



Ojai Valley Municipal Advisory Committee- Meeting of May 16, 2016
County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

Date: May 16, 2016
To: Ojai Valley Municipal Advisory Committee Members
Subject: Modification of Conditional Use Permit (CUP) No. LU11-0006 (Case No. PL15-0187)
Applicant: Bentley Limited Partnership Oil and Gas Facility

Project Site Size, Location, and Parcel Number: The Bentley family property is located adjacent to Creek Road just south of the City of Ojai in the unincorporated area of the Ojai Valley. A portion of the subject property is located within the City of Ojai's Sphere of Influence. All of the property is located within the Area of Interest of the City of Ojai. The property encompasses 1,187 acres and is represented by Assessor Parcel Nos. 035-0-010-165, 035-0-010-195 and 024-0-080-145.

Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designation: Open Space
- b. Ojai Valley Area Plan Land Use Map Designation: Open Space 40 acres
- c. Zoning Designation: Open Space 40 acres, Open Space 160 acres and Open Space 160 acre/Scenic Resource Protection Overlay zone

History and Environmental Document: The operation of the subject oil and gas facility is authorized by Conditional Use Permit (CUP) LU11-0006. This permit was granted by the County in 2011 and carries an expiration date of 2015. Under CUP LU11-0006, the oil and gas operations authorized by CUP 37 and by CUP 4159 were consolidated under one permit. CUP 37 was granted by the County in 1949 and CUP 4159 was granted in 1986. As part of the granting of CUP 4159, a 1984 Environmental Impact Report (EIR) was prepared and certified on January 9, 1986.

The impacts of the current proposal to continue the operation of the existing oil and gas facilities (with minor changes) will be evaluated and disclosed in an environmental document that augments the certified EIR.

Attachments:

1. Project Description for PL15-0187
2. Preliminary CEQA Analysis for PL15-0187
3. Aerial Map and Zoning, Ojai Valley Area Plan and General Plan land use map
4. Site Photos
5. Letter to City of Ojai City Manager for PL15-0187, dated April 28, 2016
6. Public hearing notification list and map for PL15-0187
7. Existing oil and gas facilities map and list of existing wells on the proposed project site

If you have any questions, please contact the case planner, Kristina Boero, as soon as possible at (805) 654-2467 or kristina.boero@ventura.org.

Attachment No. 1

Project Description for **Bentley Limited Partnership Oil and Gas Project** Conditional Use Permit application (Case No. PL15-0187) (Modification of CUP LU11-0006)

The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued use of an existing oil and gas facility for a 20-year period.

No physical changes in the existing oil and gas facilities are proposed. The use of the existing flare, however, is not authorized under the current permit and constitutes a change in the permitted facility. The requested permit would specify that well stimulation techniques subject to Public Resources Code § 3157 will not be employed.

The requested modifications of the terms and conditions of CUP LU11-0006 are as follows:

1. Removal of Condition No. 51 (Natural Gas Pipeline)
2. Removal of Condition No. 52 (Gas Flaring and Venting Prohibited)
3. Removal of Condition No. 58 (Biological Resources)
4. Removal of Condition No. 68 (Automatic Shut-off Valves)
5. Establish a truck traffic limit of 12 one-way trips per week. (*Note: The current permit does not limit on truck traffic volume.*)
6. Limit the hours of truck traffic for the transport of produced fluids from the site to non-peak hours (i.e. outside of the established peak hours of 6:30 am to 9:00 am and 3:30 pm to 6:00 pm). (*Note: The current permit does not limit the hours of produced fluid transport.*)

The removal of Condition No. 51 (Natural Gas Pipeline) and Condition No. 52 (Gas Flaring and Venting Prohibited) is requested due to the lack of access to a gas pipeline. The subject oil and gas operation was previously connected to a gas pipeline operated by another oil company. This private pipeline has been decommissioned by the pipeline owner. Thus, a flare is currently used to dispose (incinerate) produced gas. The flare is operated under permit (Permit to Operate No. 01164) issued by the Ventura County Air Pollution Control District (VCAPCD). The emissions of the flare would be maintained below 5 pounds per day of Nitrogen Oxide (NOx).

The removal of Condition No. 58 (Biological Resources) is requested because it is no longer applicable to the project. The County of Ventura authorized the applicant to build a 24-foot by 84-foot free span bridge over San Antonio Creek at the crossing of Skunk Ranch Road under the authorization of permit number LU11-0077. The bridge construction was completed in 2014 and replaced the previous fair weather crossing. This eliminated the need for a streambed alteration agreement from the California Department of Fish and Wildlife. The applicant also requests that Condition No. 68

(Automatic Shut-off Valves) be deleted because it relates to offsite pipelines which are no longer part of the facility.

Primary and alternate truck hauling routes were approved by the Public Works Agency on March 28, 1986 as part of the implementation of Conditional Use Permit No. 4159. The truck hauling routes are not proposed to be altered. Creek Road constitutes the primary truck route between the project site and State Highway 33. The alternate route includes Hermosa Road and a segment of State Highway 33/150 south and west of the City of Ojai.

The existing facility includes the following components:

- Nine existing oil and gas wells as follows:

Well #	API #
B&B Well No. 2	11101257
Hammond Well No. 2	11101102
Hammond Well No. 3	11101103
Bailey Well No. 1	11101351
Bailey Well No. 4	11101354
Bailey Well No. 5	11101355
Bailey Well No. 9	11105530
Bailey Well No. 10	11101357
Bailey Well No. 11	11101358

- Existing tank farm containing two 500-barrel (bbl) stock tanks, one 300-bbl wash tank, two 220-bbl produced water tanks, one 80-bbl gauge test tank; and,
- The use of facilities, equipment and other appurtenances accessory to the oil and gas operation.

The processing operations authorized by the current permit and proposed to continue are as follows:

1. The separation of produced water and natural gas from crude oil,
2. The transportation of oil, produced water and gas from the site.
3. Actions required by the California State Division of Oil and Gas pursuant to applicable regulations.
4. All maintenance and operation work will occur during daylight hours.

The existing oil and gas facility does not include any wastewater injection wells and none are proposed. Night lighting is not proposed.

Attachment No. 2
Preliminary CEQA Analysis of Environmental Impacts
Bentley Limited Partnership Oil and Gas
Project

CUP application Case No. PL15-0187
(Modification of CUP LU11-0006)

Introduction:

The operation of the subject oil and gas facility is authorized by Conditional Use Permit (CUP) LU11-0006. This permit was granted by the County in 2011 and carries an expiration date of 2015. Under CUP LU11-0006, the oil and gas operations authorized by CUP 37 and by CUP 4159 were consolidated under one permit. CUP 37 was granted by the County in 1949 and CUP 4159 was granted in 1986. As part of the granting of CUP 4159, a 1984 Environmental Impact Report (EIR) was prepared and certified on January 9, 1986.

The impacts of the current proposal to continue the operation of the existing oil and gas facilities (with minor changes) will be evaluated and disclosed in an environmental document that augments the certified EIR.

Existing Setting under CEQA:

The Bentley family property is located adjacent to Creek Road just south of the City of Ojai in the unincorporated area of the Ojai Valley. A portion of the subject property is located within the City of Ojai's Sphere of Influence. All of the property is located within the Area of Interest of the City of Ojai. The property encompasses 1,187 acres and is represented by Assessor Parcel Nos. 035-0-010-165, 035-0-010-195 and 024-0-080-145. This area is characterized by low-density residential development and agricultural uses (e.g. grazing land). The area, known as Lion Mountain, is also characterized by existing oil and gas facilities that produce from the Ojai Oil Field. Oil exploration and production in this area has been ongoing since 1864 and includes the drilling of about 42 wells within the immediate Lion Mountain area.

The CEQA baseline setting for the analysis of environmental impacts is comprised of the existing and permitted conditions on the project site in existence at the time the application was submitted to the County (November 5, 2015). The environmental analysis will evaluate the changes from the existing setting that would result from implementation of the proposed project.

The Proposed project does not include the drilling of any new wells or an increase in the level of ground disturbance at the project site. There will be no vegetation removal and the well pads will continue to be used in their current physical condition. No new equipment on the well pads will be installed.

Two changes in the existing operation of the oil and gas facility are proposed. First, the applicant is proposing to limit truck trips to 12 one-way trips per week during non-peak daytime hours. This change does not represent an adverse impact of the project because the current permit does not include a limit on truck traffic. Second, the applicant is proposing to operate the existing gas flare on a full-time basis because access to a gas pipeline is no longer available. Air pollutant emissions associated with the operation of the flare will be evaluated in the environmental document prepared for the current application.

The table below presents the findings of the 1984 certified EIR in key issue areas along with a preliminary evaluation of the potential impacts of the proposed project.

Bentley Limited Partnership Oil and Gas Project Significant Impacts identified in the 1984 EIR

Impact No.	Issue Area	Significant Impact as Identified in CUP 4159 EIR (1984)	Potential Environmental Effects of Proposed Modified CUP Case No. PL15-0187
A-1	Air Quality	During drilling stages of proposed project, one hour NOx standard would be exceeded.	No new impact: The proposed project does not include the drilling of any new wells.
A-2		In worst-case scenario, ozone emissions would increase to 3 parts per hundred million (pphm), which is above VCAPCD standards.	Less than significant impact: The only component of the proposed project that would generate new ozone precursor emissions is the use of the gas flare. This flare currently emits approximately 3 pounds per day of nitrogen oxides (NOx). The applicant has included in the project a limit on NOx emissions of less than 5 pounds per day. This flare is subject to (and current operates under) a permit issued by the VCAPCD. Pursuant to General Plan Policy

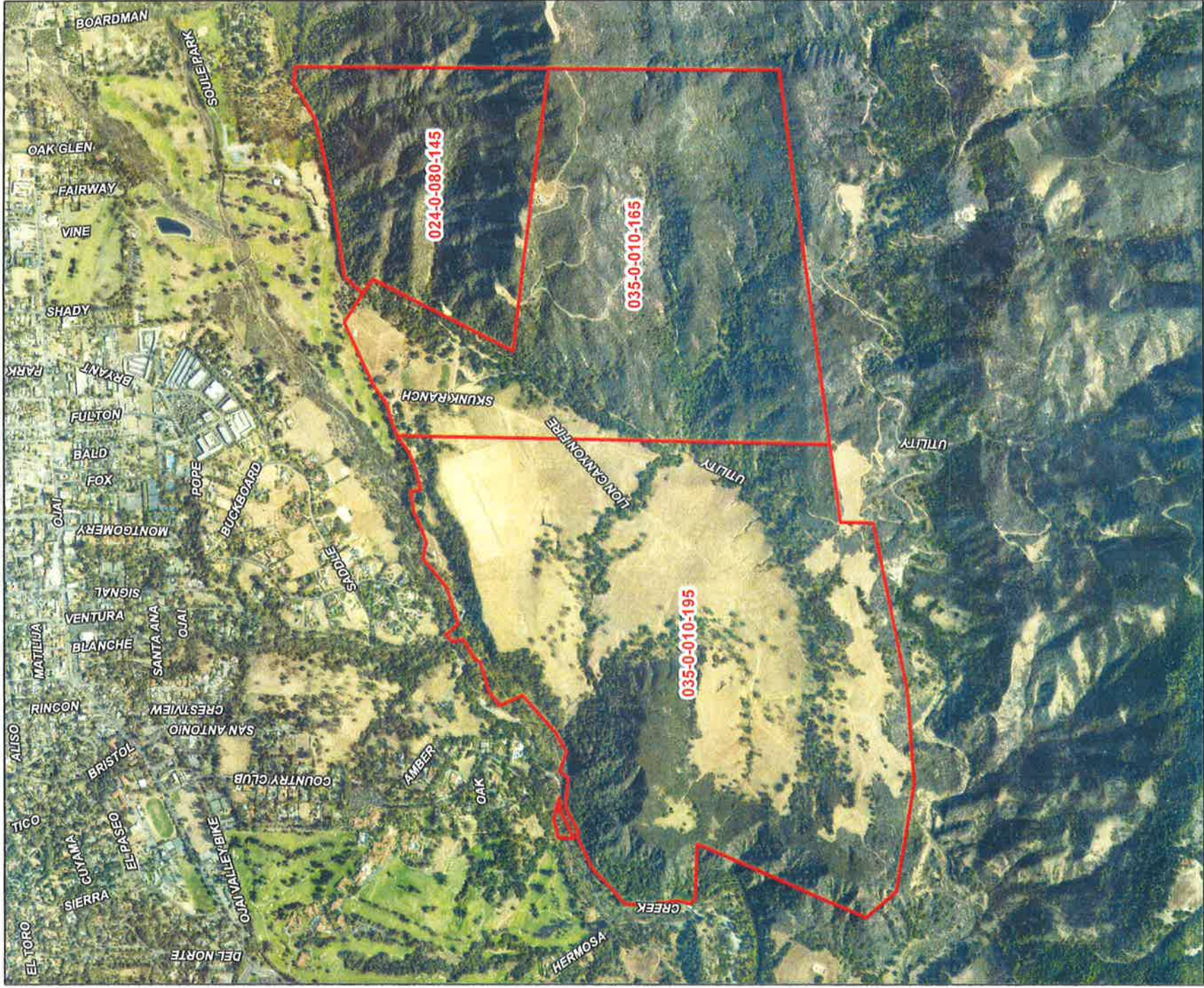
			1.2.2.2, the adopted Initial Study Assessment Guidelines and the VCAPCD Air Quality Assessment Guidelines (AQAG), facilities that are subject to Ventura County Air Pollution Control District (VCAPCD) permits are not considered to have the potential to cause a project-specific or cumulative significant impact on air quality. Emissions from such facilities are not counted toward the 5 pounds per day of ROC or NOx Threshold of Significance established by the AQAG for the Ojai Planning Area. The 3 pphm standard cited in the EIR has been superseded by the current 5 pounds per day Threshold of Significance for the Ojai Planning Area.
A-3		Inconsistent with AQMP. Use of three drilling rigs currently operating within the Ojai Valley Airshed and proposed project would add an additional rig.	No new impact: The proposed project does not include the drilling of any new wells. According to the VCAPCD, ozone levels in the Ojai Planning Area have dropped below the currently applicable Federal standards. The NOx emissions (less than 5 pounds per day) from the gas flare are negligible and regulated under permit, and would not conflict with the AQMP.

B-1	Biological Resources	Potential oak tree removal due to access to Site A and construction of Sites C, D & F.	No new impact: Sites A, C, D & F identified in the EIR were not developed as oil and gas facilities and are not proposed to be developed as part of the current project. No vegetation removal or increased sedimentation would occur as a result of the continued use of the existing oil and gas facilities. The risk of an oil spill into San Antonio Creek has been reduced from the historic condition. A 24-foot by 84-foot free span bridge over San Antonio Creek at the crossing of Skunk Ranch Road was constructed in 2014 under the authorization of permit number LU11-0077. The bridge construction was completed in 2014 and replaced the previous fair weather crossing.
B-2		Remote risk of oil spill in to San Antonio Creek.	
B-3		Excessive erosion and sedimentation.	
C-1	Noise	Drilling noise at Site F potentially above daytime standard. Nighttime drilling at Sites A, C, D, E, F & G are above standards.	No new impact: The proposed project does not include the drilling of any new wells or the development of any new well pads. Well sites A, C, D, E, F, G and H, as identified in the EIR, were not developed and are not proposed to be developed. The continued operation of the existing nine wells

C-2		Nighttime drilling (particularly at Site H) is dominant noise source throughout City of Ojai.	would not involve an increase in the generation of noise. In any case, the nearest noise sensitive receptor to the subject facilities is a residence located 2,400 feet from the Bailey #5 well (API# 11101355). The operation of the electrically-powered pumping unit does not have the potential to generate noise at this receptor that exceeds the County Noise Policy (General Plan Policy 2.16) threshold levels. The tanker trucks used to haul produced fluid from the site will continue to generate some noise. This noise is part of the existing permitted setting and does not constitute an impact of the proposed project. In any case, the 12 one-way truck trip limit included in the project represents the transport of less than one truckload per day of produced fluids. This minimal traffic does not have the potential to generate noise in excess of County standards.
D-1	Visual Resources	Location of Site H on prominent ridgeline.	No new impact: Site H was never cleared of vegetation or developed with oil and gas facilities. Development of Site H is not proposed. The new tank farm site identified in
D-2		New tank farm and portions of old tank farm, Bailey 4, Bailey 5 oil wells visible from Soule Park and Persimmon Hill.	

D-3	Night lighting of drill rigs.	the EIR was not developed and is not proposed to be developed as part of the current application. No new wells, well pads or vegetation removal are proposed. The continued use of the existing facilities would not result in any new effect on public views. Thus, there will be no new impacts on visual resources.
D-4	Extension of drill cuts.	
		In any case, the old tank farm, Bailey 4 and Bailey 5 oil well pads are located behind a large hill and screened from public view with existing dense vegetation. These sites are not prominently visible from the Soule Park and Persimmon Hill areas. There is no night lighting at the existing nine oil and gas pads and none is proposed.
E-1	Traffic	No new impact: A 24-foot by 84-foot free span bridge over San Antonio Creek at the crossing of Skunk Ranch Road was constructed in 2014 under the authorization of permit number LU11-0077. The bridge construction was completed in 2014 and replaced the previous fair weather crossing. The access road on the approach to Creek Road is paved per current Ventura County Fire Protection District standards. The curve on
E-2	Poor ingress and egress at access road to project site and Creek Road.	
E-3	Widening of Inside at outside curve.	
E-4	Surfacing of access road for 50 feet on the approach to Creek Road.	
	Review and possible revision of curve warning signage on Creek Road.	

		Creek Road has not been deemed a safety hazard by the County Public Works Transportation Department. The curve at Creek Road and the access point to the project site includes signage that alerts the commuter that they are approaching a curve in the road. No changes in the existing road conditions or the hauling route are proposed.
--	--	--



Ventura County California
Resource Management Agency
GIS Development & Mapping Services
Map Created by
This aerial image
copyrights ©
Source: Pictoria



County of Ventura

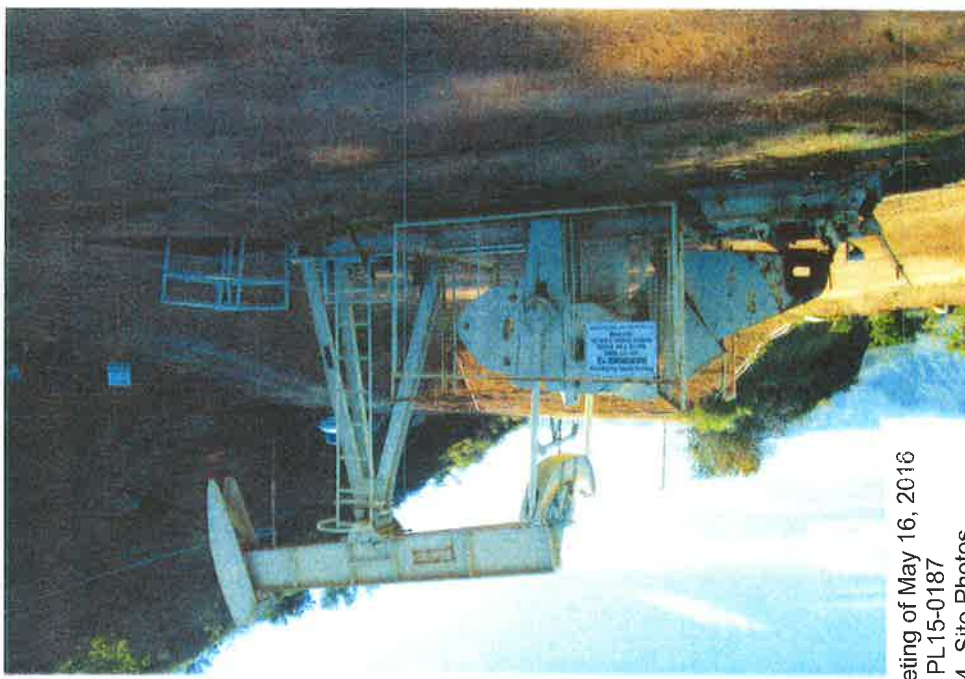
Ojai Valley Mac Meeting of May 16, 2016

Case No. PL 15-0187

Attachment 3- Aerial Map and Zoning, Ojai Valley Area Plan and General Plan land use map

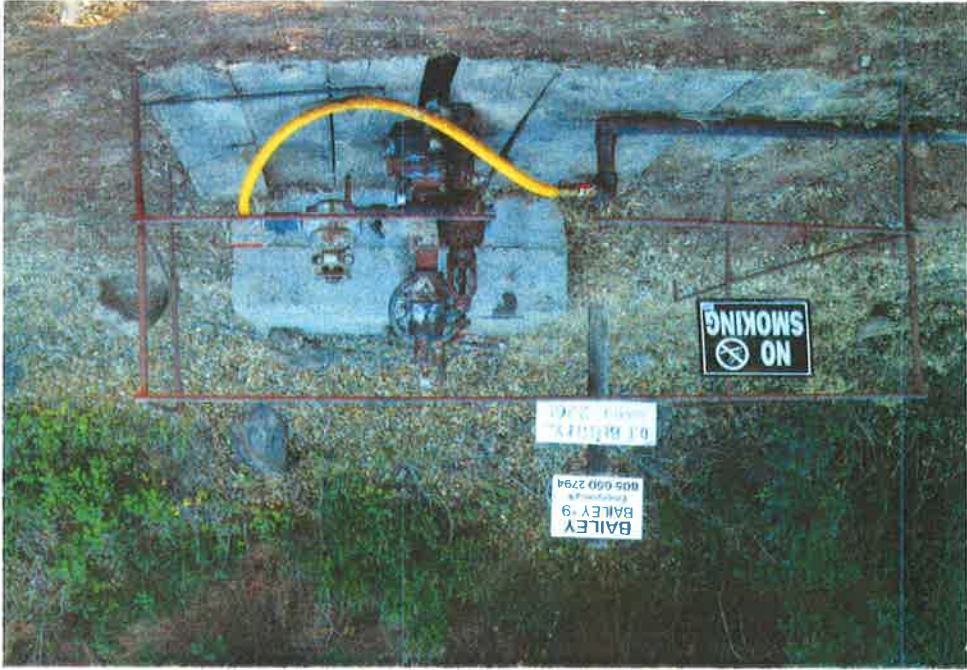
0 750 1,500 Feet





Ojai Valley Mac Meeting of May 16, 2016
Case No. PL15-0187
Attachment 4- Site Photos

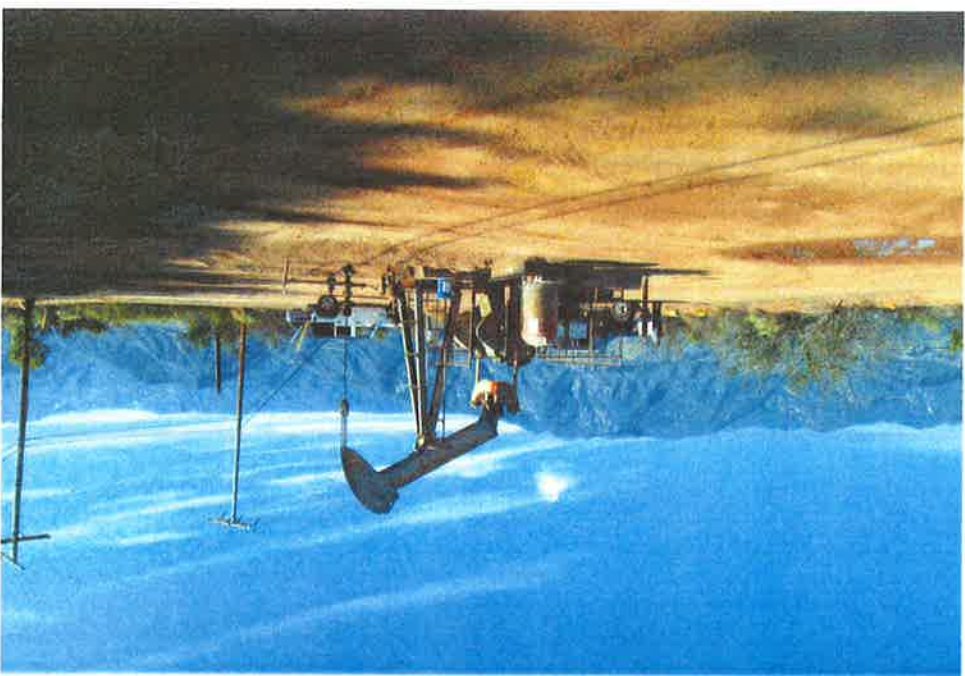
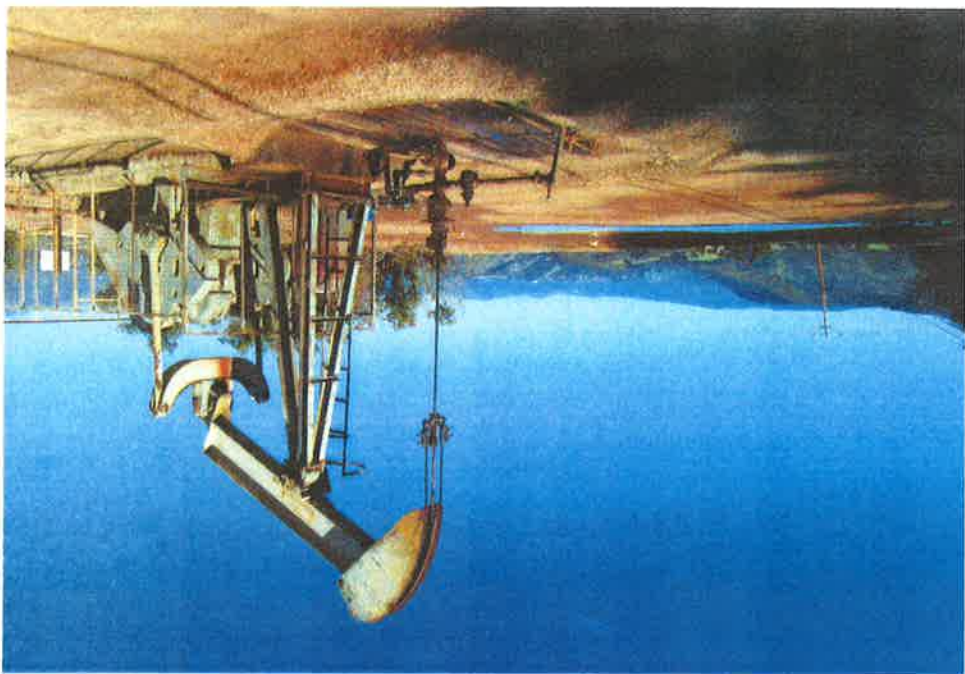












RESOURCE MANAGEMENT AGENCY

Planning Division
Kimberly L. Prillhart
Director



April 28, 2016

City of Ojai
Mr. Steve McClary, Interim City Manager
401 South Ventura Street
Ojai, CA 93023

SUBJECT: New Application within City of Ojai Sphere of Influence
Conditional Use Permit (CUP) No. LU11-0006
Modification Case No. PL 15-0187 (Bentley Limited Partnership)
12540 Creek Road, Ojai area
Assessor Parcel Nos: 035-0-010-165, 035-0-010-195 & 024-0-080-145

Dear Mr. McClary:

The Planning Division is currently processing a new discretionary land use application for an existing oil and gas facility located in the unincorporated area of the Ojai Valley. The proposed project will be discussed at the May 16, 2016 meeting of the Ojai Valley Municipal Advisory Council.

The subject property is located in the City of Ojai Area of Interest and partially located within the City of Ojai Sphere of Influence. The project site is subject to the Ojai Valley Area Plan. The applicant requests that a modification of CUP No. LU11-0006 be granted to authorize the continued use of an existing oil and gas facility for an additional 20-year period. A detailed project description is included as Attachment No. 1 of this letter.

The CUP application was provided to Ms. Kathleen Wold of the City of Ojai Community Development Department on December 4, 2015 for review and comment (Attachment No. 2). The Planning Division has not yet received any comments from the City regarding the proposed project.

Additional application materials are also included as attachments to this letter for your reference. They include a site plan of the proposed project (Attachment No. 3) and aerial map of the project site (Attachment No. 4), the CUP conditions of approval for modified CUP No. LU11-0006 (Attachment No. 5) and a map of the approved truck hauling route for the existing oil and gas facility (Attachment 6).

Should you have any questions, please contact me at (805) 654-2481 or at kim.prillhart@ventura.org. You can also contact the case planner, Kristina Boero at (805) 654-2467 or at Kristina.boero@ventura.org.

Sincerely,

Kimberly Prillhart, Director
Ventura County Planning Division

Ojai Valley Mac Meeting of May 16, 2016
Case No. PL 15-0187

Attachment 5- Letter to City of Ojai City Manager for PL 15-0187, dated April 28, 2016

800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



Printed on Recycled Paper

Attachments:

- Attachment 1- Project description for PL15-0187
- Attachment 2- Letter to Kathleen Wold, dated December 4, 2015
- Attachment 3- Site Plan for PL15-0187
- Attachment 4- Aerial Map of project site
- Attachment 5- CUP LU11-0006 Conditions of Approval
- Attachment 6- Approved Truck Hauling Route for CUP 4159

C:

Office of Supervisor Bennett
Kristina Boero, RMA Planning
Brian R. Baca, RMA Planning
Bentley Family Limited Partnership, 16420 McGillivray Blvd Suite 103, PMB 195, Vancouver, WA
98682 (Property Owner)
Bentley Family Limited Partnership, Mr. David Calvert, 1536 Eastman Ave., Suite C, Ventura, CA
93003 (Applicant)
Sespe Consulting, Inc., Ms. Jane Farkas, 374 Polj Street, Suite 200, Ventura, CA 93001
(Representative)
File

Attachment No. 1

Project Description for **Bentley Limited Partnership Oil and Gas Project** Conditional Use Permit application (Case No. PL15-0187) (Modification of CUP LU11-0006)

The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued use of an existing oil and gas facility for a 20-year period.

No physical changes in the existing oil and gas facilities are proposed. The use of the existing flare, however, is not authorized under the current permit and constitutes a change in the permitted facility. The requested permit would specify that well stimulation techniques subject to Public Resources Code § 3157 will not be employed.

The requested modifications of the terms and conditions of CUP LU11-0006 are as follows:

1. Removal of Condition No. 51 (Natural Gas Pipeline)
2. Removal of Condition No. 52 (Gas Flaring and Venting Prohibited)
3. Removal of Condition No. 58 (Biological Resources)
4. Removal of Condition No. 68 (Automatic Shut-off Valves)
5. Establish a truck traffic limit of 12 one-way trips per week. (*Note: The current permit does not limit on truck traffic volume.*)
6. Limit the hours of truck traffic for the transport of produced fluids from the site to non-peak hours (i.e. outside of the established peak hours of 6:30 am to 9:00 am and 3:30 pm to 6:00 pm). (*Note: The current permit does not limit the hours of produced fluid transport.*)

The removal of Condition No. 51 (Natural Gas Pipeline) and Condition No. 52 (Gas Flaring and Venting Prohibited) is requested due to the lack of access to a gas pipeline. The subject oil and gas operation was previously connected to a gas pipeline operated by another oil company. This private pipeline has been decommissioned by the pipeline owner. Thus, a flare is currently used to dispose (incinerate) produced gas. The flare is operated under permit (Permit to Operate No. 01164) issued by the Ventura County Air Pollution Control District (VCAPCD). The emissions of the flare would be maintained below 5 pounds per day of Nitrogen Oxide (NOx).

The removal of Condition No. 58 (Biological Resources) is requested because it is no longer applicable to the project. The County of Ventura authorized the applicant to build a 24-foot by 84-foot free span bridge over San Antonio Creek at the crossing of Skunk Ranch Road under the authorization of permit number LU11-0077. The bridge construction was completed in 2014 and replaced the previous fair weather crossing. This eliminated the need for a streambed alteration agreement from the California Department of Fish and Wildlife. The applicant also requests that Condition No. 68

(Automatic Shut-off Valves) be deleted because it relates to offsite pipelines which are no longer part of the facility.

Primary and alternate truck hauling routes were approved by the Public Works Agency on March 28, 1986 as part of the implementation of Conditional Use Permit No. 4159. The truck hauling routes are not proposed to be altered. Creek Road constitutes the primary truck route between the project site and State Highway 33. The alternate route includes Hermosa Road and a segment of State Highway 33/150 south and west of the City of Ojai.

The existing facility includes the following components:

- Nine existing oil and gas wells as follows:

Well #	API #
B&B Well No. 2	11101257
Hammond Well No. 2	11101102
Hammond Well No. 3	11101103
Bailey Well No. 1	11101351
Bailey Well No. 4	11101354
Bailey Well No. 5	11101355
Bailey Well No. 9	11105530
Bailey Well No. 10	11101357
Bailey Well No. 11	11101358

- Existing tank farm containing two 500-barrel (bbl) stock tanks, one 300-bbl wash tank, two 220-bbl produced water tanks, one 80-bbl gauge test tank; and,
- The use of facilities, equipment and other appurtenances accessory to the oil and gas operation.

The processing operations authorized by the current permit and proposed to continue are as follows:

1. The separation of produced water and natural gas from crude oil,
2. The transportation of oil, produced water and gas from the site,
3. Actions required by the California State Division of Oil and Gas pursuant to applicable regulations,
4. All maintenance and operation work will occur during daylight hours.

The existing oil and gas facility does not include any wastewater injection wells and none are proposed. Night lighting is not proposed.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division

Kimberly L. Prillhart
Director

December 4, 2015

Ms. Kathleen Wold
City of Ojai
Community Development Department
401 South Ventura Street
Ojai, CA 93023

Subject:

Request for Review of New Project Application

Bentley Oil and Gas Project, Ojai Oil Field
Minor Modification to Conditional Use Permit No. LU11-0006

Case No. PL15-0187

12516 Creek Road, Ojai area

APNs 035-0-010-165, 035-0-010-195, 024-0-080-145

Dear Ms. Wold:

The Planning Division has received the following new land use project application:

It is our understanding that the requested Minor Modification of Conditional Use Permit (CUP) LU11-0006 is requested to authorize the continued use of an existing oil and gas facility for 20 years. The facility includes the following:

- Nine existing oil and gas wells (B&B Well No. 2, Hammond Well Nos. 2 and 3; Bailey Well Nos. 1, 4, 5, 9, 10, 11);
- Existing tank farm containing two 500-barrel (BBL) stock tanks, one 300-BBL wash tank, two 220-BBL produced water tanks, one 80-BBL gauge test tank, and;
- The employment of production and transporting operations, facilities, equipment and other appurtenances accessory thereto including drill pads.

The processing operations authorized by the current permit are as follows:

1. The separation of produced water and natural gas from crude oil,
2. The transportation of oil and gas from the site,
3. Actions required by the California State Division of Oil and Gas pursuant to applicable regulations are also authorized,
4. All maintenance and operation work will occur during daylight hours and there will be no night lighting,
5. No current or proposed water injection wells associated with this project,
6. No proposed fracking will occur as part of the CUP modification.

The applicant is not requesting any drilling of additional wells or the re-drilling any of the approved wells. There are no proposed physical changes to the existing facilities. As part of the current proposed modification, the requested permit would specify that well stimulation techniques subject to PRC 3157 will not be employed.

401 South Ventura Street, Suite 100, Ojai, California, 93023, Phone: 805.234.2441, Fax: 805.234.2408



Attachment 2- Letter to Kathleen Wold, dated December 4, 2015

The requested modifications of the CUP LU11-0006 Conditions of Approval are as follows:

1. Removal of Condition No. 51 (Natural Gas Pipeline)
2. Removal of Condition No. 52 (Gas Flaring and Venting Prohibited)
3. Removal of Condition No. 58 (Biological Resources)
4. Removal of Condition No. 68 (Automatic Shut-off Valves)

The removal of Condition No. 51 (Natural Gas Pipeline) and Condition No. 52 (Gas Flaring and Venting Prohibited) is requested due to the applicant's access to the historic use of the pipeline being discontinued after the pipeline owner's decision to no longer provide access. The applicant worked with the Ventura County Air Pollution Control District (VCAPCD) to certify and obtain a Permit to operate their flare in accordance with AQMD standards at the site under VCAPCD Permit to Operate Number 01164.

The removal of Condition No. 58 (Biological Resources) because it is no longer applicable to the project. The County of Ventura authorized the applicant to build a 24-foot by 84-foot free span bridge over San Antonio Creek at the crossing of Skunk Ranch Road under the authorization of permit number LU11-0077. The bridge construction was completed in 2014, thereby eliminating the fair weather crossing and the need for a streambed alteration agreement from the California Department of Fish and Wildlife. The applicant is also requesting to remove Condition No. 68 (Automatic Shut-off Valves) related to automatic shut-off valves for off-site piping as it is no longer applicable to the project.

Enclosed for your review are the following documents:

- Project Description
- CUP LU11-0006 Conditions of Approval
- Plans
- Location Map

Please review the project application materials included with this request, and provide information regarding the following:

- Concerns you may have about the proposed project; and/or
- Requirements or standards you may recommend that the County impose, whether or not these are the same as what you require in your jurisdiction, and whether the requirements/standards were adopted as ordinances or policies by the City Council.

Provide any comments or questions to me no later than December 24, 2015. If you have questions or need additional time to review the project, please contact me at 805-654-5193 or Hal.Nguyen@ventura.org prior to the requested response date. The Planning Division will consider a non-response to this letter as an indication that the agency you represent does not wish to comment on the proposed development at this time. Please contact the case planner if you wish to be sent copies of formal correspondence regarding

the project, a notice informing you of the opportunity to comment on the draft environmental document for this project (if one is prepared), and/or a notice of the public hearing.

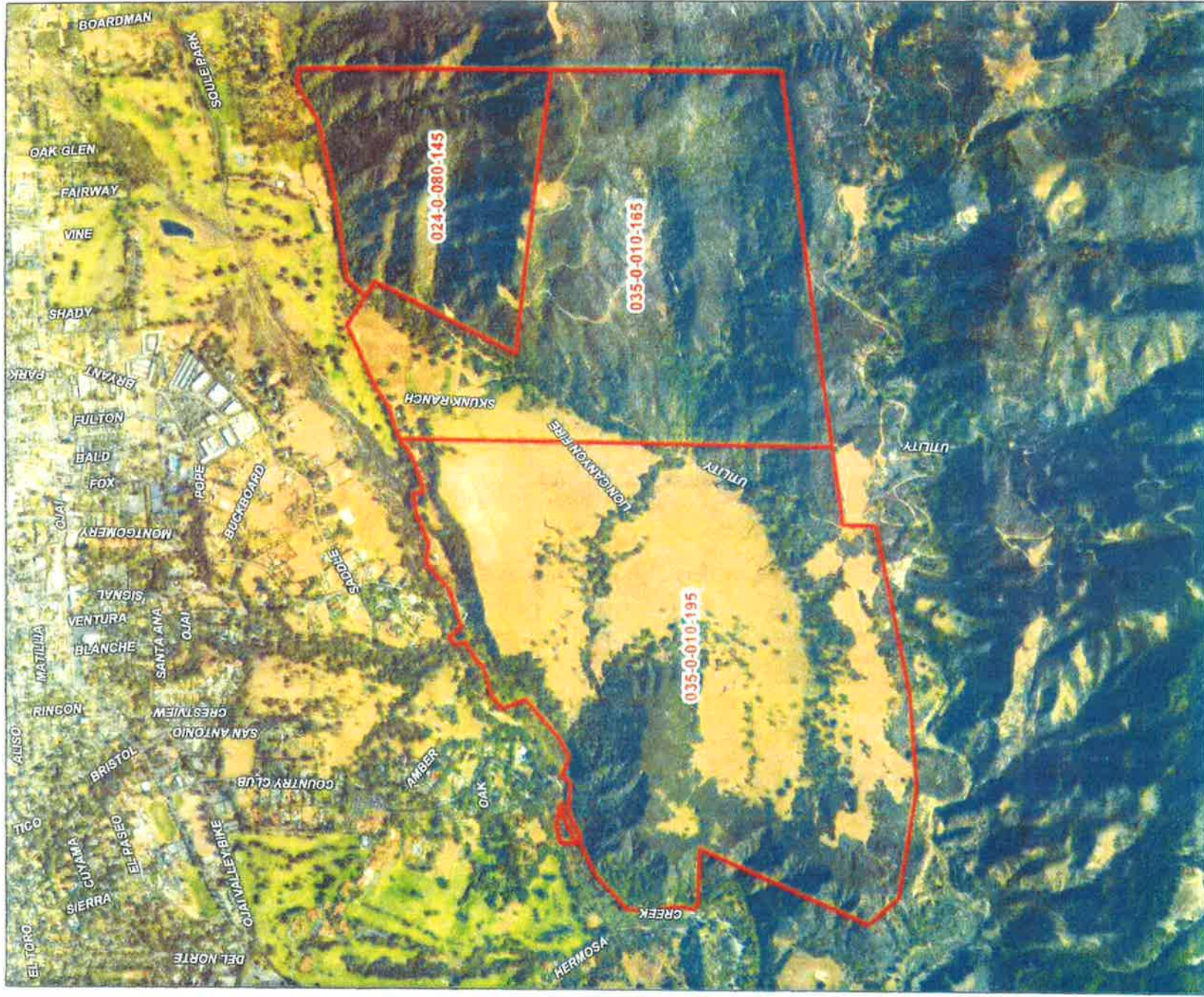
Sincerely,



Hai Nguyen, Case Planner
Commercial and Industrial Permits Section
Ventura County Planning Division

End: Project Application Materials

/



Ventura County, California
 Resource Management Agency
 GIS Department
 Map Created on 12/07/2015
 This aerial imagery is under the
 copyright of Pictometry
 Source: Pictometry, Jan. 2015



County of Ventura Planning Director Hearing PL15-0187 Attachment 4- Aerial Map of project site



Disclaimer: This Map was created by the Ventura County Resource Management Agency (RMA) for informational purposes only and is not intended to be used for legal or financial purposes. The County does not warrant the accuracy of the map or the information contained therein. The County is not responsible for any errors or omissions in this map or for any consequences arising from its use.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

August 31, 2011

Steve Perlman
7811 Marin Lane
Ventura, CA 93004

Subject: Planning Director Decision Regarding Conditional Use Permit Case No.
LU11-0006; Located at 12540 Creek Road, Ojai; Assessor's Parcel
Numbers 035-0-010-165, 035-0-010-195, and 024-0-080-145

Dear Mr. Perlman:

By the authority granted to me by the Ventura County Administrative Supplement to the State CEQA Guidelines (2010, Chapters 3 and 8) and Non-Coastal Zoning Ordinance (2010, §8111-1.2 et seq), and based on the information provided in the staff report and at the August 18, 2011, public hearing on this matter, I hereby:

1. **CERTIFY** that I have reviewed and considered the staff report and all exhibits thereto, and considered all comments received during the public comment process;
2. **FIND** that this project is exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines;
3. **MAKE** the findings required for the granting of a Conditional Use Permit based on the evidence provided in Section E of the staff report and the whole record;
4. **GRANT** Conditional Use Permit LU11-0006, subject to the attached Conditions of Approval (Exhibit 4); and,
5. **SPECIFY** that the Planning Division is the custodian, and 800 South Victoria Avenue, Ventura, California 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The effective date of this decision is September 12, 2011 (i.e., the expiration of the 10 calendar day appeal period after accounting for weekends and holidays).

As stated in the Ventura County Non-Coastal Zoning Ordinance (§8111-7.3), by September 12, 2011 (i.e., within 10 calendar days of the conditional approval of the Conditional Use Permit, after accounting for holidays and weekends), any aggrieved person may file an appeal of the conditional approval of this Conditional Use Permit with the Planning Division who shall set a hearing date before the Planning Commission to review the matter.



800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509

Printed on Recycled Paper



Attachment 5- CUP LU11-0006 Conditions of Approval

You may file a CEQA Notice of Exemption. The filing of a Notice of Exemption is subject to a \$50.00 fee and will reduce the statute of limitations period (from 180 days to 35 days) on legal challenges to the Planning Director's determination that the project is exempt from environmental review. Please contact the case planner in order to submit the required fee and file the Notice.

Upon satisfying the "prior to Zoning Clearance" conditions, you may obtain a Zoning Clearance from the Planning Division.

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

Sincerely,



Brian R. Baca, Manager
Commercial and Industrial Permits Section
Ventura County Planning Division

Encl.: Final Conditions of Approval
Approved Plans

c: Bentley Family Limited Partnership, 1748-F South Victoria Avenue #382, Ventura, CA 93003
Ventura County Fire Protection District – Penny Miller
Ojai Valley Municipal Advisory Council – Steve Offerman
Case File



035-0-010-165, 195 & 024-0-080-145
 Aerial Photography Map
 LU11-0006

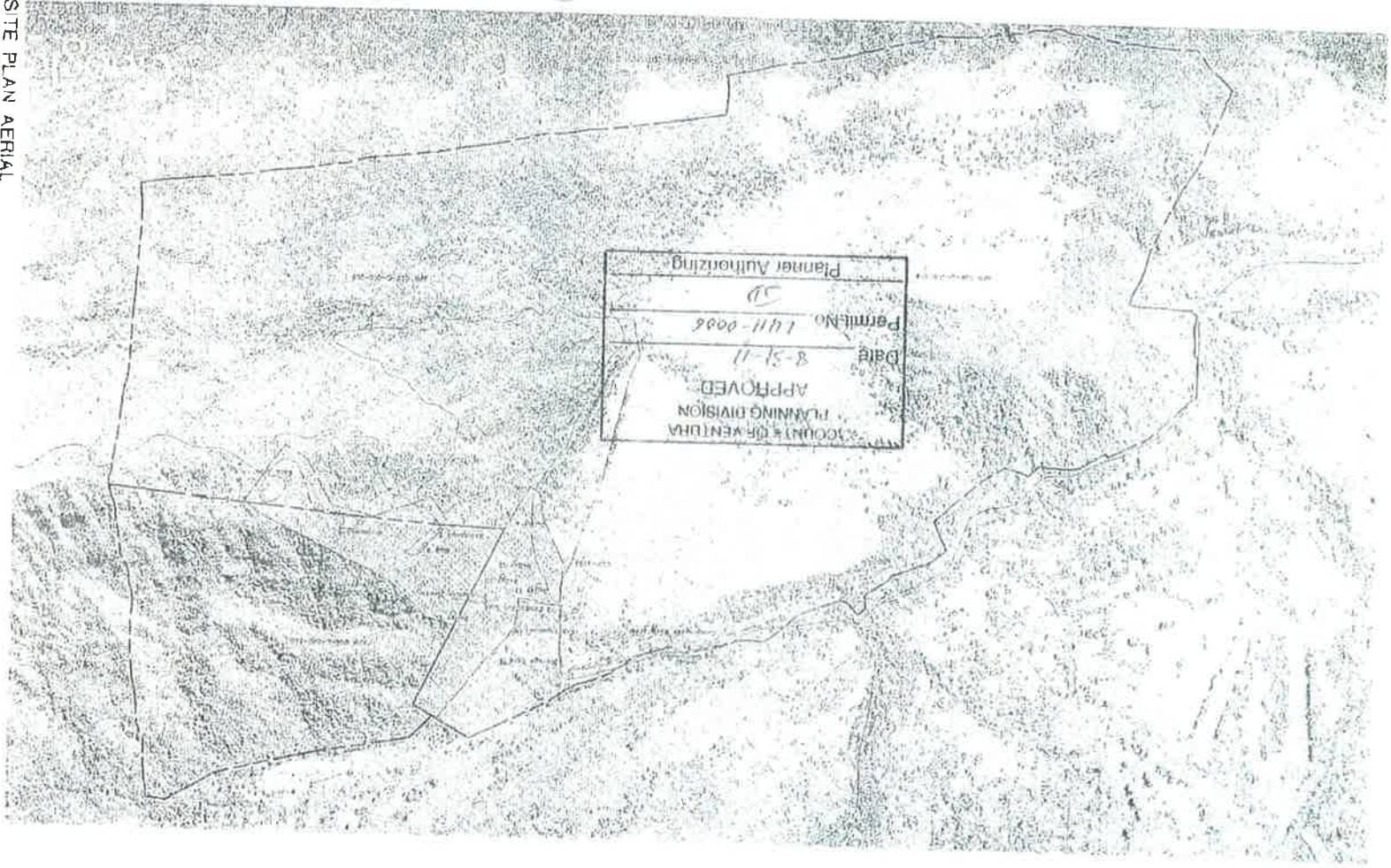


County of Ventura
 Planning Director's Office
 1400 E. Ventura Avenue
 Ventura, California 93001
 Telephone: (805) 646-1000
 Fax: (805) 646-1001



County of Ventura
 Planning Director's Hearing
 LU11-0006
 Exhibit 2 - Location Map

[illegible]



SITE PLAN AERIAL

STE PLAN AERIAL

A-2

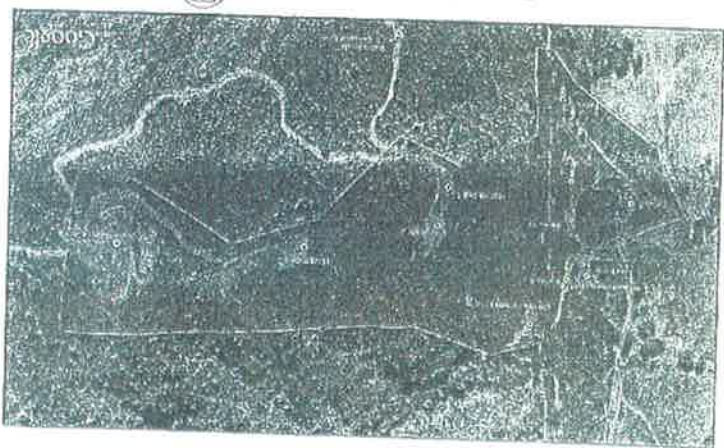
Sheet
Date
Drawing No.
City
County
State

CUP-4158 (1105 0154)
Minor Modification to Transfer CUP 37 TO CUP-4158
EXISTING OIL & GAS EXPLORATION AND PRODUCTION FACILITY
0141 CA
APN: 039-0-010 164 165, 064-0-080-145

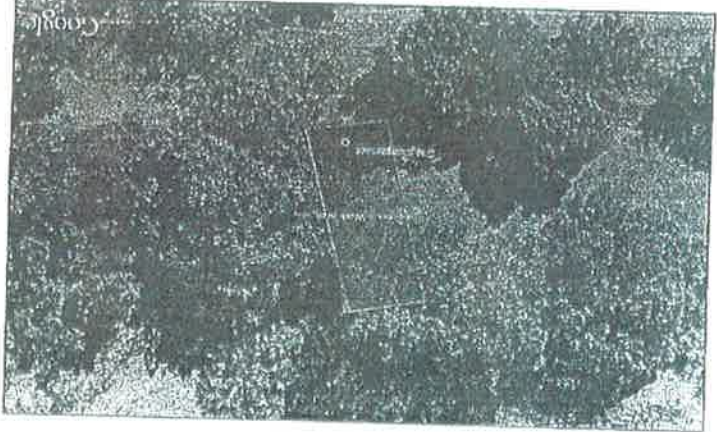
Bentley Family Limited Partnership
1746-F South Victoria Avenue • 382
Ventura, CA 93003
805 660 2764

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

COUNTY OF VENTURA PLANNING DIVISION	
APPROVED	
Date	8-31-11
Permit No.	LY11-0006
Planner Authorizing	



CUP-4159 AND CUP-37



STORAGE YARD & CUP-4159 AREA



CUP-4159
CUP-37 ENLARGEMENT / DETAIL

CUP-4159 (LU05-0154)
Area Modification to Transfer CUP 37 TO CUP-4159
EXISTING OIL & GAS EXPLORATION AND PRODUCTION FACILITY
Ojai, CA
APN: 035-0-010-185, 195, 024-0-080-145

Bentley Family Limited Partnership
1746-F South Victoria Avenue • 382
Ventura, CA 93008
805 650.2794

Sheet No.	1 of 1
Project	A-4
Scale	N.T.S.
Drawing No.	
Drawn By	
Check By	
Date	

Revision	Date	By

EXHIBIT 4 – CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP) CASE NO. LU11-0006

Resource Management Agency Conditions

Planning Division

1. Project Description: The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) 4159 to incorporate into a single permit the existing oil and gas facilities authorized by CUP 4159 and similar facilities authorized by CUP 37 (Case No. LU11-0006). The continued use of these existing facilities will be authorized with this modification until November 21, 2015.

The existing equipment from both CUP 37 and CUP 4159 is as follows:

- nine oil and gas wells (B&B Well No. 2, Hammond Well Nos. 2 and 3, and Bailey Well Nos. 1, 4, 5, 9, 10, and 11)
- one abandoned well (B&B Well No. 1)
- tank farm containing two 500 barrel stock tanks, two 250 barrel wastewater tanks, one 200 barrel wash tank, and one 100 barrel wash tank
- the employment of production and transporting operations, facilities, equipment and other appurtenances accessory thereto including drill pads.

The only processing operations authorized by the current permits are the separation of produced water and natural gas from crude oil, processing operations required for injection purposes, and for the transportation of oil and gas from the site. Actions required by the California State Division of Oil and Gas pursuant to applicable regulations are also authorized.

Drilling additional wells or redrilling any of the approved wells shall require a major modification of the permit.

There are no proposed physical changes to the existing facilities. (See Exhibits 2 – Location Map and 3 – CUP Boundaries Map)

2. 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 be deemed to be acceptance by the permittee of all conditions of this CUP. Failure to abide by and faithfully comply with any conditions for the granting of this CUP shall constitute grounds for the

Implementation of enforcement procedures as provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which include, but are not limited to, the following actions:

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

It is the Permittee's or the Permittee's successors in interest's responsibility to be aware of, and to comply with, the CUP conditions and the rules and regulations of all jurisdictions having authority over the uses described herein.

3. Time Limits:

a. Use Inauguration:

1. The decision on this CUP becomes effective upon the expiration of the decision's appeal period, or when any appeals filed regarding the decision on this CUP are resolved. After the decision on this CUP becomes effective, the Permittee must obtain a Use Inauguration Zoning Clearance in order to inaugurate the uses provided in Condition No. 1 (Permitted Land Uses).
2. This CUP shall expire and become null and void if the Use Inauguration Zone Clearance has not been issued within one year from the granting of this CUP. The Planning Director may grant a one year extension of time to obtain the Use Inauguration Zoning Clearance 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 extension in writing prior to the one year expiration date.
3. Prior to the issuance of the Use Inauguration Zoning Clearance, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid in full. After issuance of the Use Inauguration Zoning Clearance, any final billed processing fees must be paid within 30 days of the billing date or this CUP is subject to revocation.

- b. Operations Period: The use granted by this CUP will expire on November 21, 2015. Failure of the County to provide additional notification to the Permittee of the expiration date shall not constitute grounds for continuance of this CUP after the expiration date. The Planning Director may grant a time extension for this CUP, provided that:

1. The Permittee files an application for a modification to this CUP that is deemed complete prior to the expiration date. The Permittee is encouraged to contact the Planning Division at least six months prior to the expiration date to determine the type of modification application that is required to allow the extension. If the Permittee submits an appropriate modification application prior to the expiration date, this CUP may continue in force until action is taken on the modification, and on any appeals.
2. The Permittee can demonstrate that the Permittee has continuously complied with all conditions of this CUP.
3. The Permittee can demonstrate that the permitted uses remain compatible with the land uses in the general area.
4. The Permittee can demonstrate that the permitted uses comply with the CUP approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director.
5. The Planning Director reviews the modification application and provides a written determination of the decision on the requested time extension for this CUP.

4. CUP Modification: Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or applicable exhibits, the Permittee shall contact the Planning Director to determine if the activity requires a modification of this CUP. The Planning Director may, at the Planning Director's discretion, require that the Permittee file a written and/or mapped description of the proposed activity prior to rendering a decision on whether 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.

5. Consolidation of All Approved Exhibits, Conditions, and Permits: Prior to the issuance of a Use Inauguration Zoning Clearance, the Permittee shall provide the following in a form approved by the Planning Director:

- a. Documentation to verify that all of the requirements of the conditions/programs that are required prior to issuance of a Use Inauguration Zoning Clearance have been satisfied; and,
- b. Documentation to verify that all other entitlements and conditions imposed by any other agencies have been obtained or satisfied.

Within 30 days of any subsequent modifications of a permit or submission of an application for any permit, the applicable materials in revised form shall be submitted to the Planning Director.

6. Notice of CUP Requirements and Retention of CUP Conditions On-Site: Unless otherwise required by the Planning Director, the Owner(s) of record, the contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. A current set of CUP conditions and exhibits shall be retained at the site; the CUP conditions and exhibits shall be provided on-site prior to issuance of a Use Inauguration Zoning Clearance and shall be maintained on-site until expiration of this CUP.

7. Recorded "Notice of Land Use Entitlement": Prior to the issuance of a Use Inauguration Zoning Clearance, and in accordance with the *Ventura County Non-Coastal Zoning Ordinance* (§8111-6.3), 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 each legal parcel. The "Notice of Land Use Entitlement" is to inform the present and future owners of the property on which the CUP site is located that: the affected real property has been granted a CUP which contains certain conditions for the operation and maintenance of the property; and, the purchaser of the real property should be aware of those conditions. A copy of the recorded "Notice of Land Use Entitlement" shall be returned to the Planning Division to be filed with, and made part of, the case file.

8. Condition Compliance, Enforcement, and Other Responsibilities:

- a. Cost Responsibilities: The Permittee shall bear the full costs of all staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs by maintaining a compliance account (CC06-0037)

as described below in Condition 9.b. Specifically, the permittee shall bear the full costs of the following:

1. Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials 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,
 2. Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 9.c, below).
- b. Maintenance of Revolving Condition Compliance Account CC06-0037. Condition Compliance Account CC06-0037 was established pursuant to CUP 4159, Condition No. 20 and shall be maintained until this CUP expires (Condition 3, above). Condition Compliance Account CC06-0037 shall serve as a revolving condition compliance and enforcement account to be used by Ventura County agencies to cover costs incurred by Ventura County for Condition Compliance review, monitoring and enforcement costs (Condition 8.a, above), and for enforcement costs and penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 8.c, below.)

If any of the information provided in the existing reimbursement agreement for Condition Compliance Account CC06-0037 is outdated and/or incorrect, prior to issuance of a Use Inauguration Zoning Clearance [Condition 3.a(2), above], the Permittee shall submit a new, signed reimbursement agreement with the updated and/or correct information. The reimbursement agreement obligates the Permittee to pay any Condition Compliance review, monitoring, and enforcement costs (Condition 8.a, above). The reimbursement agreement also grants the Permittee the right to challenge any charges for Condition Compliance review, monitoring, and enforcement costs.

- c. Monitoring and Enforcement Costs: The Ventura County Non-Coastal Zoning Ordinance (§8114-3.4) requires the Permittee, or the Permittee's successors-in-interest, to 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, 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 fees and penalties pursuant to the

Ventura County Non-Coastal Zoning Ordinance (§8114-3.4), as it may be amended.

The \$500.00 deposit required by Condition 8.b(1) is being imposed to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. These funds shall cover costs for any necessary 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 requests to replenish the deposit made by the Planning Director or designee within 30 days of receipt of the request. If requested by the Permittee, requests for payment shall be accompanied by an accounting of how the deposited funds have been spent. Failure to pay the required amount, or to maintain the required deposit, shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or the reasonableness of any charge prior to payment.

9 Defense and Indemnity:

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

1. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and,

2. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such action. Upon demand from the County, the Permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the Permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

- b. 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 of Ventura, its officers, or employees for injury or damage to persons or property.

- c. Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, 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.

10. Invalidation of Condition(s): If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth. In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the Code of Civil Procedures (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If any condition is invalidated by a court of law, and said invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, the project may be reviewed, at the discretion of the Planning Director, by the Planning Commission and substitute feasible conditions/mitigation measures may be imposed to adequately address the subject matter of the invalidated condition. The determination of adequacy shall be made by the Planning Commission. 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.

11. Consultant Review of Information and Consultant Work: The County and all other permitting agencies shall have the option of referring any and all special studies that may be required by these conditions 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 for which to be contracted, as well as

the costs of such work. Whenever feasible, the lowest bidder will be used. Any decisions made by staff 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, provided the consultant and the proposed scope-of-work are acceptable to the County. However, the County retains the right to hire its own consultants to evaluate any work undertaken by the operator or consultants under contract with the operator.

12. Relationship of CUP Conditions, Laws and Other Permits: The design, maintenance, and operation of the CUP area and facilities thereon shall comply with all applicable requirements and enactments of Federal, State, and County authorities, as amended, and all such requirements and enactments shall by reference become conditions of this CUP. In the event of conflicts between various requirements, the more restrictive requirements shall apply. In the event that any CUP condition contained herein is determined to be in conflict with any other CUP condition contained herein, then where 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, as determined by the Planning Director.

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, or any 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.

13. Contact Person: Prior to the issuance of the Use Inauguration Zoning Clearance, the Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, phone number, mailing and email addresses, and business and cell phone numbers) of the Permittee's field agent and other representatives who receive all orders, notices, and communications regarding matters of condition and code compliance at the CUP site. There always shall be a contact person designated by the Permittee. If deemed necessary by the Planning Director, one contact person shall be available via telecommunication, 24 hours a day, to respond to complaints by citizens and the County. If the address or phone number of the Permittee's agent should change, or the responsibility is assigned to another person or position, the Permittee shall provide the Planning Director with the new information within three calendar days.

14. Resolution of Complaints: The following process shall be used to resolve complaints related to the project:

- a. The Permittee shall post the phone number for the designated Contact Person as identified pursuant to Condition No. 13 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.
- b. If a written complaint is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If, following a complaint investigation, a violation of the Ventura County Ordinance Code or a condition of this permit is confirmed, enforcement actions pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8114-3 et seq.) will be initiated.

15. Correspondence from Other Agencies and Jurisdictions: Copies of all correspondence, reports, or information related to land use and environmental issues covered by this CUP which are received by the Permittee from, or sent by the Permittee to, other State or local jurisdictions or agencies shall be provided to the Planning Division within five calendar days of their receipt/issuance.

16. Site Maintenance: The CUP area shall be maintained in a neat and orderly manner so as not to create any hazardous condition, or unsightly conditions which are visible from outside the CUP area on surrounding properties or from any public right-of-way. All equipment and facilities not explicitly permitted in Condition No. 1 (Permitted Land Uses) shall be removed from the site prior to the issuance of a Use Inauguration Zoning Clearance. Only equipment, materials, and structures which comply with Condition No. 1 (Permitted Land Uses), or are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

17. Change of Ownership: At least 10 calendar days prior to the effective date of the change of property ownership, or of lessee(s) or operator(s) of the permitted uses, there shall be filed, 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). A final statement that a transfer of ownership has occurred shall be provided to the Planning Director within 15 calendar days of the transfer. The statement shall include the following:

- a. Any changes in 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 company officer(s) from the initial notice;

- b. A letter from 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; and,
 - c. The effective date and time of the transfer.
18. Proprietary Information¹: Proprietary information and/or trade secrets which are required to be submitted shall be so identified by the Permittee, submitted separately from the other required materials, and confidentially maintained by the public agencies having access to it. Such information shall be requested on an as needed basis only by the applicable County agency or department head.
19. Minimizing Nuisance Impacts and Setbacks from Adjacent Uses: The Permittee shall take whatever reasonable steps are necessary, as determined by the Planning Director, to prevent significant nuisance impacts from occurring outside the CUP area. Significant nuisance impacts include, but are not limited to, noise, dust, odors, lighting, and glare. In order to determine the significance of the nuisance, the Planning Director may consider the number and types of neighbor complaints, and conduct inspections of the site and surrounding areas. Any questions about what constitutes significant off-site nuisance levels shall be resolved by the Planning Director or other public agency (e.g., the Air Pollution Control District) as the Planning Director may designate.
20. Business License: The Permittee shall demonstrate to the satisfaction of the Planning Director that the Permittee has a temporary or permanent Ventura County Business License Tax Certificate, or is exempt from such requirements, upon request and as determined by the Planning Director. If a Business License Tax Certificate is required, the Permittee shall maintain a current Tax Certificate until this CUP expires, and present a copy of it to the Planning Director with seven days of the Planning Director's request for it.
21. Setbacks: No well shall be drilled and no equipment or facilities shall be permanently located within:
- a. 100 feet of any dedicated public street, highway or nearest rail of a railway being used as such, unless the new well is located on an existing drill site and the new well would not present a safety or right-of-way problem.
 - b. 500 feet of any building or dwelling not necessary to the operation of the well, unless a waiver is signed pursuant to Sec. 8107-5.6.25, allowing the setback to be reduced. In no case shall the well be located less than 100 feet from said structures.

¹"Proprietary information" means information which the County determines would reveal such things as production reserves, manufacturing processes and patented formulas, or rate of depletion of the operations of the Permittee. Any information which is not proprietary is a matter of public record.

- c. 500 feet of any institution, school or other building used as a place of public assemblage, unless a waiver is signed pursuant to Sec. 8107-5.6.25, allowing the setback to be reduced. In no case shall any well be located less than 300 feet from said structures.
- d. 300 feet from the edge of the existing banks of "Red Line" channels as established by the Ventura County Flood Control District (VCFCFD), 100 feet from the existing banks of all other channels appearing on the most current United States Geologic Services (USGS) 2,000' scale topographic map as a blue line. These setbacks shall prevail unless the Permittee can demonstrate to the satisfaction of the Public Works Agency that the subject use can be safely located nearer the stream or channel in question without posing an undue risk of water pollution, and impairment of flood control interests. In no case shall setbacks from streams or channels be less than 50 feet. All drill sites located within the 100-year flood plain shall be protected from flooding in accordance with Flood Control District requirements.
- e. The applicable setbacks for accessory structures for the zone in which the use is located.
- f. 100 feet from any marsh, small wash, intermittent lake, intermittent stream, spring or perennial stream appearing on the most current USGS 2000' scale topographic map, unless a qualified biologist, approved by the County, determines that there are no significant biological resources present or that this standard setback should be adjusted.

22. Obstruction of Drainage Courses: Drill sites and access roads shall not obstruct natural drainage courses. Diverting or channeling such drainage courses may be permitted only with the authorization of the Public Works Agency.

23. Removal of Equipment: All equipment used for drilling, redrilling, and maintenance work on approved wells shall be removed from the site within 30 days of the completion of such work unless a time extension is approved by the Planning Director.

24. Waste Handling and Containment of Contaminants: Oil, produced water, drilling fluids, cuttings and other contaminants associated with the drilling, production, storage and transport of oil shall be contained 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. Appropriate permits, permit modifications or approvals must be secured when necessary, prior to treatment or re-use of oil field waste materials. The Permittee shall furnish the Planning Director with a plan for controlling oil spillage and preventing saline or other polluting or contaminating substances from reaching surface or subsurface waters. The plan shall be consistent with requirements of County, State and Federal laws.

25. Securities: Prior to the commencement or continuance of drilling or other uses on an existing permit, the Permittee shall file, in a form acceptable to the County Counsel and certified by the County Clerk, 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. Any operator may, in lieu of filing such a security for each well drilled, redrilled, produced or maintained, file a security in the penal amount of not less than \$10,000.00 to cover all operations conducted in the County of Ventura, a political subdivision of the State of California, conditioned upon the Permittee well and truly obeying, fulfilling and performing each and every term and provision in the permit. In case of any failure by the Permittee to perform or comply with any term or provision thereof, 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 expense or liability suffered by the County of Ventura from any breach by Permittee of any term or condition of said permit or of any applicable ordinance or of this security. No security shall be exonerated until after all the applicable conditions of the permit have been met.
26. Dust Prevention and Road Maintenance: 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.
27. Light Emanation: 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. The location of all flood lights and an outline of the illuminated area shall be shown on the landscape plan, if required, or on the requisite plot plan.
28. Reporting of Accidents: The Permittee shall immediately notify the Planning Director and Fire Department and all other applicable agencies in the event of incidents such as fires, spills, or hazardous conditions not incidental to the normal operations at the permit site. Upon request of any County Agency, the Permittee shall provide a written report of any incident within seven calendar days which shall include, but not be limited to, a description of the facts of the incident, the corrective measures used and the steps taken to prevent recurrence of the incident.
29. Painting: All permanent facilities, structures, and aboveground pipelines on the

site shall be colored so as to mask the facilities from the surrounding environment and uses in the area. Said colors shall also take into account such additional factors as heat buildup and designation of danger areas. Said colors shall be approved by the Planning Director prior to painting of facilities.

30. Site Maintenance: The permit area shall be maintained in a neat and orderly manner so as not to create any hazardous or unsightly conditions such as debris; pools of oil, water, or other liquids; weeds; brush; and trash. Equipment and materials may be stored on the site which are appurtenant to the operation and maintenance of the oil well located thereon. If the well has been suspended, idled or shut-in for 30 days, as determined by the Division of Oil and Gas, all such equipment and materials shall be removed within 90 days.
31. Site Restoration: Within 90 days of revocation, expiration or surrender of any permit, or abandonment of the use, the Permittee shall restore and revegetate the premises to as nearly its original condition as is practicable, unless otherwise requested in writing by the landowner.
32. Insurance: The Permittee shall maintain, for the life of the permit, 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. This requirement does not preclude the Permittee from being self-insured.
33. Noise Standard: Unless herein exempted, drilling, production, and maintenance operations associated with an approved oil permit shall not produce noise, measured at a point outside of occupied sensitive uses such as residences, schools, health care facilities, or places of public assembly, that exceeds the following standard or any other more restrictive standard that may be established as a condition of a specific permit. Noise from the subject property shall be considered in excess of the standard when the average sound level, measured over one hour, is greater than the standard that follows. The determination of whether a violation has occurred shall be made in accordance with the provisions of the permit in question.

Nomenclature and noise level descriptor definitions are in accordance with the Ventura County General Plan Goals, Policies and Programs and the Ventura County General Plan Hazards Appendix. Measurement procedures shall be in accordance with the Ventura County General Plan Hazards Appendix.

The maximum allowable average sound level is as follows:

One Hour Average Noise Levels (LEQ)			
Time Period	Drilling and		Producing Phase
	Maintenance Phase		
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."

34. Exceptions to Noise Standard: The noise standard established pursuant to Sec. 8107-5.6.13 shall not be exceeded unless covered under any of the following provisions:
- Where the ambient noise levels (excluding the subject facility) exceed the applicable noise standards. In such cases, the maximum allowable noise levels shall not exceed the ambient noise levels plus 3 dB(A).
 - Where the owners/occupants of sensitive uses have signed a waiver pursuant to Sec. 8107-5.6.25 indicating that they are aware that drilling and production operations could exceed the allowable noise standard and that they are willing to experience such noise levels. The applicable noise levels shall apply at all locations where the owners/occupants did not sign such a waiver.
35. Compliance with Noise Standard: When a Permittee has been notified by the Planning Division that his operation is 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:
- hammering on pipe;
 - racking or making-up of pipe
 - acceleration and deceleration of engines or motors;
 - drilling assembly rotational speeds that cause more noise than necessary and could reasonably be reduced by use of a slower rotational speed;
 - 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
36. Preventive Noise Insulation: If drilling, redrilling, or maintenance operations, such

as pulling pipe or pumps, are located within 1,600 feet of an occupied sensitive use, the work platform, engine base and draw works, crown block, power sources, pipe rack and other probable noise sources associated with a drilling or maintenance operation shall be enclosed with soundproofing sufficient to ensure that expected noise levels do not exceed the noise limits applicable to the permit. Such soundproofing shall be installed prior to the commencement of drilling or maintenance activities, and shall include any or all of the following: acoustical blanket coverings, soundwalls, or other soundproofing materials or methods which ensure that operations meet the applicable noise standard.

37. Waiver of Preventive Noise Insulation: The applicant may have a noise study prepared by a qualified acoustical consultant, approved by the County. If the findings of the study conclude that the proposed project will meet the County Noise standards contained in Section 8107-5.6.13 and do not constitute a nuisance, then the soundproofing requirement may be waived. If the findings show that a noise level will be generated above and beyond the County standards, then soundproofing must be installed sufficient to meet the applicable noise standard. Where a waiver pursuant to Sec. 8107-5.6.25 is signed, no preventive noise insulation will be required.
38. Soundproofing Material: All acoustical blankets or panels used for required soundproofing shall be of fireproof materials and shall comply with California Industrial Safety Standards and shall be approved by the Ventura County Fire Protection District prior to installation.
39. Hours of Well Maintenance: All nonemergency maintenance of a well, such as the pulling of pipe and replacement of pumps shall be limited to the hours of 7:00 a.m. to 7:00 p.m. of the same day if the well site is located within 3,000 feet of an occupied residence. This requirement may be waived by the Planning Director if the permittee can demonstrate that the applicable noise standard can be met or that all applicable parties within the prescribed distance have signed a waiver pursuant to Sec. 8107-5.6.25.
40. Limited Drilling Hours: All drilling activities shall be limited to the hours of 7:00 a.m. through 7:00 p.m. of the same day when they occur less than 800 feet from an occupied sensitive use. Nighttime drilling shall be permitted if it can be demonstrated to the satisfaction of the Planning Director that the applicable noise standard can be met or that all applicable parties within the prescribed distance have signed a waiver pursuant to Section 8107-5.6.25.
41. Signs: Pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§8107-5.6.21), and 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 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.

42. Fencing: Pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§8107-5.6.22), the Permittee shall securely fence all active well sites (except submersible pumps), sumps and/or 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. Prior to the issuance of a Use Inauguration Zoning Clearance, the Permittee shall submit to the Planning Director a site plan and/or landscape plan, which identifies the location of the fences. The fences must meet all Division of Oil and Gas regulations.

43. General Standards: Projects shall be located, designed, and operated so as to minimize their adverse impact on the physical and social environment. To this end, dust, noise, vibration, noxious odors, intrusive light, aesthetic impacts and other factors of nuisance and annoyance shall be reduced to a minimum or eliminated through the best accepted practices incident to the exploration and production of oil and gas.

44. Screening and Landscaping: All oil and gas production areas shall be landscaped so as to screen production equipment in a manner consistent with the natural character of the area, if required, based on the Planning Director's determination that landscaping is necessary. All equipment and cut and fill slopes shall be screened from view of Soule Park and Golf Course, the Ojai Valley Inn, the Persimmon Hills subdivision and other residences in the area, public roads, and publically owned lands to the extent which the Planning Director determines is reasonably feasible. Required landscaping shall be implemented in accordance with a landscape and irrigation plan to be approved by the Planning Director or his/her designee after consultation with the property owner. The landscape plan shall be consistent with the Ventura County Guide to Landscape Plans and shall include measures for adequate screening of

producing wells and permanent equipment from view of public roads or residential uses, revegetation of all cut and fill banks, and the restoration of disturbed areas of the site not directly related to oil and gas production. Wherever practical, low water usage landscaping and drought-tolerant materials and native plants shall be used. Landscape plans utilizing fire retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards shall be developed whenever landscape plans are required.

45. Visual Impacts: Drill sites shall not be silhouetted on a prominent ridge as illustrated by the *Ventura County General Plan Scenic Resource Protection Overlay Zone* on Figure 2 (Resource Map).

46. Waivers: Where provisions exist for the waiver of an ordinance requirement, the waiver must be signed by the owner and all adult occupants of a dwelling, or in the case of other sensitive uses, by the owner of the use in question. Once a waiver is granted, the permittee is exempt from affected ordinance requirements for the life of the waiver. Unless otherwise stated by the signatory, a waiver signed pursuant to Sec. 8107-5.6.14(b) shall also be considered a waiver applicable to Sections 8107-5.6.16, .17, .19 and .20.

47. Application of Sensitive Use Related Standards: The imposition of regulations on petroleum operations, which are based on distances from occupied sensitive uses, shall only apply to those occupied sensitive uses which were in existence at the time the permit for the subject oil operations were approved.

48. Inspection, Enforcement and Compatibility Review To ensure that adequate funds are available for the legitimate and anticipated costs incurred for monitoring and enforcement activities associated with new or modified oil and gas related Conditional Use Permits, the Permittee shall deposit with the County funds, determined on a case-by-case basis, prior to the issuance of a Zoning Clearance. The funds shall also cover the costs for any other necessary inspections or the resolution of confirmed violations that may occur. One deposit may be made to cover all of the Permittee's various permits. In addition, all new or modified Conditional Use Permits for oil and gas related uses shall, at the discretion of the Planning Director, be conditioned to require a compatibility review on a periodic basis. The purpose of the review is to determine whether the permit, as conditioned, has remained consistent with its findings for approval and if there are grounds for proceeding with public hearings concerning modification, suspension, or revocation of the permit.

49. Transporting Oil and Waste Products: If at any time during the life of the permit the Planning Director determines that transport of oil offsite by truck is creating traffic problems, oil and gas products shall be transported offsite by pipeline when pipeline connections are determined by the Planning Director to be available and feasible. The Permittee shall comply with all local, state, and

federal hazardous waste regulations, and arrange for the proper recycling of all discarded recyclable materials (used motor oil, oil filters, batteries, antifreeze) removed from private passenger vehicles and/or commercial vehicles and equipment, maintained and/or repaired onsite during the operation of the facility.

50. Fencing and Traffic Entrance Gates: All equipment and facilities on the well site containing Bailey Well #1 and the tank farm sites shall be completely enclosed by a two inch mesh chain link fence of a non-rusting material, constructed to a height of not less than 6 feet, and containing no openings except those required for ingress and egress. A gate or gates made of the same material as the fence shall be provided for each opening, and the gate or gates shall be kept locked except when oil field personnel are present on the drill site. No accessory storage of pipes, tanks, or other oil field equipment shall occur outside such fenced area except in an emergency or temporary basis subject to authorization of the Planning Director.

The Permittee shall maintain a locked gate across the road to the well site containing Bailey Well #1 along the Soule Park property line and gates shall be installed on all other access roads to the site. Such gates shall be kept locked at all times, except when used to ingress or egress the site.

51. Natural Gas Pipeline: All gas emitted from the wells shall be collected and transported off-site by means of a pipeline.

52. Gas Flaring and Venting Prohibited: Flaring or venting of gas shall be prohibited, except that temporary flaring may be permitted in case of emergency or for testing purposes only. Such temporary flaring shall be limited to 24 hours in any 30-day period, unless otherwise approved by the Planning Director, upon consultation with the Air Pollution Control District and the California Division of Oil and Gas.

53. Truck Traffic Access:

- a. All vehicles in excess of three-quarters of one ton shall be prohibited from entering or exiting the site via North Creek Road through downtown Ojai.
- b. Permittee shall not operate any trucks across any bridge on any city or county road in the vicinity of the site with a weight in excess of the bridge load rating.
- c. The Permittee shall comply with the current haul route plan as approved by the County Public Works Division.
- d. Permittee shall secure and maintain legal access to the site.

54. Notice of Commencement of Site Preparation or Redrilling: That 10 days prior to commencement of site preparation or redrilling, the Permittee shall notify in writing the surface owner, the City of Ojai and all residents on the property that such activities are about to occur. Prior to conducting redrilling or major maintenance activities, the Permittee shall notify all the residents on the property, if they can be reached.
55. Oak Tree Replacement: Oak trees destroyed as a result of the project shall be replaced at a ratio of 3:1. The replacement trees shall be planted within or adjacent to the existing oak woodland areas as approved by the Planning Director.
56. Equestrian Trail: Prior to drilling or redrilling any wells, the Permittee shall submit plans to the Planning Director for an equestrian trail crossing of the access road in the vicinity of Creek Road and the private oil traffic access road to the Lion Mountain Ranch. Such plans shall include construction and maintenance of an appropriate separation barrier, such as a split rail fence, between the oil traffic access road and the Persimmon Hills equestrian trail where such trail parallels the oil traffic access road. The Permittee shall also install appropriate signage where the equestrian trail crosses the access road to notify vehicles of the equestrian crossing and to advise a 10 mile per hour speed limit. Such improvements shall be completed prior to drilling or redrilling any wells.
57. Archaeological and Paleontological Resources: In the event that archaeological or paleontological remains or artifacts are encountered **during ground disturbance** or construction activities, 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:
 1. Cease operations and assure the preservation of the area in which the discovery was made;
 2. Notify the Planning Director in writing, within three days of the discovery;
 3. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site; and,
 4. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.
 - b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

1. Cease operations and assure the preservation of the area in which the discovery was made;
 2. Immediately notify the Sheriff and the Planning Director;
 3. 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; and,
 4. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development on-site.
- c. If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:
1. Cease operations and assure the preservation of the area in which the discovery was made;
 2. Notify the Planning Director in writing, within three days of the discovery;
 3. Obtain the services of a County-approved paleontologist who shall assess the find and provide recommendations on the proper disposition of the site; and,
 4. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

58

Biological Resources: In order for this permit to be a valid permit, the Permittee shall maintain a valid Stream Alteration Agreement during the term of this permit and provide documentation annually of such valid Stream Alteration Agreement to the County. If the Permittee fails to satisfy this condition, all uses and activities allowed by this permit shall be suspended until documentation of a valid Stream Alteration Agreement is provided or a secondary access is approved by the County.

- a. Construction grading shall not lower the natural contour of the land by more than 1 foot except at the streambank where it is necessary to join the ford. To maintain a level road width, gravel fill shall be used rather than grading.
- b. No further grading shall occur within four feet of the trunk of oak or sycamore trees.

- c. Clearance of overhead limbs shall be limited to 15 feet above the roadbed. All overhanging tree limbs shall be undercut first and then cut off further from the trunk than the undercut. A final clean cut shall then be made closer to the trunk than the undercut. A sealant shall be applied to the finished cut.

59. Electric Equipment: Electrically powered oil and gas exploration and production equipment shall be used where practical to alleviate pollution from internal combustion engines, as determined by the Planning Director.
60. Noise Levels: Mufflers shall be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities.

Environmental Health Division

61. The storage, handling, and disposal of any potentially hazardous material shall be in compliance with applicable state regulations.
62. Prior to the inauguration of use, the applicant shall obtain all necessary permits from the Hazardous Materials Section of the Environmental Health Division.
63. An adequate quantity of portable toilet(s) shall be provided for on-site personnel and maintained in a sanitary condition.
64. An adequate supply of potable water shall be provided for on-site personnel.

Public Works Agency Conditions

65. Grading Plan: Prior to the commencement of any new grading, the Permittee shall submit to the Public Works Agency and Any movement of oversize loads to or from the project site shall require an oversize load permit from the Transportation Department. The Permittee shall contact the Transportation Department at (805) 654-2055 for requirements of this permit.
66. Obstruction of Drainage Course: In conjunction with all existing production sites and the construction and use of all fixture proposed sites and access roads, the Permittee shall ensure that the drill site(s) and access roads shall not obstruct natural drainage courses.
67. Encroachment Permit: Prior to any work being done within the County or City right(s)-of-way, the Permittee shall obtain an Encroachment Permit from the appropriate agency.

68. Automatic Shut-Off Valves: Any off-site transport pipelines under the control of the Permittee shall have automatic shut-off valves to reduce spillage in the event of a pipeline rupture.
69. Watercourse Permit: Prior to any work being conducted within San Antonio Creek, the developer shall obtain a Ventura County Flood Control District Watercourse Encroachment Permit.
70. Berm: Prior to any work being conducted within San Antonio Creek, the developer shall obtain a Ventura County Flood Control District Watercourse Encroachment Permit.

Air Pollution Control District (APCD) Conditions

71. All project construction and site preparation operations shall be conducted in compliance with all applicable APCD Rules and Regulations with emphasis on Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust), as well as Rule 10, (Permits Required).
72. An APCD Authority to Construct shall be obtained for all equipment subject to permit prior to construction or commencement of redrilling or well maintenance operations.
73. Dust Prevention:
- a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust.
 - b. All grading and excavation operations shall cease during periods of high winds.
 - c. All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

Ventura County Fire Protection District (VCFPD) Conditions

74. Pavement Markers: The Permittee shall mark the edge of the concrete ford with metallic posts. Depth markings with six inch increments shall be attached to each post.
75. Pavement Width Clearance: The access road and paved crossing shall be a minimum of 12 feet wide, and shall have a vertical clearance of at least 13.5 feet.
76. All Weather Surface: All permit access roads shall be maintained as all weather access roads.

77. Water Availability: When the production of water or gas is attained at any site, water for fire protection shall meet the fire flow requirements established by the Fire Protection District, and shall be provided prior to construction of tank farm (production facilities).
78. Fire Hazards: During the life of the permit, the Permittee shall provide adequate water and access for fire, law enforcement, emergency equipment and personnel, and evacuation as determined by the Fire Protection District and Sheriff's Department.



PL15-0187

APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP
024014206	DONOHUE MIKE-BARBARA TR		12449 MACDONALD	OJAI CA	93023
024003202	BENTLEY FAM LTD PARTNERSHIP	ATTN KAREN RINGQUIST	16420 SE MCGILLIVRAY BL #103-195	VANCOUVER WA	98683
024004204	BROIDA LAWRENCE S-LETICIA		11871 N CREEK RD	OJAI CA	93023
024008016	THREE SISTERS ORCHARD LP		900 BOARDMAN RD	OJAI CA	93023
024001011	OVIS LLC	ATTN AMY BLUMENTHAL	222 N LASALLE STE#800	CHICAGO IL	60601
024014211	BALL KEN TR				
024003115	CUTHERBERT JOHN M-MARY TR	HART NANCY L TR	770 CREEK RD	OJAI CA	93023
024008015	BOWER DWAYNE A-MARILYN E TRUST		76 OAK DR	OJAI CA	93023
035035003	GILLELAND RICHARD A-ELLEN TR		970 BOARDMAN RD	OJAI CA	93023
024014002	OJAI CITY OF	ATTN CITY CLERK	PO BOX 1570	OJAI CA	93024
024008014	VENTURA COUNTY OF	ATTN R-W AGENT	800 S VICTORIA AVE	VENTURA CA	93009
033007012	VILLANOVA PREPARATORY SCH		12096 VENTURA AVE	OJAI CA	93023
024014204	RALSTON DARELL A TR		121 LONGHORN LN	OJAI CA	93023
024004105	KECK DORTHEA IRENE	ATTN JACK STERN	306 GEORGINA AVE	SANTA MONICA CA	90402
024004201	MILNE EVA L SURV TR	MILNE EVA L RESIDUAL TR	904 CREEK RD	OJAI CA	93023
024014203	CADENASSO STACY		101 LONGHORN LN	OJAI CA	93023
035005005	BERGEN MARY TRUST		11584 CREEK RD	OJAI CA	93023
024003315	WESTBURY JOSEPH R-KATHY A		1244 COUNTRY CLUB DR	OJAI CA	93023
024004106	SNYDER T	ATTN JACK STERN	BOX 77746001	SIOUX FALLS SD	57186
024014205	KIRBY ALAN F-MARY D TR		131 LONGHORN LN	OJAI CA	93023
024003116	NOBLE GRACE TR EST ET AL	ATTN WELLS FARGO BK	PO BOX 63700	SAN FRANCISCO CA	94163
	City Of Ojai	Community Development Dept.	P.O. Box 1570	Ojai CA	93024

Bentley Oil and Gas Wells (CUP 37/CUP 4159)											
API	Operator	Lease	Well No.	Well Status	Dry Hole	Directionally Drilled	Abandoned Status	Spud Date	Abandoned Date	APN	CUP
11106455	Union Oil Company of California	Pirie	2	Buried & Abandoned	N	Not Directionally drilled	Not Abandoned	NA	NA	035001019	NA
11106456	Union Oil Company of California	Pirie	3	Buried & Abandoned	N	Not Directionally drilled	Not Abandoned	NA	NA	035001019	CUP 37
11101596	Ezra Taylor	Well No.	1	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	01/01/1893	01/01/1913	035001016	NA
11101597	Ezra Taylor	Well No.	2	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	01/01/1893	01/01/1913	035001016	NA
11101598	Freeport-McMoRan Oil & Gas LLC	Well No.	1	Buried / Idle	N	Not Directionally drilled	Not Abandoned	01/01/1894	01/01/1894	035001016	NA
11101571	Freeport-McMoRan Oil & Gas LLC	Well No.	2	Buried / Idle	N	Not Directionally drilled	Not Abandoned	01/01/1894	01/01/1894	035001016	NA
11101599	Union Oil Company of California	Well No.	3	Buried	N	Not Directionally drilled	Not Abandoned	01/01/1902	10/15/1932	035001019	NA
11101241	John Pirie	Well No.	1	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	01/01/1913	01/01/1913	035001016	NA
11101242	John Pirie	Well No.	2	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	01/01/1913	01/01/1913	035001016	NA
11101384	Pan American Petroleum Co.	Pirie	1	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	About 1918	06/23/1919	035001016	NA
11101385	Pan American Petroleum Co.	Pirie	2	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	10/02/1919	06/10/1921	17030511	NA
11101111	Spencer D. Coates	Pirie	4	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	10/04/1929	05/19/1943	024008014	NA
11101360	Knudsen-Schmidt Co.	Well No.	1	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	10/15/1930	04/11/1933	035001016	NA
11101115	Conoco Inc.	Pirie	1	Plugged & Abandoned	Y	Not Directionally drilled	Not Abandoned to current standards	10/23/1934	05/02/1943	024008014	NA
11101116	Conoco Inc.	Pirie	2	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	11/29/1935	05/26/1943	024008014	NA
11101398	St. Louis Oil Co.	Pirie	3	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	12/19/1936	05/11/1943	024008014	CUP 37
11101112	Spencer D. Coates	Pirie	5	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	01/05/1942	06/01/1943	024008014	NA
11101102	Bentley Family Ltd. Part.	Hammond	2	Idle	N	Not Directionally drilled	Not Abandoned	09/15/1949		035035007	CUP 37/CUP 4159
11101103	Bentley Family Ltd. Part.	Hammond	3	Idle	N	Directionally drilled	Not Abandoned	03/18/1950		035001016	CUP 37/CUP 4159
11101237	ExxonMobil-Nuevo	Theo E. Hammond	4	Plugged & Abandoned	Y	Not Directionally drilled	Not Abandoned to current standards	07/22/1950	08/26/1950	035001016	NA
11101351	Bentley Family Ltd. Part.	Bailey	1	Active but plugged	N	Not Directionally drilled	Not Abandoned	12/01/1952	01/31/2008	024008014	CUP 4159
11101352	Donald J. Bentley	Bailey	2	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	02/15/1953	10/11/1975	024003116	NA
11101353	Donald J. Bentley	Bailey	3	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	08/20/1953	10/11/1975	017032105	NA
11101355	Bentley Family Ltd. Part.	Bailey	5	Active	N	Not Directionally drilled	Not Abandoned	03/17/1954		035001016	CUP 4159
11101354	Bentley Family Ltd. Part.	Bailey	4	Active	N	Not Directionally drilled	Not Abandoned	09/24/1956		035001016	CUP 4159
11105528	Donald J. Bentley	Bailey	6	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	07/01/1957	07/22/1968	035001019	NA
11101356	Donald J. Bentley	Bailey	7	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	12/01/1957	10/22/1974	035001016	NA
11101121	Custom Drilling Co.	Wallis et al	1	Plugged & Abandoned	Y	Not Directionally drilled	Not Verified	12/06/1958	01/01/1959	035001019	NA
11105529	Donald J. Bentley	Bailey	8	Plugged & Abandoned	N	Not Directionally drilled	Not Verified	11/21/1960	07/22/1968	024008014	NA
11105530	Bentley Family Ltd. Part.	Bailey	9	Active	N	Not Directionally drilled	Not Abandoned	08/08/1961		035001016	CUP 4159
11101357	Bentley Family Ltd. Part.	Bailey	10	Active	N	Not Directionally drilled	Not Abandoned	01/13/1965		035001016	CUP 4159
11101358	Bentley Family Ltd. Part.	Bailey	11	Active	N	Not Directionally drilled	Not Abandoned	02/19/1965		035001016	CUP 4159
11101101	Phoenix West Oil & Gas Corp.	Anderson	1	Plugged & Abandoned	N	Directionally drilled	Not Verified	07/09/1977	02/14/2002	024008014	CUP 37
Wells drilled after the County's adoption of the Oil and Gas Exploration and Production Development Guidelines (adopted March 24th 1983)											
11121242	Donald J. Bentley	B & B	1	Plugged & Abandoned	N	Directionally drilled	Not Verified	08/09/1983	09/03/1983	024008014	NA
11121257	Bentley Family Ltd. Part.	B & B	2	Active	N	Directionally drilled	Not Abandoned	10/11/1983		024008014	CUP 37/CUP 4159