Protection? | — | — | ✓ |
| e. Schools? | — | — | ✓ |
| f. Parks or other recreational facilities? | — | — | ✓ |
| g. Other governmental services ? | — | — | ✓ |

* The county reviewing agency has determined this issue not to be significant.

APCD Input

Yes Maybe No*

8. Air. Will the proposal result in:

- | | | | |
|---|-----|-----|---|
| a. Substantial air emissions or deterioration of ambient air quality? | ___ | ___ | ✓ |
| b. The creation of objectionable odors? | ___ | ___ | ✓ |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | ___ | ___ | ✓ |
| d. Is there a potential for cumulative adverse impacts on air quality in the project area? | ___ | ___ | ✓ |

Public Works Agency Input

9. Earth. Will the proposal result in:

- | | | | |
|---|-----|-----|---|
| a. Unstable earth conditions or in changes in geologic substructures? | ___ | ___ | ✓ |
| b. Disruptions, displacements, compaction or overcovering of the soil? | ___ | ___ | ✓ |
| c. Change in topography or ground surface relief features? | ___ | ___ | ✓ |
| d. The destruction, covering or modification of any unique geologic or physical features? | ___ | ___ | / |
| e. Any increase in wind or water erosion of soils, either on or off the site? | ___ | ___ | ✓ |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | ___ | ___ | ✓ |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, liquefaction, tsunami or similar hazards? | ___ | ___ | ✓ |

10. Transportation/Circulation. Will the proposal result in:

- | | | | |
|---|-----|-----|---|
| a. Generation of substantial additional vehicular movement? | ___ | ___ | ✓ |
| b. Effects on existing parking facilities, or demand for new parking? | ___ | ___ | ✓ |
| c. Substantial impact upon existing transportation systems? | ___ | ___ | ✓ |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | ___ | ___ | ✓ |
| e. Alterations to waterborne, rail or air traffic? | ___ | ___ | ✓ |
| f. Increase in traffic problems to motor vehicles, bicyclists or pedestrians? | ___ | ___ | ✓ |

* The County reviewing agency has determined this issue not to be significant.

	Yes	Maybe	No*
g. Would the project area system of roads be unable to accommodate the traffic to be generated by the project and all other pending projects in the area?	___	___	___/___
11. <u>Utilities</u> . Will the proposal and/or the cumulative demands of other pending projects impact or result in a need for new public service systems, or substantial alterations to the following utilities?			
a. Electricity or natural gas?	___	___	___/___
b. Communication systems?	___	___	___/___
c. Street lighting annexation and improvements?	___	___	___/___
12. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	___/___
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	___/___
<u>Flood Control and Water Resources Department Input</u>			
13. <u>Hydrology</u> . Will the proposed result in:			
a. Effects upon a Flood Control District's jurisdiction channel?	___	___	___/___
b. Effects upon a secondary drain?	___	___	___/___
c. Changes in drainage patterns or the rate and amount of surface water runoff?	___	___	___/___
d. Alterations to the course or flow of flood waters?	___	___	___/___
e. Exposure of people to water related hazards such as flooding or tsunami?	___	___	___/___
f. Degradation of groundwater quality?	___	___	___/___
g. Degradation of surface water quality?	___	___	___/___
h. Reduction in groundwater quantity?	___	___	___/___
i. Increase in groundwater quantity?	___	___	___/___
j. High groundwater table?	___	___	___/___
k. Sewage disposal limitations?	___	___	___/___
14. <u>Plant Life</u> . Will the proposal result in:			
a. Affect any <u>unique</u> , <u>rare</u> or <u>endangered</u> plant species?	___	___	___/___
b. Change the <u>diversity</u> of plant species?	___	___	___/___

* The County reviewing agency has determined this issue not to be significant.

Yes Maybe No*

- c. Threaten to eliminate or otherwise reduce either native, ornamental or agricultural plant populations? ☐ ☐ ☒
- d. Introduce new plant species into an area which will represent a fire hazard to project residents? ☐ ☐ ☒
15. Animal Life. Will the proposal result in:
- a. Restrict the range of or otherwise affect any rare or endangered animal species? ☐ ☐ ☒
- b. Restrict the range of or otherwise affect any unique animal species? ☐ ☐ ☒
- c. Change the diversity of animal species? ☐ ☐ ☒
- d. Reduce wildlife populations? ☐ ☐ ☒
- e. Introduce new wildlife species in an area? ☐ ☐ ☒
- f. Affect existing wildlife food webs, habitat or migration patterns? ☐ ☐ ☒
- g. Deteriorate or cause an existing fish or wildlife population to drop below self-sustaining levels? ☐ ☐ ☒
16. Archaeological/Historical. Will the proposal:
- a. Affect possible unknown archaeological or historical sites? ☐ ☐ ☒
- b. Result in destruction or alteration of a known archaeological or historical site within the vicinity of the project? ☐ ☐ ☒
- c. Result in destruction or alteration of a known archaeological or historical site near the vicinity of the project? ☐ ☐ ☒
17. Water Supply (Purveyors Under County Jurisdiction): Will the proposal result in:
- a. A project and/or cumulative demand for additional off-site water facilities? ☐ ☐ ☒
- b. A significant project and/or cumulative demand on existing water supply? ☐ ☐ ☒

Environmental Health Input

18. Sanitation. If the proposal will utilize septic tank systems, can the sewage generated by the project create a significant adverse health impact on the area? ☐ ☐ ☒
19. Water. Will the proposal and/or all other pending projects in the area result in substantial reduction in the amount of water otherwise available from public water supplies? ☐ ☐ ☒

* The County reviewing agency has determined this issue not to be significant.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No*</u> |
|---|------------|--------------|------------|
| 20. <u>Solid Waste.</u> Will the proposal result in: | | | |
| a. Production of significant amounts of solid waste? | — | — | ✓ |
| b. Would this waste create a significant impact on the existing solid waste disposal system? | — | — | ✓ |
| 21. <u>Noise.</u> Will the proposal result in: | | | |
| a. Significant increases in existing noise levels? | — | — | ✓ |
| b. Exposure of people to severe noise levels? | — | — | ✓ |
| 22. <u>Light and Glare.</u> Will the proposal produce significant amounts of new light or glare? | — | — | ✓ |
| 23. <u>Risk of Upset:</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | — | — | ✓ |
| 24. <u>Human Health.</u> Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | — | — | ✓ |
| b. Exposure of people to potential health hazards? | — | — | ✓ |

III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | |
|--|---|---|---|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | — | — | ✓ |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future?) | — | — | ✓ |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but where the effect of the total of those impacts on the environment is significant?) | — | — | ✓ |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | — | — | ✓ |

* The County reviewing agency has determined this issue not to be significant.

IV. RECOMMENDATION

On the basis of this initial evaluation:

- ☐ In conformance with Section 15060 of the State EIR Guidelines, I find with certainty that the proposal would not have a significant impact on the environment.
- ☐ I find the proposed project is categorically exempt pursuant to Class _____.
- ☒ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet could be applied to the project. A CONDITIONAL NEGATIVE DECLARATION SHOULD BE PREPARED.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ADDENDUM to an existing certified Environmental Impact Report is required.
- ☐ I find the proposed project MAY have a significant effect on the environment, and this effect is adequately addressed in a certified Environmental Impact Report, and thus SUBSEQUENT USE of the existing EIR is required.

Date:

November 15, 1984

Ingrid Hainline
(Signature of Environmental Planner)

Initial Study Contributors:

Env. Health

APCD

Public Works

Fire Dept.

Sheriff Dept.

Lafco

Div. of Oil and Gas

JH:ss/401

VENTURA COUNTY
PLANNING DIVISION
CERTIFICATION OF
APPROVAL

PERMIT NO. CUP-4261

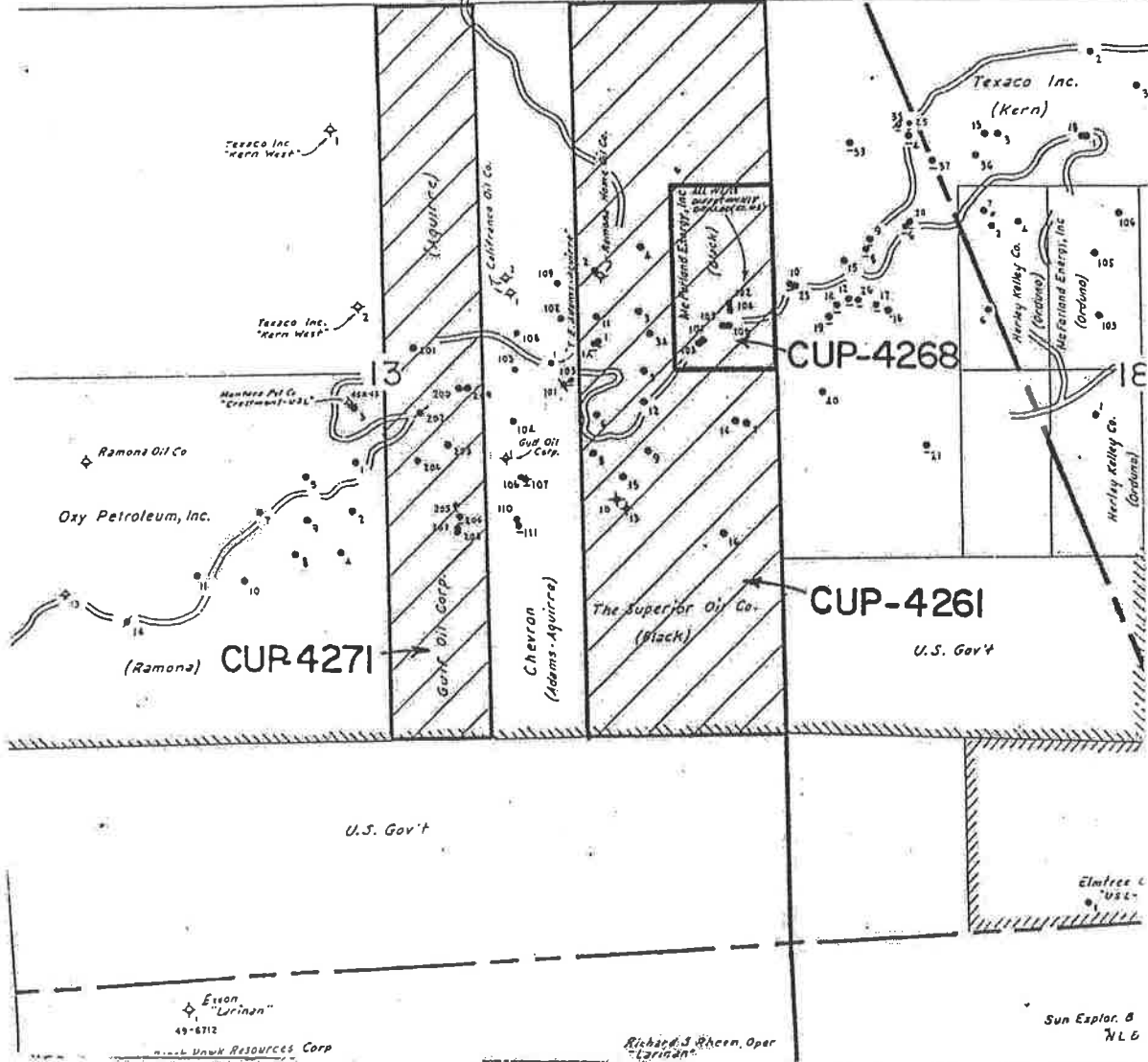
EXHIBIT NO. "A"

DATE APPROVED 1/21/85

APPROVAL BODY ☒ PL. COMM.

Robert Rainline
AUTHORIZED SIGNATURE DATE 1/21/85

RAMONA FIELD



Ventura County
Resource
Management
Agency

CUP-4261

1" = 2000'

FIRE

30 AUG 84 9:32

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

M E M O R A N D U M

TO: Distribution List Date: 8-14-84
FROM: Dennis Hawkins
SUBJECT: REQUEST FOR PROJECT REVIEW OF CUP-4261

The subject permit application was received on 8-8-84 for processing by the Planning Division. Please complete the following evaluations and return this form (or a copy) on or before 8-27-84 to ensure continued timely processing. If you are unable to meet this return date, please call me at extension 2492.

1. APPLICATION COMPLETENESS: (State law requires that the applicant be contacted in writing, within 30 calendar days, of the completeness of the submitted application or the application is automatically complete).

Is the application, with all supporting materials, complete for purposes of filing for your area of review? ("Complete" means that all application materials as indicated on the back of the application form are submitted and are adequate, and that you have a clear, concise understanding of what the project is, how it will be operated, the services and resources it will draw upon or effect, etc., in order for you to complete Nos. 2 and 3 below.)

☐ No

☒ Yes

If no, specify the manner in which the application can be made complete. Please be specific as to the type and thoroughness of information needed.. (Attach sheets, if necessary)

2. IDENTIFICATION OF SIGNIFICANT ENVIRONMENTAL ISSUES:

- a) Are there any significant environmental issues or problems (project specific or cumulative) under your area of purview affected by the project?

☒ No

☐ Yes

If yes, please identify and describe the significant issues or problems below: (Attach sheets if necessary)

(1)

(2)

(3)

Received

AUG 15 1984

VENTURA COUNTY
FIRE DEPARTMENT
CARMICHAEL

b) Can conditions be developed to reduce or mitigate the issues or problems described above?

☐

No, impossible
to mitigate

☐

Don't know,
further evaluation
will be required.

☐

Yes

If you don't know, please describe what further evaluation or information will be required below: (Attach sheets if necessary)

If yes, specify the conditions below: (Attach sheets if necessary)

(1)

(2)

(3)

c) Will the above conditions mitigate the issue or problem to an insignificant level?

☐

No

☐

Yes

If no, please explain below: (Attach sheets if necessary)

3. STANDARD PROJECT CONDITIONS: (According to Board policy, projects will be reviewed for standard conditioning within two weeks, unless special circumstances warrant more time)

☐

In addition to the special conditions specified under No. 2 above, recommended standard conditions have been developed and are attached.

☐

Conditions cannot be developed at this time because of the following reason(s):

Fire Dept. Permit Required for
Storage of any Flammable Liquids

Distribution List:

LAFCO - Bob Braithman (1)

Env. Health - D. Koepp (1)

Public Works - John Crowley (3)

APCD - Scott Johnson (1)

Fire Dept. - (1)

Sheriff Dept. - (1)

Ag. Advisory Committee (1)

Puro Neighborhood Council

DOG

Reviewing Agency/Dept. FIRE

Reviewer Red Moor

Date 8-27-84

EH

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

M E M O R A N D U M

TO: Distribution List Date: 8-14-84
FROM: Dennis Hawkins
SUBJECT: REQUEST FOR PROJECT REVIEW OF CUP-4261

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Is the application, with all supporting materials, complete for purposes of filing for your area of review? ("Complete" means that all application materials as indicated on the back of the application form are submitted and are adequate, and that you have a clear, concise understanding of what the project is, how it will be operated, the services and resources it will draw upon or effect, etc., in order for you to complete Nos. 2 and 3 below.)

☐ No

☒ Yes

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☒ No

☐ Yes

If yes, please identify and describe the significant issues or problems below: (Attach sheets if necessary)

(1)

(2)

(3)

b) Can conditions be developed to reduce or mitigate the issues or problems described above?

☐ No, impossible
to mitigate

☐ Don't know,
further evaluation
will be required.

☐ Yes

If you don't know, please describe what further evaluation or information will be required below: (Attach sheets if necessary)

If yes, specify the conditions below: (Attach sheets if necessary)

(1)

(2)

(3)

c) Will the above conditions mitigate the issue or problem to an insignificant level?

☐ No

☐ Yes

If no, please explain below: (Attach sheets if necessary)

3. STANDARD PROJECT CONDITIONS: - (According to Board policy, projects will be reviewed for standard conditioning within two weeks, unless special circumstances warrant more time)



In addition to the special conditions specified under No. 2 above, recommended standard conditions have been developed and are attached.



Conditions cannot be developed at this time because of the following reason(s):

Distribution List:

LAFCO - Bob Breitman (1)
Env. Health - D. Koepp (1)
Public Works - John Crowley (5)
APCD - Scott Johnson (1)
Fire Dept. - (1)
Sheriff Dept. - (1)
~~Ag. Advisory Committee~~ (1)
Pine Neighborhood Council
DOG

Reviewing Agency/Dept. Env. Health
Reviewer Robert Gallagher
Date 8-31-84

ENVIRONMENTAL RESOURCE AGENCY

county of ventura

CUP 4261

Environmental Health Department
D. W. Koepp
Director

1. That the facility shall be connected to public sewers when they become available.
2. That disposal of all potentially hazardous wastes shall be by a means approved by the Ventura County Environmental Health Department.
3. That sewage disposal shall be by community sewer system or other means approved by the Ventura County Environmental Health Department.
4. That prior to occupancy adequate sanitary facilities shall be provided in accordance with the requirements of the Environmental Health Department.
5. That prior to occupancy, septic system shall be constructed in accordance with the requirements of the Ventura County Environmental Health Department and the Ventura County Building and Safety Department.
6. That prior to occupancy adequate, safe, potable supply of water shall be provided for the occupants and users of these facilities.
7. That prior to occupancy cross-connection control devices shall be installed on the water system in accordance with the requirements of the Ventura County Environmental Health Department.
8. That in order to protect the public safety and prevent groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the Ventura County Well Ordinance prior to recordation/occupancy.
9. That prior to recordation, the applicant shall demonstrate the availability of domestic water for all parcels created by submitting a "will-serve" letter from a domestic water purveyor licensed by the Ventura County Environmental Health Department or the State of California Department of Public Health to the Ventura County Environmental Health Department and the Ventura County Public Works Agency; or

That prior to recordation, the applicant shall demonstrate the availability of an adequate supply of groundwater from individual wells for each lot created which meets the State Department of Public Health regulations for domestic water as to chemical and bacteriological quality.
10. That at the time water service connection is made, cross-connection control devices shall be installed on the water system in accordance with the requirements of the Ventura County Environmental Health Department.

over

11. That prior to recordation, a "will-serve" letter shall be obtained for sewage service for each lot created. Said letter shall be filed with the Ventura County Environmental Health Department and the Ventura County Public Works Agency.
12. That suitable and adequate sanitary toilets and washing facilities approved by the Environmental Health Department, shall be installed and maintained in a clean and sanitary condition at all times during periods of drilling.

Oil Well Permits Conditions For Approval

1. That suitable and adequate sanitary toilets and washing facilities approved by the Environmental Health ~~Department~~, shall be installed and maintained in a clean and sanitary condition at all times during periods of drilling.
2. That prior to occupancy adequate, safe, potable supply of water shall be provided for the occupants and users of these facilities.
- ③. That disposal of any potentially hazardous wastes shall be by a means approved by the Ventura County Environmental Health Department *excavations, including oil wells, sumps, and*
- ④. That any abandoned water wells under permittee's control and operation on the permittee's drilling or production equipment sites shall be destroyed in accordance with the Ventura County ~~Well~~ Ordinance, Code.

JP:r386

Robert Gallagher
8-31-84

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISIONM E M O R A N D U M

TO: Distribution List Date: 8-14-84
FROM: Dennis Hawkins
SUBJECT: REQUEST FOR PROJECT REVIEW OF CUP-4261

The subject permit application was received on 8-8-84 for processing by the Planning Division. Please complete the following evaluations and return this form (or a copy) on or before 8-29-84 to ensure continued timely processing. If you are unable to meet this return date, please call me at extension 2492.

1. APPLICATION COMPLETENESS: (State law requires that the applicant be contacted in writing, within 30 calendar days, of the completeness of the submitted application or the application is automatically complete).

Is the application, with all supporting materials, complete for purposes of filing for your area of review? ("Complete" means that all application materials as indicated on the back of the application form are submitted and are adequate, and that you have a clear, concise understanding of what the project is, how it will be operated, the services and resources it will draw upon or effect, etc., in order for you to complete Nos. 2 and 3 below.)

☐ No

☒ Yes

If no, specify the manner in which the application can be made complete. Please be specific as to the type and thoroughness of information needed.. (Attach sheets, if necessary)

2. IDENTIFICATION OF SIGNIFICANT ENVIRONMENTAL ISSUES:

- a) Are there any significant environmental issues or problems (project specific or cumulative) under your area of purview affected by the project?

☒ No

☐ Yes

If yes, please identify and describe the significant issues or problems below: (Attach sheets if necessary)

(1)

(2)

(3)

b) Can conditions be developed to reduce or mitigate the issues or problems described above?

☐ No, impossible to mitigate

☐ Don't know, further evaluation will be required.

☐ Yes

If you don't know, please describe what further evaluation or information will be required below: (Attach sheets if necessary)

If yes, specify the conditions below: (Attach sheets if necessary)

(1)

(2)

(3)

c) Will the above conditions mitigate the issue or problem to an insignificant level?

☐ No

☐ Yes

If no, please explain below: (Attach sheets if necessary)

3. STANDARD PROJECT CONDITIONS: (According to Board policy, projects will be reviewed for standard conditioning within two weeks, unless special circumstances warrant more time)

☐ In addition to the special conditions specified under No. 2 above, recommended standard conditions have been developed and are attached.

☐ Conditions cannot be developed at this time because of the following reason(s):

Distribution List:

LAFCO - Bob Braйтman (1)

Env. Health - D. Koepp (1)

Public Works - John Crowley (3)

APCD - Scott Johnson (1)

Fire Dept. - (1)

Sheriff Dept. - (1)

~~Ag. Advisory Committee~~ (1)

Piru Neighborhood Council

DOG

Reviewing Agency/Dept. APCD

Reviewer Church Thomas Jde

Date 8/15/84



NEGATIVE DECLARATION (ND) – ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Minor Modification of existing Conditional Use Permit (CUP 4261) to authorize the continued operation of 14 oil and gas wells and related production equipment.
2. **Applicant:** CBase Corporation, 9017 Reseda Boulevard, Suite 206, Northridge, California, 91324
3. **Property Owners:** Thompson Trust, 30165 Sagecrest Way, Castaic, California, 91384
4. **Location:** The project site is located in the Ramona Oil Field approximately 3 miles to the southeast of Lake Piru and approximately 1.5 miles north of Highway 126, near the borders of Ventura and Los Angeles Counties, in the unincorporated area of Ventura County.
5. **Assessor's Parcel Numbers:** 055-0-140-035
6. **Lot Size:** 160 acres
7. **General Plan Land Use Designation:** Open Space
8. **Zoning Designation:** "OS-160 ac" (Open Space, 160-acre minimum lot size)
9. **Project Description:** The requested modified CUP would authorize continued oil and gas exploration and production in accordance with Section 8105-4 of the *Ventura County Non-Coastal Zoning Ordinance*. Specifically, the requested CUP would allow:
 - a. The testing, drilling, production, reworking and maintenance (excluding hydraulic fracturing) of 14 existing oil and gas wells on existing drilling pads. The location of the wells is shown on Planning Director hearing Exhibit 3;
 - b. Separation of natural gas and produced water from crude oil
 - c. Processing operations required for on-site injection well purposes
 - d. The off-site storage and transportation of produced gas and crude oil products from the site, and,

- e. Operation of existing equipment associated with the storage, processing, and transporting of oil, gas, and water, as shown on Exhibit 3 in the hearing exhibits.

The proposed project does not include any new grading or removal of vegetation. The facility will continue the current rate of up to two site visits per day (i.e. up to 4 one-way vehicle trips per day) by company personnel for equipment maintenance. The proposed project does not include any new facilities or equipment. Oil and gas produced at this facility are transported by pipeline to offsite facilities located in Los Angeles County.

The existing equipment on the Black Lease Facility pad includes the following:

- Two 1,000 barrel crude oil storage tanks
- One 100 barrel test tank
- One waste water pump
- One vapor recovery compressor
- One 100 barrel heater treater
- One 60 barrel recirculation heater
- One 100 barrel waste water tank
- One six barrel test separator
- One recirculation pump
- One oil shipping pump
- One manifold

Hydraulic fracturing or acid well stimulation techniques subject to the draft regulations for the implementation of Senate Bill 4 are not authorized by this permit. Any such well stimulation activity requires a modification of this permit.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On January 28, 1985, the Planning Commission adopted a Negative Declaration (ND) that evaluated the environmental impacts of the legalization of 14 oil wells and related production facilities.

The proposed project is the continued use of the existing 14 wells and related facilities on existing pads and the continued use of the existing production facilities. The project does not include any new grading or vegetation removal outside of the existing pads.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and, (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for

the preparation of an Environmental Impact Report (EIR) or subsequent negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

The oil and gas facility was previously analyzed for its potential impacts on the environment and to identify any required mitigation measures. The proposed project is comprised of the continued operation of 14 existing oil and gas wells and related production facilities on existing drill pads. The requested permit modification would extend the production period specified in CUP 4261 which expires in 2015. The continued operation of the existing facility does not include any physical change to the land outside of the existing disturbed drilling pads.

Therefore, the continued operation of the existing facility on the existing drill pads will not create any new environmental impacts that were not previously analyzed in the ND.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The circumstances under which the potential impacts to the environment were evaluated have not substantially changed such that the continued operation of the facility will require major revisions to the ND. No new potentially significant environmental effects have been identified for the proposed project. The operation of the existing 14 oil and gas wells and related facilities will not create any new impacts that were not previously analyzed in the ND. Thus, major revisions of the previous ND are not required.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the previous ND, shows any of the following:**
 - a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].**

No new information or environmental impacts that were unknown and could not have been known when the ND was adopted have become available. The environmental conditions that currently exist on site are substantially the same as those that existed at the time at which the ND was adopted. Therefore, the operation of the existing 14 oil and gas wells and related facilities on existing drill pads will not create any significant effects that were not discussed in the previous ND.

Based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent ND. The decision-making body shall consider this Addendum to the final ND prior to making a decision on the project.

C. PUBLIC REVIEW:

Pursuant to the State CEQA Guidelines § 15164(c), this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:


Jay Dobrowalski, Case Planner
Commercial and Industrial Permits Section

Reviewed by:


Brian R. Baca, Manager
Commercial and Industrial Permits
Section

The Planning Director finds that this Addendum has been completed in compliance with the California Environmental Quality Act.

Kimberly L. Prillhart, Planning Director

Date

EXHIBIT 5

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) NO. PL14-0112

CBase Oil & Gas Exploration Project

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division Conditions

1. Project Description

The requested modified CUP would authorize continued oil and gas exploration and production in accordance with Section 8105-4 of the *Ventura County Non-Coastal Zoning Ordinance*. Specifically, the requested CUP would allow:

- a. The testing, drilling, production, reworking and maintenance (excluding hydraulic fracturing) of 14 existing oil and gas wells on existing drilling pads. The location of the wells is shown on Planning Director hearing Exhibit 3;
- b. Separation of natural gas and produced water from crude oil
- c. Processing operations required for on-site injection well purposes
- d. The off-site storage and transportation of produced gas and crude oil products from the site, and,
- e. Operation of existing equipment associated with the storage, processing, and transporting of oil, gas, and water, as shown on Exhibit 3 in the hearing exhibits.

The proposed project does not include any new grading or removal of vegetation. The facility will continue the current rate of up to two site visits per day (i.e. up to 4 one-way vehicle trips per day) by company personnel for equipment maintenance. The proposed project does not include any new facilities or equipment. Oil and gas produced at this facility are transported by pipeline to offsite facilities located in Los Angeles County.

The existing equipment on the Black Lease Facility pad includes the following:

- Two 1,000 barrel crude oil storage tanks
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- One vapor recovery compressor
- One 100 barrel heater treater
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- One 100 barrel waste water tank
- One six barrel test separator

- One recirculation pump
- One oil shipping pump
- One manifold

Hydraulic fracturing or acid well stimulation techniques subject to the draft regulations for the implementation of Senate Bill 4 are not authorized by this permit. Any such well stimulation activity requires a modification of this permit.

2. Site Maintenance

Purpose: To ensure that the CUP area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the CUP area.

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

Timing: Prior to occupancy and for the life of the permit.

Monitoring and Reporting: The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

3. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, § 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, § 15000-15387), as amended from time to time.

4. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2011, Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

6. Time Limits

- a. Use inauguration:
 - i. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses provided in Condition No. 1 (Project Description).
 - ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year [see the *Ventura County Non-Coastal Zoning Ordinance* (2011, § 8111-4.7)] from the granting or approval of this CUP. The Planning Director may grant a one-year extension of the deadline to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

- iii. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period:

This CUP will expire on [insert date, 20yrs]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to Section 8181-10.4 of the Ventura County Coastal Zoning Ordinance prior to [insert date]; and
2. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the project (Condition No. 1, above) that is the subject of this CUP.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

Documentation: The Permittee shall provide this documentation to the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for any drilling activity or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the federal,

state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: To ensure full and proper notice of permit requirements and conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

Documentation: The Permittee shall present to the Planning Division copies of the conditions, upon the Planning Division's request.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and until expiration of the CUP.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

9. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance* a notice shall be recorded on the deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for tax assessor's parcel that is subject to this CUP.

Documentation: Recorded Notice of Land Use Entitlement.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division for the project file.

10. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of

studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 10.b. Specifically, the Permittee shall bear the full costs of the following:

- i. condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2011, § 8114-3)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections (which may include weekday and/or weekend inspections), public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.
- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
- i. a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 10.a, above), monitoring and enforcement (Condition 10.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - ii. a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 10.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.

- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

11. Defense and Indemnity

As a condition of CUP issuance and use including adjustment, modification, or renewal thereof, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, against any claim, action or proceeding brought against the County by a third party challenging either the County's decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP. The County shall promptly notify Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any claim, action or proceeding described in Section 11(a) above. Upon written demand from the County, the Permittee shall reimburse the County for any and all court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such claim, action or proceeding the Permittee defended pursuant to Section 11(a) above. The County may, at its sole discretion, participate in the defense of any such claim, action or proceeding through its own legal counsel, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.
- c. Except with respect to claims arising from the County's sole negligence or intentional misconduct, the Permittee shall also indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, actions, proceedings, demands, costs, and expenses, including attorney's fees, judgments, fines or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP. The County shall promptly notify Permittee of any such claim, action or proceeding and shall cooperate fully in the defense. The County may, at its sole discretion, participate in the defense of any such legal action through its own legal counsel, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.
- d. Neither the issuance of this CUP, nor compliance with the conditions thereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the County, its officers, or employees for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Commission may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Commission shall make the determination of adequacy. If the Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the costs of such work. Whenever feasible, the County will use the lowest bidder. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

A business tax certificate and regulatory licenses shall be obtained for operation of an oil and gas production facility.

15. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the CUP site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

16. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents within the CUP area.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

17. Change of Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the CUP site.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Property Owner's and/or Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the *Non-Coastal Zoning Ordinance*.

18. Paleontological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
- e. Implement the agreed upon recommendations.

Documentation: Permittee shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by in the paleontological report.

Timing: Paleontological reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director.

19. Archaeological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;
 - iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
 - v. Implement the agreed upon recommendations.

- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Immediately notify the County Coroner and the Planning Director;
 - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
 - v. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: Archaeologist reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any archaeologist report prepared for the project site to the Planning to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director.

20. Annual Plan

That the operator shall submit to the Division of Oil and Gas an annual plan, which shall include the status of each oil well, including a time schedule, stating which wells will be abandoned and which put back into production, if idle-deserted.

21. Financial Security

Purpose: In order to comply with § 8107-5.6.5 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure the conditions of this permit are fulfilled.

Requirement: The Permittee shall file, in a form acceptable to Operations Division of the Resource Management Agency, a bond or other security in the penal amount of not less than \$10,000.00 for each well that is drilled or to be drilled. In lieu of filing such a security for each well the Permittee may file a security in the penal amount of not less than \$10,000.00 to cover all operations conducted in the County of Ventura, conditioned upon the Permittee well and truly obeying, fulfilling and performing each and every term and provision of the permit. By accepting this Conditional Use Permit and providing the financial security for its operation, the Permittee is agreeing to cure any condition noncompliance issue that may be discovered during County compliance review.

Forfeiture of the financial security may occur if the noncompliance issue is not resolved in a manner that is acceptable to the Planning Director.

Documentation: A receipt or memorandum from the Operations Division shall serve as evidence that the security has been submitted and accepted.

Timing: The Permittee shall provide evidence to the Planning Division that the security has been accepted by the Operations Division prior to commencing or continuing drilling or other uses associated with this permit.

Monitoring and Reporting: The Planning Division maintains evidence of the financial security submittal in the project file. In cases of any failure by the Permittee to perform or comply with any term or provision of the permit, the Planning Commission may, after notice to the Permittee and a public hearing, by resolution, determine the amount of the penalty and declare all or part of the security forfeited in accordance with its provisions. The sureties and principal will be jointly and severally obligated to pay forthwith the full amount of the forfeiture to the County of Ventura. The forfeiture of any security shall not insulate the Permittee from liability in excess of the sum of the security for damages or injury, or for expense or liability suffered by the County of Ventura from any breach by the Permittee of any term or condition of said permit or of any applicable ordinance or of this security. The Planning Division shall not exonerate the security until the Permittee has satisfied all of the applicable conditions of this Conditional Use Permit.

22. Removal of Drilling Equipment

Purpose: In order to comply with § 8107-5.6.3 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure the removal of unused equipment.

Requirement: All equipment used for drilling, re-drilling, and maintenance work on approved wells shall be removed from the site within 30 days of the completion of such work. This deadline can be extended at the sole discretion of the Planning Director upon written request of the Permittee.

Documentation: The Permittee shall submit photo-documentation that the equipment has been removed by the applicable deadline.

Timing: The Permittee shall remove the equipment within 30 days of the completion of such work unless the Permittee obtains the Planning Director's written approval of an alternate deadline.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

23. Waste Handling and Containment of Contaminants

Purpose: In order to comply with § 8107-5.6.4 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure waste materials and other pollutants are handled appropriately according to federal, state and local laws and regulations.

Requirement: The Permittee shall:

- a. furnish the Planning Division with a plan for controlling oil spillage and preventing saline or other polluting or contaminating substances from reaching surface or subsurface waters;
- b. provide a plan that is consistent with requirements of County, state and federal laws;
- c. prepare a containment plan that shows containment of any and all oil, produced water, drilling fluids, cuttings and other contaminants associated with the drilling, production, storage and transport of oil on the site unless properly transported off-site, injected into a well, treated or re-used in an approved manner on-site or, if allowed, off-site;
- d. secure all appropriate permits, permit modifications or approvals when necessary, prior to treatment or re-use of oil field waste materials; and,
- e. submit the containment plan to the Planning Division prior to issuance of a Zoning Clearance.

Documentation: The Permittee shall prepare a containment plan.

Timing: The Permittee shall submit the containment plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance.

Monitoring and Reporting: The Planning Division maintains the containment plan provided by the Permittee in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

24. Dust Prevention and Road Maintenance

Purpose: In order to comply § 8107-5.6.6 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure pollutants are handled appropriately.

Requirement: The Permittee shall prepare a dust control plan. The drill site and all roads or hauling routes located between the public right-of-way and the subject site shall be improved or otherwise treated as required by the County and maintained as necessary to prevent the emanation of dust. Access roads shall be designed and maintained so as to minimize erosion, prevent the deterioration of vegetation and crops, and ensure adequate levels of safety.

Documentation: A copy of the approved dust control plan.

Timing: The Permittee shall submit a written dust control plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance

Monitoring and Reporting: The Planning Division shall review and approve the dust control plan prior to the issuance of a Zoning Clearance. A copy of the approved dust control plan shall be maintained in the project file. The Planning Director may require that additional dust control measures are added to the plan at any time if the Planning Director determines it necessary. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

25. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8107-5.67 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure that lighting:

- a. avoids interference with the reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and,
- g. includes devices that are compatible with the design of the permitted facility and minimize energy consumption.

Requirement: The Permittee shall prepare a Lighting Plan that includes the following components:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);
- c. the lighting plan shall provide illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.
- f. The Permittee shall bear the total cost of the review and approval of the lighting plan, and shall install all elements of the approved lighting plan according to the approved Lighting Plan.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan.

Timing: The Permittee shall submit the lighting plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the approved lighting plan in the project file. The Building and Safety inspector and Planning Division staff have the authority to ensure that the lighting is installed according to the approved lighting plan prior to the issuance of a Certificate of Occupancy. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

26. Painting of Permanent Facilities, Structures and Pipelines

Purpose: In order to ensure that buildings and structures comply with the Oil Development Standards of § 8107-5.6.9 of the *Ventura County Non-Coastal Zoning Ordinance* and blend in with their natural surroundings.

Requirement: The Permittee shall:

- a. provide the specifications for all pumping equipment and ancillary equipment (e.g., tanks, equipment in cabinets, and pipes) on all development plans;
- b. construct and maintain the exterior surfaces of all buildings and structures using building materials and colors that are compatible with surrounding terrain (e.g., earth tones and non-reflective paints);
- c. construct the project site in compliance with the approved plans;
- d. provide photo evidence to the Planning Division that the equipment is installed in compliance with the approved plans; and,
- e. maintain the site in compliance with the approved plans.

Documentation: The Permittee shall provide plans with equipment specifications and exterior colors to the Planning Division. The Permittee shall provide photo evidence that the equipment is installed according to the approved plans.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the details of all structures and equipment on plans for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint and treat the approved structures according to the approved plans. Prior to final inspection of the oil and gas facility, the Permittee shall provide photos demonstrating that the facility was treated as approved.

Monitoring and Reporting: The Planning Division maintains a copy of the approved plans in the project file. The Planning Division maintains the photo evidence provided by the Permittee demonstrating compliance with this condition in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

27. Restoration of Site After Pipeline Installation

Purpose: In order to comply with § 8107-5.5.5(e) of the *Ventura County Non-Coastal Zoning Ordinance* and to promote visual and environmental quality.

Requirement: The Permittee shall contract with County-approved qualified biologist to prepare a restoration plan, including grading, planting, maintenance and monitoring plans. The Permittee shall also contract with civil engineer if an engineered grading plan is necessary. The Permittee shall restore areas disturbed by the installation of oil and gas pipelines to their approximate previous grade and condition. All sites previously covered with native vegetation shall be recovered with the previously removed vegetation and shall meet success criteria outlined in the restoration plan. The success criteria shall include:

- a. the restored area shall attain a 50 percent cover;
- b. nonnative species shall comprise 10 percent cover or less; and,
- c. the native plantings shall survive at least 2 years without irrigation.

The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 5 years (or more if the success criteria have not been met by Year 5).

Documentation: The Permittee shall include this requirement on all site and grading plans that are submitted to the Planning Division for review and approval. The restoration plan, engineered grading plan, and annual reports on the progress of the restoration.

Timing: The Permittee shall restore the grade and plant the vegetation upon completion of pipeline construction prior to Final Inspection by the Public Works Grading Inspector.

Monitoring and Reporting: If native vegetation is required as part of the restoration plan, the mitigation area shall be monitored by a County-approved qualified biologist (monitoring biologist) for at least 5 years, or more if the success criteria have not been met by Year 5. The monitoring biologist shall provide an annual report on the status of the mitigation area, including results of qualitative monitoring (i.e. photographs taken at permanent photo-points and observations of the health and condition of plantings) and quantitative monitoring (i.e. randomly placed transects to estimate cover) to the Planning Division for the length of the monitoring period.

28. Site Restoration

Purpose: In order to comply with §§ 8107-5.5.5(e), 8107-5.5.6, & 8107-5.6.11 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall restore disturbed areas in the project area to its original grade and condition, unless otherwise requested by landowner in writing and approved by the Planning Director.

Documentation: The Permittee shall submit a grading plan prepared by civil engineer to restore the site to the original contours. The Permittee shall also submit a restoration plan prepared by a County-approved, qualified biologist to be reviewed and approved by the Planning Division.

Timing: The Permittee shall submit the grading and restoration plans to the Planning Division and Public Works Agency within 30 days of revocation, expiration, or surrender of the permit, or abandonment of the use. The Permittee shall commence restoration work on the site within 90 days of revocation, expiration, or surrender of the permit, or abandonment of the use.

Monitoring and Reporting: The Permittee shall submit the grading plan to the Public Works Agency and the Planning Division prior to the commencement of the restoration work. The Planning Division will not exonerate the financial securities required by Condition No. 20 until it has determined that the grading and restoration plans have been implemented as approved.

29. Insurance

Purpose: In order to comply with § 8107-5.6.12 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall maintain liability insurance of not less than \$500,000 for one person, and \$1,000,000 for all persons, and \$2,000,000 for property damage. The Permittee shall name the County of Ventura as additionally insured. This requirement does not preclude the Permittee from being self-insured.

Documentation: The Permittee shall submit a copy of the liability insurance policy documents to the Planning Division for review and approval. .

Timing: Prior to the issuance of a Zoning Clearance, the Permittee shall obtain approval of the liability insurance documents from the Planning Division. The Permittee shall maintain liability insurance for the subject property for the life of the permit.

Monitoring and Reporting: The Permittee shall submit the liability insurance to Planning Division for review and approval to ensure that the Oil and Gas Operation has the required coverage in a manner that is required. The Planning Division maintains a copy of the liability insurance in the project file. The Planning Director may ask for a current insurance policy at any time to confirm ongoing compliance with this condition.

30. Noise Standard for Oil and Gas Operations

Purpose: In order to comply with § 8107-5.6.13 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall ensure that drilling, production, and maintenance operations associated with this permit do not exceed the following noise levels, as measured over a one-hour period at locations that are occupied by noise-sensitive receptors (e.g., residences, schools, health care facilities, or places of public assembly):

One Hour Average Noise Levels (LEQ)		
<u>Time Period</u>	<u>Drilling and Maintenance Phase</u>	<u>Producing Phase</u>
Day (6:00 a.m. to 7:00 p.m.)	55 dB(A)	45 dB(A)
Evening (7:00 p.m. to 10:00 p.m.)	50 dB(A)	40 dB(A)
Night (10:00 p.m. to 6:00 a.m.)	45 dB(A)	40 dB(A)

For the purposes of this condition, a well is in the "producing phase" when hydrocarbons are being extracted or when the well is idle and not undergoing maintenance. It is presumed that a well is in the "drilling and maintenance phase" when it is not in the "producing phase."

Upon the request of the Planning Director, the Permittee shall have a qualified acoustical consultant measure the offending noise, in accordance with the procedures in *Ventura County General Plan Hazards Appendix*. These measurements shall occur within 24 hours of the Planning Director's request.

When the Permittee has been notified by the Planning Division that the Permittee is operating in violation of the applicable noise standard, the Permittee shall correct the problem as soon as possible in coordination with the Planning Division. In the interim, operations may continue; however, the operator shall attempt to minimize the total noise generated at the site by limiting, whenever possible, such activities as the following:

- a. hammering on pipe;
- b. racking or making-up of pipe;
- c. acceleration and deceleration of engines or motors;
- d. drilling assembly rotational speeds that cause more noise than necessary and could reasonably be reduced by use of a slower rotational speed; and,
- e. picking up or laying down drill pipe, casing, tubing or rods into or out of the drill hole.

If the noise problem has not been corrected by 7:00 p.m. of the following day, the offending operations, except for those deemed necessary for safety reasons by the Planning Director upon the advice of the Division of Oil and Gas, shall be suspended until the problem is corrected.

This condition applies for the life of the permit. A report from a qualified acoustical consultant shall be submitted to the Planning Division upon request. If corrective measures are required to attenuate the offending noise to acceptable levels, The Permittee shall submit written and/or photo evidence to demonstrate that the corrective measures are in place prior to restarting the offending operations.

Documentation: The Permittee shall prepare a noise report from a qualified acoustical consultant and provide it to the County for review and approval prior to any construction activity that causes noise.

Timing: If a qualified acoustical consultant is hired by the Permittee to investigate an alleged violation, the acoustical consultant shall submit their findings, by telephone, to the Planning Division immediately upon completing their measurements. Within 24 hours of completing the measurements, the acoustical consultant shall submit a written report to the Planning Division.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. The Planning Division maintains all acoustical reports, and a written description of any corrective measures, provided by the Permittee in the project file.

31. Preventive Noise Insulation

Purpose: In order to comply with § 8107-5.6.16 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall provide sufficient soundproofing to ensure that noise levels do not exceed County adopted noise limits. Such soundproofing shall include any or all of the following: acoustical blanket coverings, sound walls, or other soundproofing materials or methods which ensure that operations meet the applicable noise standard.

Documentation: The Permittee shall submit photo-documentation, or some other evidence acceptable to the Planning Director, that the soundproofing is installed.

Timing: The Permittee shall install soundproofing prior to the commencement of drilling or maintenance activities, and shall maintain the soundproofing until the operations are complete. The Permittee shall provide photo evidence that the sound proofing is in place prior to the issuance of a Zoning Clearance.

Monitoring and Reporting: The Planning Division shall maintain in the project file the photo evidence that the soundproofing was installed. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

32. Signs

Purpose: In order to comply with § 8107-5.6.21 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: In addition to the signage otherwise allowed by the *Ventura County Non-Coastal Zoning Ordinance* (§ 8110-0 et seq.), the Permittee shall only place within the permit area, signs that are required for directions, instructions, and warnings, identification of wells and facilities, or signs required by other County ordinances or State and federal laws. Identification signs shall not exceed four square feet in size and shall contain, at a minimum, the following information:

- a. the Division of Oil and Gas well name and number;
- b. the name of the owner/operator of the oil facility;
- c. the name of the lease and name and/or number of the well; and,
- d. the name and telephone number of person(s) on 24-hour emergency call.

The Permittee shall maintain the well identification sign(s) at the well site from the time drilling operations commence until the well is abandoned.

Documentation: The Permittee shall submit to the Planning Division for review and approval, a sign plan for well identification, which includes the sign size, text, and site location.

Timing: The Permittee shall obtain approval of the sign plan prior to the issuance of a Zoning Clearance for Construction (grading). The Permittee shall install the approved signs prior to the commencement of drilling.

Monitoring and Reporting: The Planning Division maintains the approved sign plan in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

33. Fencing

Purpose: In order to comply with § 8107-5.6.22 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall securely fence all active well sites (except submersible pumps), sumps and drainage basins or any machinery in use or intended to be used at the well site or other associated facilities, if required, based on the Planning Director's determination that fencing is necessary due to the proximity of nearby businesses, residences, or other occupied sensitive uses. The Permittee may use a single, adequate fence, which is compatible with the surrounding area, in order to enclose the wells or well site and appurtenances. The fences must meet all Division of Oil and Gas regulations.

The Permittee shall prepare a fencing plan for the site, unless waived by the Planning Director.

Documentation: The Permittee shall submit a fencing plan to the Planning Division for review and approval. These plans must include schematic details of the fence location, height and construction materials.

Timing: The Permittee shall obtain approval of any required fencing plan prior to the issuance of a Zoning Clearance for Construction. The Permittee shall install the fences prior to activating the wells.

Monitoring and Reporting: The Planning Division maintains the approved site plan and fencing plans in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

34. California Condor Protection BMPs

Purpose: To avoid significant impacts during drilling and ongoing operation of approved wells and facilities and ensure compatibility with conservation efforts outlined in the Recovery Plan for California Condor (April 19, 1996) and direction provided by United States Fish and Wildlife Service (USFWS) for oil and gas facilities within the range of the California Condor in Ventura County (USFWS, 2013).

Requirement: During construction and operation, the Permittee shall adhere to the following USFWS recommended California condor Best Management Practices (BMPs):

Transmission and Landing Deterrents

- a. All power lines, poles, and guy wires shall be retrofitted with raptor guards, flight diverters, and other anti-perching or anti-collision devices to minimize the potential for collision or electrocution of condors. Landing deterrents (e.g. Daddi Long Legs or porcupine wire) shall be attached to the walking beams on pumping units. New power and distribution lines shall be installed underground if determined to be necessary to avoid impacts to the California condor by the Planning Director in consultation with USFWS.
- b. All surface structures which are identified by the USFWS or County-approved qualified biologists as a risk to California condors, shall be modified (e.g. to include installation of raptor guards, anti-perching devices, landing deterrents) or relocated to reduce or eliminate the risk.

Microtrash

- c. All construction debris, food items, road kill, cigarette butts, and other trash including micro-trash (including but not limited to small items as screws, nuts, washers, nails, coins, rags, small electrical components, small pieces of plastic, glass, or wire, and anything that is colorful or shiny) will be covered or otherwise removed from a project site (including the access road) at the end of each day or prior to periods when workers are not present at the site.

- d. All hoses or cords that must be placed on the ground due to drilling operations that are outside of the primary work area (immediate vicinity of the drilling rig) will be covered to prevent California condor access. Covering will take the form of burying or covering with heavy mats, planks, or grating that will preclude access by California condors.
- e. All equipment and work-related materials (including, but not limited to, loose wires, open containers, rags, hoses, or other supplies or materials) shall be contained in closed containers either in the work area or placed inside vehicles.
- f. Poly chemical lines shall be replaced with stainless steel lines to preclude condors from obtaining and ingesting pieces of poly line.
- g. Prior to issuance of a Zoning Clearance for drilling or re-working of wells, informational signs describing the threat that micro-trash poses to condors, and the cleanup or avoidance measures being implemented, shall be posted at the site.
- h. Prior to conducting work on-site, employees and contractors shall be made aware of the California condor, and how to avoid impacts on them. Special emphasis shall be placed on keeping the well pad site free of micro-trash and other hazards.
- i. Wells pads shall be inspected closely for micro-trash on a daily basis.

Chemicals

- j. Ethylene glycol based anti-freeze or other ethylene glycol based liquid substances shall be avoided, and propylene glycol based antifreeze will be encouraged. Equipment or vehicles that use ethylene glycol based anti-freeze or other ethylene glycol based liquid substances shall be inspected daily for leaks, including (but not limited to) areas below vehicles for leaks and puddles. Standing fluid (e.g. a puddle of anti-freeze) will be remediated (e.g. cleaned up, absorbed, or covered) immediately upon discovery. Leaks shall be repaired immediately. The changing of antifreeze of any type shall be prohibited onsite.
- k. Open drilling mud, water, oil, or other liquid storage or retention structures shall be prohibited. All such structures must have netting or other covering that precludes entry or other use by condors or other listed avian species
- l. The design and location of any flaring equipment shall be subject to review and approval by the Planning Director in consultation with the USFWS.

Miscellaneous

- m. All food items and associated refuse shall be placed in covered containers that preclude access or use by California condors.
- n. All equipment and work-related materials (including loose wires, open containers, rags, hoses, or other supplies) will be placed in closed containers or inside vehicles.
- o. No dogs or other potentially predatory domesticated animals shall be allowed on the drill site unless on a leash or otherwise contained at all times.
- p. All construction equipment, staging areas, materials, and personnel shall remain within the perimeter of the disturbed area authorized under the applicable permit.

- q. The discharge of firearms at the project site or vicinity by any employee or contractor of the Permittee shall be prohibited.
- r. Feeding of wildlife by any employee or contractor working for the Permittee shall be prohibited.
- s. Access to the project site shall be made available to the representatives of the State and Federal wildlife agencies including California Department of Fish and Wildlife (CDFW) and USFWS upon request. Should a California condor be observed on-site by personnel of the Permittee, the USFWS, CDFW and the Planning Division shall be contacted immediately.
- t. Any road kill found on the access road shall be immediately cleared from the roadway and disposed.

The Permittee shall implement the BMPs listed above throughout the entire life of the project, unless modified by the County Planning Director in consultation with USFWS and CDFW. A County-approved qualified biologist shall confirm and photo-document the installation of the BMPs.

Documentation: The application shall prepare photo documentation of the complete installation of the signage and above BMPs.

Timing: Prior to the issuance of a Zoning Clearance for Construction (i.e. grading or land clearing activities), the Permittee must take the following actions:

- Install signage.
- Submit photo-documentation of the installation of the signage to the Planning Division.

Prior issuance of a Zoning Clearance for Use Inauguration (i.e. the Zoning Clearance for the drilling of first well), the Permittee must provide the Planning Division with photo documentation of the implementation of the above requirements.

Monitoring and Reporting: Planning Division staff will review the submitted reports. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

II. Environmental Health Division (EHD) Conditions

- 35. The storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations.

VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) CONDITIONS

36. APCD Rules and Regulations

Purpose: To ensure that project operations shall be conducted in compliance with all applicable VCAPCD Rules.

Requirement: The Permittee shall remain in compliance with APCD Permit to Operate No. 00331.

Documentation: An approved Authority to Construct and an approved Permit to Operate.

Timing: Throughout the life of the permit.

Monitoring & Reporting: A copy of the Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by District Inspectors.

37. APCD Rules and Regulations for Project Operation

Purpose: To ensure that fugitive dust and particulate matter that may result from activities on the site are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provision: Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

Timing: Throughout the life of the permit.

Monitoring & Reporting: The Lead Agency shall monitor all dust control measures.

VENTURA COUNTY PUBLIC WORKS AGENCY (PWA) CONDITIONS

III. Integrated Waste Management Division

38. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.wasteless.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to

divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.wasteless.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

39. Commercial Vehicles and Equipment – Used Oil Recycling

Purpose: To ensure the recycling of motor oil and oil filters, and the removal of antifreeze from commercial vehicles and equipment.

Requirement: The Permittee shall ensure compliance with state and federal hazardous waste regulations. See: <http://www.calrecycle.ca.gov/UsedOil/PolicyLaw/default.htm>. The Permittee shall contract with a registered hazardous waste transporter to ensure motor oil, oil filters, and antifreeze generated by their business is taken to a registered used oil recycling facility. A list of registered hazardous waste transporters is available at: <http://www.dtsc.ca.gov/database/Transporters/Trans000.cfm>. A list of registered used oil recycling facilities is available at: www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default.aspx?lang=en-US.

Documentation: The Permittee shall maintain original billing statements generated by their registered hazardous waste transporter(s) to verify compliance with this condition.

Timing: Original billing statements shall be kept on file for a minimum of three years.

Monitoring and Reporting: Upon request, the Permittee shall provide IWMD with copies of their current billing statements to verify that used motor oil, oil filters, and antifreeze generated by vehicles and equipment permitted for use by this CUP are properly recycled.

VENTURA COUNTY FIRE PROTECTION DISTRICT (VCFPD) CONDITIONS

40. Access Road Widths, Multi-Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum most weather access road width of 20 feet. Parking or placement of equipment is prohibited within the required 20 foot road width.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain an access plan and provide a copy at the request of the Fire Prevention Bureau. All required access shall be maintained prior to the issuance of a zoning clearance.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct periodic inspections to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

41. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain a copy of the approved access plan and provide a copy to the Fire Prevention Bureau upon request. All required access shall be maintained before the issuance of a zoning clearance.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct periodic inspections to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

42. Turning Radius

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum [40] foot inside turning radius at all turns along the access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain all access roads before the issuance of a zoning clearance.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

43. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus at each well site, manned equipment locations, and where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway.
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain all fire department turn around areas in accordance with approved access plans prior to obtaining a zoning clearance.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the turnaround areas for the life of the development.

44. Turnouts:

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall maintain approved turnouts along the access road(s) at locations as required by the Ventura County Fire Protection District. Required turnouts shall be designed such:

- a. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards
- b. Kept free of obstructions at all times
- c. Located within the right-of-way, a common lot or easement

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall maintain all access turnouts along access roadways leading to well sites and tank locations prior to issuance of a zoning clearance.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that turnout areas are maintained and installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the turnout areas for the life of the development.

45. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: The Permittee shall design and install all gates along required fire access roads / driveways consistent with Fire Protection District Standards.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall maintain all access gates and provide Knox lock access for fire department equipment prior to obtaining a zoning clearance.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau may conduct periodic inspections to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the gates for the life of the development.

46. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to all drilling sites and structure's cleared for a distance of 100 feet or to the property line if less than 100 feet.

Documentation: A signed copy of the Ventura County Fire Protection District's Fire Code Permit or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

47. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before issuance of zoning clearance.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

48. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

49. Oil Well Drilling

Purpose: To ensure the project complies with the California Fire Code, National Fire Protection Association Standard #30 and Ventura County Fire Protection District requirements.

Requirement: The Permittee shall obtain a Fire Code permit for any new drilling.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval at least two (2) weeks before any new drilling. The submittal shall include a plot plan drawn to scale or with dimensions showing all buildings and improvements within a radius of 300 feet of the exact location of the proposed wellhead. Approval and on-site inspection by the Fire Prevention Bureau shall be completed before start of drilling.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the project.