

## **SETTLEMENT AGREEMENT AND RELEASE**

This Settlement Agreement and Release (“Agreement”) is made by and among Aera Energy LLC, California Natural Resources Group LLC, Western States Petroleum Association, Lloyd Properties, Carbon California Operating Company LLC, the National Association of Royalty Owners, Deborah Duggan, Richard Duggan, Theresa Ryan, Julie Monro, Mark Monro, Patricia Cortina and David Cortina, on the one hand (“Petitioners”), and the County of Ventura (the “County”) on the other hand. This Agreement refers to each party individually as a “Party,” and collectively to all parties as the “Parties.”

### **RECITALS**

A. On or about September 15, 2020, the County adopted its 2040 General Plan Update (the “2040 GPU” or “Project”) and certified an environmental impact report (“EIR”) that it caused to be prepared for that Project.

B. In October 2020, Petitioners filed verified petitions for writ of mandate and complaints for declaratory and injunctive relief and seeking damages in the following cases alleging, among other claims, the County’s violations of CEQA, the Brown Act, State Planning and Zoning Law, state and federal preemption, unlawful impairment of vested rights, and the unconstitutional taking of private property rights in the approval of the Project (singularly, the “Action”, and collectively, the “Actions”), which remain pending:

- *Western States Petroleum Association v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546193-CU-WM-VTA
- *Carbon California Company, LLC, and Carbon California Operating Company, LLC v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546198-CU-WM-VTA
- *Aera Energy LLC v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546180-CU-WM-VTA
- *California Natural Resources Group, LLC v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546189-CUWM-VTA
- *Lloyd Properties v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546196-CU-WM-VTA
- *National Association of Royalty Owners-California, et al. v. County of Ventura*; Ventura County Superior Court Case No. 56-2021-00550558-CU-WM-VTA

C. The County disputes the allegations made in the Actions.

D. To better understand their differences regarding the 2040 GPU and attempt to resolve the Action, the Parties engaged in settlement discussions, during which the Parties agreed that certain 2040 GPU policies should be clarified to address Petitioners’ concerns and so that they are applied and implemented by the County in a manner that is consistent with the Board of

Supervisors' ("Board") original intent and consistently applied to all land use applicants (the "Implementing Clarifications").

E. The Parties further agreed that the Board's adoption of a resolution establishing the Implementing Clarifications and its clarification of those policies would be the most effective means of addressing Petitioners' concerns and ensuring the policies' accurate application and consistent implementation in accordance with the Board's original intent. That proposed resolution is attached hereto as Exhibit "A" (the "Resolution").

F. The Parties further agreed that the County will process and consider amendments to the 2040 GPU to revise Policies COS-7.7 (trucking of oil and produced water) and COS-7-8 (flaring) to the mitigation measure versions of these policies set forth in PR-2 and PR-3, respectively, in the 2040 GPU EIR (collectively, the "General Plan Amendments" as defined in Section 2 below). The Parties agree and acknowledge that the County's consideration of these General Plan Amendments is entirely within the County's discretion and requires a public hearing process, and the County reserves its full power and authority to decline to adopt the amendments or to modify the General Plan Amendments, in response to the public comment process or otherwise.

G. The Parties agreed that, if the General Plan Amendments are adopted by the County, Petitioners will dismiss the Actions without prejudice. The Parties further agreed that, if there is a third-party legal challenge to the General Plan Amendments, which results in a substantial and material change to the General Plan Amendments (whether by agreement or court order), or if one or more of the General Plan Amendments are set aside in response to the third-party legal challenge, then each Action could be resurrected or filed as a new action (collectively, the "Resurrected Actions"). The Parties further agree that prosecution and defense of the Resurrected Actions may include: (1) preparation of a supplemental administrative record encompassing the administrative proceedings relating to the County's adoption of the Implementing Clarifications and General Plan Amendments; (2) the inclusion of new legislative, statutory or other legal developments relating to the claims and defenses pled in the Resurrected Actions; (3) the use of new legal authorities relating to the claims and defenses pled in the Resurrected Actions; and (4) revisions to the existing merits briefing on file to include these foregoing matters. To ensure the intent of this Agreement is fulfilled, the Parties agreed to seek a court order approving one provision of the settlement.

H. The Parties believe that it is in their respective best interests to establish a process for the County to consider the General Plan Amendments and Implementing Clarifications and thereby potentially resolve the claims by and between them related to the Project, the EIR, and the Actions to avoid additional burden, expense, uncertainty, risk, and delay associated with litigation, as set forth below.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated by reference, and the following consideration, provisions, mutual promises, and agreements contained herein, the Parties agree to the following terms:

1. County Consideration of the Implementing Clarifications: The County agrees that through approval of this Agreement, the Board shall consider the Implementing Clarifications in accordance with applicable regulations and procedures. County staff shall present the Implementing Clarifications to the Board as an agenda item in an open public meeting to consider adopting the Implementing Clarifications via resolution. The County agrees that it shall use its best efforts to ensure that the Board consider adopting the Implementing Clarifications no later than July 25, 2023. Circumstances may occur beyond the County's control and the Implementing Clarifications Board item may be continued. The County cannot promise or guarantee any general or particular outcome or final decision on the Implementing Clarifications, which is within the discretion of the Board. Nothing herein shall commit the Board to any specific discretionary decision. However, notwithstanding the foregoing, the County agrees that, in the event it adopts the Resolution and Implementing Clarifications, County will provide actual written notice to Petitioners of any proposed modifications to the Resolution or Implementing Clarifications a minimum of 30 days in advance of considering those modifications in a public meeting.

2. County Consideration of a General Plan Amendment: The County agrees that through approval of this Agreement, the Board shall consider directing the County Planning Division to set for study, hearing and recommendation within a reasonable time, amendments to the General Plan as follows:

(a) Revise Policy COS-7.7 (Limited Conveyance for Oil and Produced Water) to be consistent with the mitigation measure version in the 2040 General Plan EIR as follows:

**Policy COS-7.7: Limited Conveyance for Oil and Produced Water.** The County shall require new discretionary oil wells to use pipelines to convey crude oil and produced water, if feasible. Trucking of crude oil and produced water may only be allowed if the proponent demonstrates that conveying the oil and produced water via pipeline is infeasible. In addition, trucking of crude oil and produced water is allowed in cases of emergency and for testing purposes consistent with federal, state and local regulations.

(b) Revise Policy COS-7.8 (Limited Gas Collection, Use, and Disposal) to be consistent with the mitigation measure version in the 2040 General Plan EIR as follows:

**Policy COS-7.8: Limited Gas Collection, Use, and Disposal.** The County shall require that gases emitted from all new discretionary oil and gas wells be collected and used or removed for sale or proper disposal, if feasible. Flaring or venting may only be allowed if the proponent demonstrates that conducting operations without flaring or venting is infeasible. In addition, flaring or venting is allowed in cases of emergency and for testing purposes consistent with federal, State, and local regulations (collectively, the "General Plan Amendments").

County staff shall include a recommendation for the Board to direct staff to set the General Plan Amendments for study, hearing and recommendation as an agenda item in an open public meeting. The County agrees that it shall use its best efforts to ensure that the Board consider the recommendation and direction to the Planning Division no later than July 25, 2023. Circumstances may occur beyond the County's control and the Board item may be continued. The County cannot promise or guarantee any general or particular outcome or final decision on recommended action and direction to the Planning Division, which is within the discretion of the Board. Further, the County cannot promise or guarantee any general or particular outcome or final decision on the General Plan Amendments, which is within the discretion of the Board. Nothing herein shall commit the Board to any specific discretionary decision. The County Planning Division is responsible for the processing of amendments to the County General Plan. The General Plan Amendments are subject to the discretionary approval of the Board, require an analysis by the Planning Division and various County departments and agencies, and entail public hearings before the Planning Commission and the Board as required by state law.

3. Dismissal of the Actions Without Prejudice:

- (a) In the event that the Board adopts both (i) the Implementing Clarifications attached hereto as Exhibit "A," or a version of the Implementing Clarifications substantially similar to Exhibit "A" that is acceptable to Petitioners; and (ii) the General Plan Amendments, or a substantially similar version of the General Plan Amendments that is acceptable to Petitioners, Petitioners agree that they each shall file a dismissal without prejudice of the applicable Action within (10) ten business days of the adoption by the Board of the Implementing Clarifications or General Plan Amendments, whichever occurs later.
- (b) Following such adoption by the Board as described in Section 3(a) above, if a third-party legal action is commenced challenging the adoption of the Implementing Clarifications or the General Plan Amendments, and if in response to that action the Implementing Clarifications and/or General Plan Amendments are set aside by a reviewing court (or by the County in response to any such third party legal action) and/or substantially and materially modified by the County in response to such third-party legal action, the Parties agree that Petitioners shall have the option to resurrect the claims in these related Actions (collectively, the "Resurrected Actions"). The County shall not assert any statute of limitations or other time bar or other procedural objection against such Resurrected Actions, and the Parties agree that any statute of limitations or other time bar is tolled until 90 days after the pendency of any third-party legal action. Such a resurrection of claims may be accomplished by any one or more Petitioners by refiling their complaint or petition for writ of mandate as a new action within 90 days of either: (i) the County final action on the Implementing Clarifications or the General Plan Amendments, whichever occurs later; or (2) a final court judgment and expiration of any applicable appeal period without the filing of an appeal. In addition to the existing pleadings, briefing and administrative record already on file in the Actions, prosecution and defense of the Resurrected Actions may also include: (1) preparation of a supplemental administrative record encompassing the administrative proceedings relating to the County's adoption of the Implementing Clarifications and General Plan Amendments; (2) the inclusion of new legislative, statutory or other legal developments relating to the claims and defenses plead



in the Resurrected Actions; (3) the use of new legal authorities relating to the claims and defenses plead in the Resurrected Actions; and (4) revisions to the existing merits briefing on file to include these foregoing matters. The Parties also acknowledge that, if a reviewing court sets aside the Implementing Clarifications and/or General Plan Amendments and requires further review under the California Environmental Quality Act ("CEQA") or other actions, the County shall have the discretion to determine the appropriate response to any such court order and to conduct additional review under CEQA to the extent such additional review is required. To ensure the intent of this Agreement is fulfilled, the Parties shall seek a court order approving this Section 3(b) of Agreement in a form substantially similar to the form of proposed order attached hereto as Exhibit "B".

4. Resolution of Dispute Without Admission of Fault or Liability. The Parties agree that the terms of this Agreement shall in no way be construed to be an admission of fault or liability, whatsoever, by any Party, and that no Party shall be considered the prevailing party in the Actions in the event Petitioners dismiss the Actions in accordance with Paragraph 3 of this Agreement.

5. Release and Discharge: Effective only in the event of a dismissal of the Actions pursuant to Paragraph 3 above, in consideration of the mutually dependent promises and representations herein, and except for the obligations created by this Agreement, the Parties hereby waive their rights pursuant to California Civil Code section 1542 and fully release and forever discharge each other and each other's respective successors, assigns, employees, agents, representatives, and attorneys from and against any and all claims, demands, actions, causes of action, proceedings, obligations, liabilities, damages, losses, costs, and expenses of any nature whatsoever, in law or in equity, known or unknown, foreseen or unforeseen, contingent or non-contingent, that the Parties now have based upon or in any way arising out of or in connection with the County's approval of the Project and certification of the EIR, and/or this Settlement Agreement. Provided, however, that the Parties agree and acknowledge that Petitioners reserve their right to assert "as-applied" claims against the County based on the County's application of the 2040 GPU in the future, and the County agrees not to raise objections to their as-applied claims based on the dismissal without prejudice of the Actions. Civil Code section 1542 provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR THE RELEASED PARTY.

6. Termination of Agreement. This Agreement shall terminate in the event that the Board (a) declines to adopt the Resolution at the hearing required by Paragraph 1 of this Agreement or a version of the Resolution and Implementing Clarifications substantially similar to Exhibit "A" to this Agreement that is acceptable to Petitioners; or (b) declines to adopt the General Plan Amendments or a substantially similar version of the General Plan Amendments that is acceptable to Petitioners. In such event, Petitioners shall have no obligation to dismiss the Actions, the Releases provided by Paragraph 5 of this Agreement shall have no force or effect, and the Parties shall have no further obligation hereunder.

7. Police Power. The County shall maintain its police powers at all times with respect to its consideration of the Resolution, the Implementing Clarifications, the Board's direction to the Planning Division, and the General Plan Amendments. Nothing contained in this Agreement shall be deemed to limit, restrict, amend or modify, or to constitute a waiver or release of, any valid and applicable ordinances, resolutions, notices, orders, rules, regulations, or requirements of the County, including its departments, commissions, agencies, and boards, and the officers thereof, or any of the County's duties, obligations, rights, or remedies, or the general police powers, rights, privileges, and discretion of the County in furtherance of the public health, welfare, and safety of the inhabitants thereof, including any code enforcement actions.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties, and their respective employees, agents, attorneys, successors, devisees, executors, administrators, assigns, and insurance carriers.

9. Entire Agreement and Amendments. This Agreement constitutes the entire agreement between the Parties hereto and recites the sole consideration of the promises and agreements contained within it. The Parties have read this Agreement and are fully aware of its contents and legal effect. It is expressly understood and agreed that this Agreement may not be altered, amended, modified, or otherwise changed in any respect except by a writing duly executed and authorized by each of the Parties.

10. Attorneys' Fees and Costs. Effective only in the event of a dismissal of the Actions pursuant to Paragraph 3 above, each Party shall bear their own attorneys' fees and/or costs in connection with the Actions and this Agreement and no Party shall be considered the prevailing party in the Actions.

11. Interpretation. The provisions of this Agreement shall be liberally construed to effectuate its purpose. The title headings of the respective paragraphs of this Agreement are inserted for convenience only, and shall not be deemed to be part of this Agreement or considered in construing this Agreement. In the event of any dispute concerning this Agreement, the prevailing party shall be entitled to recover its court costs and attorneys' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

12. Waiver. No provision of this Agreement may be waived unless in a writing signed by each Party. Waiver of any one provision shall not be deemed to be a waiver of any other provision.

13. California Law and Venue. This Agreement shall be deemed to have been executed and delivered within the State of California, and the rights and obligations of the Parties shall be governed by, and construed and enforced in accordance with, the laws of the State of California. The Parties further agree that the venue for all legal proceedings concerning this Agreement shall be in the Superior Court of California of the County of Ventura.

14. Agreement Is Voluntary. The Parties acknowledge and agree that they have read this Agreement, that they fully understand their rights, privileges and duties under this Agreement and that they entered into this Agreement voluntarily, on the basis of their own judgment and

without coercion, and not in reliance on any promises, representations, or statements made by the other Party other than those contained in this Agreement.

15. Legal Representation and Construction. Each Party acknowledges that it has been represented by counsel, or has had counsel available to it, throughout the pendency of the negotiations of this Agreement. The Parties agree that this Agreement is the product of arms-length negotiations between them, and that this Agreement is executed voluntarily by each of them without being subjected to any duress or undue influence. The Parties further agree that they are to be considered mutual authors of this Agreement.

16. Authority to Execute. Each individual executing this Agreement represents and warrants that it is duly authorized to execute this Agreement and that it is binding in accordance with its terms. Each Party warrants that it is the true holder of all rights and remedies which it purports to release, and that it has not assigned or transferred any of those rights or remedies to any other individuals and/or entities. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

17. Good Faith and Further Assurances. The Parties agree that they will act in good faith in abiding by the terms of this Agreement, and in carrying out the obligations of each Party set forth herein and shall not do anything to interfere with or inhibit the ability of the other Party to comply with their respective obligations under the terms of this Agreement. So long as authorized by applicable laws to do so, each of the Parties to this Agreement will do such further acts and execute, acknowledge, and deliver all further documents as may be necessary to fully effectuate the provisions of this Agreement. The County further agrees that the pendency of the General Plan Amendments will not affect the normal processing or consideration for approval of permit applications which do not require the enactment of the General Plan Amendments in order to be approved.

18. Notices. Any notice or communication required hereunder between the Parties must be in writing to the following addresses:

For Petitioners:

AERA ENERGY LLC

Attn: Sigrid R. Waggener, David T. Moran, and Jennifer J. Lynch

Manatt, Phelps & Phillips, LLP

2049 Century Park East, Suite 1700

Los Angeles, CA 90067

Email: SWaggener@manatt.com; DMoran@manatt.com; JLYnch@manatt.com

CALIFORNIA NATURAL RESOURCES GROUP

Attn: Jeffrey D. Dintzer, Matthew C. Wickersham, Gregory S. Berlin, and Gina M.

Angiolillo

Alston & Bird LLP

333 South Hope Street, 16th Floor  
Los Angeles, CA 90071  
Email: jeffrey.dintzer@alston.com; matt.wickersham@alston.com;  
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LLOYD PROPERTIES  
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CARBON CALIFORNIA OPERATING COMPANY LLC  
Ferguson Case Orr Paterson LLP  
Attn: Neal P. Maguire  
Ferguson Case Orr Paterson LLP  
1050 South Kimball Road  
Ventura, CA 93004  
Email: nmaguire@fcoplaw.com

NATIONAL ASSOCIATION OF ROYALTY OWNERS-CALIFORNIA, INC. et al.  
Attn: Edward S. Renwick  
Hanna and Morton LLP  
444 South Flower Street, Suite 2530  
Los Angeles, CA 90071  
Email: erenwick@hanmor.com

DEBORAH DUGGAN  
Attn: Peter J. Ryan, Aaron J. Flores, and Nannette Schneider

Flores Ryan, LLP  
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MARK MONRO  
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DAVID CORTINA

Attn: Charles L. McCutchan  
Law Office of Robert M. Baskin  
1849 Knoll Drive  
Ventura, California 93003  
Email: charles@baskinlawoffice.com

For the County:

OFFICE OF THE VENTURA COUNTY COUNSEL  
Attn: Tiffany N. North, County Counsel  
Jeffrey E. Barnes, Chief Assistant County Counsel  
Ventura County Government Center  
800 S. Victoria Avenue  
Ventura, California 93009  
Email: tiffany.north@ventura.org, jeffrey.barnes@ventura.org

All notices must be in writing and delivered by email, mail (postage prepaid), or by a recognized courier service to the appropriate Party's address or email address set out in this Agreement.

19. Severability: If a court of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

20. Execution: This Agreement may be executed in counterparts which, when taken together, shall constitute one original agreement. An electronic or facsimile signature shall be deemed the same as, and valid as if it were, an original signature.

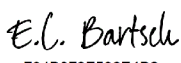
21. Effectiveness of Agreement. This Agreement shall be effective upon the execution of this Agreement by all Parties.

[signatures on following page]

**Ventura County General Plan Litigation Agreement**  
***Settlement Agreement with Combined Signatures***

DATED:

**AERA ENERGY LLC**

By:  \_\_\_\_\_  
734B973F506E4B2...

Name: E.C. Bartsch

Title: President and CEO, Aera Energy LLC

DATED:

**CALIFORNIA NATURAL RESOURCES GROUP, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WESTERN STATES PETROLEUM ASSOCIATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**LLOYD PROPERTIES**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**CARBON CALIFORNIA OPERATING COMPANY  
LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



DATED:

**AERA ENERGY LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**CALIFORNIA NATURAL RESOURCES GROUP, LLC**

By: \_\_\_\_\_  
DocuSigned by:  
Jeffrey Katersky

Name: Jeffrey Katersky

Title: Chief Financial Officer

DATED:

**WESTERN STATES PETROLEUM ASSOCIATION**

By: \_\_\_\_\_  
DocuSigned by:  
Catherine H. Reheis-Boyd

Name: Catherine H. Reheis-Boyd

Title: President & CEO

DATED:

**LLOYD PROPERTIES**, a California Limited Partnership  
By: Lloyd Management Corporation, a Delaware corporation,  
its managing General Partner

By: \_\_\_\_\_  
DocuSigned by:  
Gary W. Brummett

Name: Gary W. Brummett

Title: President

DATED:

**CARBON CALIFORNIA OPERATING COMPANY  
LLC**

By: \_\_\_\_\_  
DocuSigned by:  
Scott Price

Name: Scott Price

Title: President

DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: 

Name: Edward S. Hazard

Title: President

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

\_\_\_\_\_

DATED:

**DANIEL BARBA**

\_\_\_\_\_

DATED:

**GREG BARNES**

\_\_\_\_\_

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_

DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

6-27-2023

**WOOD-CLAEYSSSENS FOUNDATION**

By: Noelle C. Burkey

Name: Noelle C. Burkey

Title: CEO Wood-ClaeysSENS Foundation

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

\_\_\_\_\_

DATED:

**DANIEL BARBA**

\_\_\_\_\_

DATED:

**GREG BARNES**

\_\_\_\_\_

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_

DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: Timothy S Andrews 6/14/2023

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

\_\_\_\_\_

DATED:

**DANIEL BARBA**

\_\_\_\_\_

DATED:

**GREG BARNES**

\_\_\_\_\_

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_

DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED: 6-16-2023

**MIKE BALLIF**

*Mike Ballif*

DATED:

**DANIEL BARBA**

\_\_\_\_\_

DATED:

**GREG BARNES**

\_\_\_\_\_

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_



DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

\_\_\_\_\_

DATED: 6/15/23

**DANIEL BARBA**

*Daniel Barba*

DATED:

**GREG BARNES**

\_\_\_\_\_

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_

DATED:

**NATIONAL ASSOCIATION OF ROYALTY  
OWNERS-CALIFORNIA, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

\_\_\_\_\_


DATED:

**DANIEL BARBA**

\_\_\_\_\_

DATED: 12 July 2023

**GREG BARNES**

DocuSigned by:  
  
8B3A4CA7542F42F...

DATED:

**ANTHONY E. BARTOLIC**

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**WOOD-CLAEYSSSENS FOUNDATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED:

**TIMOTHY ANDREWS TRUST**

By: \_\_\_\_\_

Name: TIMOTHY ANDREWS

Title: TRUSTEE

DATED:

**MIKE BALLIF**

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DATED:

**DANIEL BARBA**

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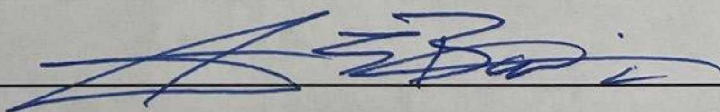
**GREG BARNES**

\_\_\_\_\_

DATED:

6-26-2023

**ANTHONY E. BARTOLIC**

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DATED:

6-16-23

**BRIAN BLACK**



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DATED:

**MICHAEL R. BLACK**

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DATED:

**MARLIN K. BROWN**

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DATED:

**NOELLE DIVOZZO**

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DATED:

**NANCY EARNEY**

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**DEBRA FIETEN**

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DATED:

**MOLLY H. HARPER**

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DATED:

**ALFRED HARTMAN**

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DATED:

**GLENN HARTMAN**

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DATED:

**BRIAN BLACK**

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DATED:

*6/20/2023*

**MICHAEL R. BLACK**

*Michael R. Black*

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DATED:

**MARLIN K. BROWN**

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**NOELLE DIVOZZO**

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DATED: MARLIN K. BROWN  
6-14-2023



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DATED: **BRIAN BLACK**

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DATED: **MARLIN K. BROWN**

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DATED: *6/14/23* **NOELLE DIVOZZO**

*Noelle Divozzo*

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DATED: **NANCY EARNEY**

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DATED: MARLIN K. BROWN

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DATED: NOELLE DIVOZZO

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DATED: NANCY EARNEY

6/28/23

Nancy Earney

DATED: DEBRA FIETEN

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DATED: MOLLY H. HARPER

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DATED: ALFRED HARTMAN

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DATED: GLENN HARTMAN

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DATED: MICHAEL R. BLACK

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DATED: MARLIN K. BROWN

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DATED: NOELLE DIVOZZO

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DATED: NANCY EARNEY

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DATED: 6/15/23 DEBRA FIETEN

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*Debra D. Fieten*

DATED: MOLLY H. HARPER

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DATED: ALFRED HARTMAN

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DATED: GLENN HARTMAN

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DATED: **BRIAN BLACK**

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DATED: **NOELLE DIVOZZO**

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DATED: **NANCY EARNEY**

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DATED: **DEBRA FIETEN**

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DATED: **MOLLY H. HARPER**

6/16/2023

*Molly H. Harper*

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DATED: **ALFRED HARTMAN**

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DATED: **GLENN HARTMAN**

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DATED: **BRIAN BLACK**

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DATED: **MICHAEL R. BLACK**

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DATED: **MARLIN K. BROWN**

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DATED: **NOELLE DIVOZZO**

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DATED: **NANCY EARNEY**

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DATED: **DEBRA FIETEN**


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DATED: **MOLLY H. HARPER**

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DATED: **ALFRED HARTMAN**

6-16-2023



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DATED: **GLENN HARTMAN**

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DATED:

COLETTE HARTMAN

---

DATED: 7/7/23

SCOTT HOGAN

(Murray Scott Hogan)

Pamela A. Hogan, successor in  
interest to Scott Hogan, deceased

DATED:

MARGARET WARNER KUSKA

---

DATED:

WILLIAM F. MARSHALL

---

DATED:

PAMELA MASSON

---

DATED:

JEANNE MCDONALD

---

DATED:

KATHLEEN MCGONIGLE

---

DATED:

DIANA PACK

---

DATED:

JANINE MARIE REY

---

DATED: COLETTE HARTMAN

DATED: SCOTT HOGAN

DATED: MARGARET WARNER KUSKA

6/27/2023

*Margaret Warner Kuska*

DATED: WILLIAM F. MARSHALL

DATED: PAMELA MASSON

DATED: JEANNE MCDONALD

DATED: KATHLEEN MCGONIGLE

DATED: DIANA PACK

DATED: JANINE MARIE REY

DATED:

**COLETTE HARTMAN**

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DATED:

**SCOTT HOGAN**

---

DATED:

**MARGARET WARNER KUSKA**

---

DATED:

6/16/23

**WILLIAM F. MARSHALL**

*William F. Marshall*

---

DATED:

**PAMELA MASSON**

---

DATED:

**JEANNE MCDONALD**

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DATED:

**KATHLEEN MCGONIGLE**

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DATED:

**DIANA PACK**

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DATED:

**JANINE MARIE REY**

---

DATED: COLETTE HARTMAN

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DATED: SCOTT HOGAN

---

DATED: MARGARET WARNER KUSKA

---

DATED: WILLIAM F. MARSHALL

---

DATED:  
10/16/2023

PAMELA MASSON

*Pamela Masson*

---

DATED: JEANNE MCDONALD

---

DATED: KATHLEEN MCGONIGLE

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DATED: DIANA PACK

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DATED: JANINE MARIE REY

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DATED: COLETTE HARTMAN

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DATED: SCOTT HOGAN

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DATED: MARGARET WARNER KUSKA

---

DATED: WILLIAM F. MARSHALL

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DATED: PAMELA MASSON

---

DATED: 6/15/2023 JEANNE MCDONALD

*Jeanne McDonald*

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DATED: KATHLEEN MCGONIGLE

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DATED: DIANA PACK

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DATED: JANINE MARIE REY

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DATED: MARGARET WARNER KUSKA

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DATED: WILLIAM F. MARSHALL

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DATED: WILLIAM F. MARSHALL

DATED: PAMELA MASSON

DATED: JEANNE MCDONALD

DATED: KATHLEEN MCGONIGLE

DATED: DIANA PACK

DATED: 6/27/23

JANINE MARIE REY

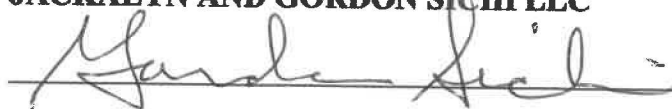
*Janine Marie Rey*



DATED:

6/14/2023

**JACKALYN AND GORDON SICH LLC**



DATED:

**STOLZFUS FAMILY TRUST**

By: \_\_\_\_\_

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED:

**CLIFTON O. SIMONSON**

\_\_\_\_\_

DATED:

**RICHARD WARNER**

\_\_\_\_\_

DATED:

**JAMES B. WATON**

\_\_\_\_\_

DATED:

**JOHN E. WATSON**

\_\_\_\_\_

DATED:

**PATRICIA E. WATSON**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: ATTORNEY-IN-FACT

2023-06-13 Ventura C...



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DATED:

JACKALYN AND GORDON SICH LLC

DATED:

6-14-2023

STOLTZFUS FAMILY TRUST

STOLTZFUS Family Trust

By:

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED:

CLIFTON O. SIMONSON

DATED:

RICHARD WARNER

DATED:

JAMES B. WATON

DATED:

JOHN E. WATSON

DATED:

PATRICIA E. WATSON

By:

Name: JOHN E. WATSON

Title: ATTORNEY-IN-FACT

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DATED: **JACKALYN AND GORDON SICH LLC**

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DATED: **STOLZFUS FAMILY TRUST**

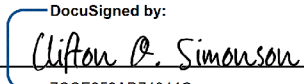
By: \_\_\_\_\_

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED: 18 June 2023

**CLIFTON O. SIMONSON**

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DATED: **RICHARD WARNER**

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DATED: **JAMES B. WATON**

\_\_\_\_\_

DATED: **JOHN E. WATSON**

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DATED: **PATRICIA E. WATSON**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: ATTORNEY-INFACT

DATED:

**JACKALYN AND GORDON SICH I LLC**

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DATED:

**STOLZFUS FAMILY TRUST**

By: \_\_\_\_\_

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED:

**CLIFTON O. SIMONSON**

---

DATED: June 14, 2023

**RICHARD WARNER**

  
\_\_\_\_\_

DATED:

**JAMES B. WATON**

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DATED:

**JOHN E. WATSON**

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DATED:

**PATRICIA E. WATSON**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: ATTORNEY-INFACT

DATED:

**JACKALYN AND GORDON SICH I LLC**

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DATED:

**STOLZFUS FAMILY TRUST**

By: \_\_\_\_\_

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED:

**CLIFTON O. SIMONSON**

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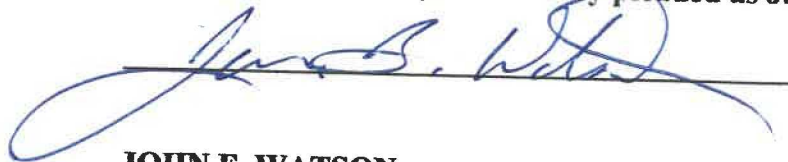
**RICHARD WARNER**

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DATED:

**JAMES B. WATSON, erroneously pleaded as James B. Waton**

*June 17, 2023*



DATED:

**JOHN E. WATSON**

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DATED:

**PATRICIA E. WATSON**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: ATTORNEY-INFACT

DATED: **JACKALYN AND GORDON SICH LLC**

---

DATED: **STOLZFUS FAMILY TRUST**

By: \_\_\_\_\_

Name: ALVIN AND LINDA STOLTZFUS

Title: TRUSTEES

DATED: **CLIFTON O. SIMONSON**

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DATED: **RICHARD WARNER**

---

DATED: **JAMES B. WATON**

---

DATED: *June 22, 2023* **JOHN E. WATSON**

*John E. Watson*

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DATED: *June 22, 2023* **PATRICIA E. WATSON**

By: *John E. Watson*

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Name: JOHN E. WATSON

Title: ATTORNEY-INFACT

DATED: June 22, 2023

**EDMUND F. MCGONIGLE TRUST**

By: John E. Watson

Name: JOHN E. WATSON

Title: TRUSTEE

DATED: June 22, 2023

**JULIA F. BORCHARD TRUST**

By: John E. Watson

Name: JOHN E. WATSON

Title: TRUSTEE

DATED:

**RICHARD S. WATSON**

DATED:

**DEBORAH DUGGAN**

DATED:

**RICHARD DUGGAN**

DATED:

**THERESA RYAN**

DATED:

**JULIE MONRO**

DATED:

**MARK MONRO**



DATED:

**EDMUND F. MCGONIGLE TRUST**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: TRUSTEE

DATED:

**JULIA F. BORCHARD TRUST**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: TRUSTEE

DATED:

6/15/23

**RICHARD S. WATSON**



DATED:

**DEBORAH DUGGAN**

\_\_\_\_\_

DATED:

**RICHARD DUGGAN**

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DATED:

**THERESA RYAN**

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DATED:

**JULIE MONRO**

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DATED:

**MARK MONRO**

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DATED:

**EDMUND F. MCGONIGLE TRUST**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: TRUSTEE

DATED:

**JULIA F. BORCHARD TRUST**

By: \_\_\_\_\_

Name: JOHN E. WATSON

Title: TRUSTEE

DATED:

**RICHARD S. WATSON**

\_\_\_\_\_

DATED: 6/20/2023

**DEBORAH DUGGAN**

DocuSigned by:

*Deborah Duggan*

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DATED: 6/14/2023

**RICHARD DUGGAN**

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*Richard Duggan*

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DATED: 6/14/2023

**THERESA RYAN**

DocuSigned by:

*Theresa Ryan*

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DATED: 06 / 23 / 2023

**JULIE MONRO**

*Julie Monro*

DATED: 06 / 23 / 2023

**MARK MONRO**

*M. M.*

DATED: 06 / 23 / 2023

PATRICIA CORTINA



DATED: 06 / 23 / 2023

DAVID CORTINA



DATED: 9/3/2023

COUNTY OF VENTURA

By:



Name:

Tiffany North

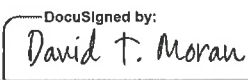
Title:

County Counsel

**APPROVED AS TO FORM**

DATED:

MANATT, PHELPS & PHILLIPS, LLP

By: 

David T. Moran, Esq.

Attorneys for Aera Energy LLC

DATED:

ALSTON & BIRD LLP

By:

Matthew C. Wickersham, Esq.

Attorneys for California Natural Resources Group  
LLC, Western States Petroleum Association and Lloyd  
Properties

DATED: **PATRICIA CORTINA**

\_\_\_\_\_

DATED: **DAVID CORTINA**

\_\_\_\_\_

DATED: J **COUNTY OF VENTURA**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPROVED AS TO FORM**

DATED: **MANATT, PHELPS & PHILLIPS, LLP**

By: \_\_\_\_\_

David T. Moran, Esq.

Attorneys for Aera Energy LLC

DATED: **ALSTON & BIRD LLP**


By:  \_\_\_\_\_

Matthew C. Wickersham, Esq.

Attorneys for California Natural Resources Group  
LLC, Western States Petroleum Association and Lloyd  
Properties

DATED:

**FERGUSON CASE ORR PATERSON LLP**

By:   
\_\_\_\_\_  
Neal P. Maguire  
Attorneys for Carbon California Operating  
Company, LLC

DATED:

**HANNA AND MORTON LLP**

By: \_\_\_\_\_  
Edward S. Renwick  
Attorneys for National Association of Royalty  
Owners-California, Inc., et al. (excluding Petitioners and  
Plaintiffs Deborah Duggan, Richard Duggan, Theresa Ryan,  
Julie Monro, Mark Monro, Patricia Cortina, and David  
Cortina)


DATED:

**FLORES RYAN, LLP**

By: \_\_\_\_\_  
Peter J. Ryan  
Attorneys for Deborah Duggan, Richard Duggan,  
and Theresa Ryan

DATED: 06 / 23 / 2023

**LAW OFFICE OF ROBERT M. BASKIN**

By:   
\_\_\_\_\_  
Charles L. McCutchan  
Attorneys for Julie Monro, Mark Monro,  
Patricia Cortina, and David Cortina


DATED:

**FERGUSON CASE ORR PATERSON LLP**

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Julie Monro, Mark Monro, Patricia Cortina, and David  
Cortina)

DATED:

**FLORES RYAN, LLP**

By: \_\_\_\_\_  
Peter J. Ryan  
Attorneys for Deborah Duggan, Richard Duggan,  
and Theresa Ryan

DATED:

**LAW OFFICE OF ROBERT M. BASKIN**

By: \_\_\_\_\_  
Charles L. McCutchan  
Attorneys for Julie Monro, Mark Monro,  
Patricia Cortina, and David Cortina

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Owners-California, Inc., et al. (excluding Petitioners and  
Plaintiffs Deborah Duggan, Richard Duggan, Theresa Ryan,  
Julie Monro, Mark Monro, Patricia Cortina, and David  
Cortina)

DATED: June 13, 2023

**FLORES RYAN, LLP**

By: \_\_\_\_\_  
Peter J. Ryan  
Attorneys for Deborah Duggan, Richard Duggan,  
and Theresa Ryan

DATED:

**LAW OFFICE OF ROBERT M. BASKIN**

By: \_\_\_\_\_  
Charles L. McCutchan  
Attorneys for Julie Monro, Mark Monro,  
Patricia Cortina, and David Cortina

DATED:

8/3/23

**VENTURA COUNTY COUNSEL**

By: \_\_\_\_\_

  
Tiffany N. North, Esq., County Counsel  
Attorneys for COUNTY OF VENTURA



**Exhibit A**  
**Proposed Resolution for Implementing Clarifications**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF VENTURA**

**ADOPTING IMPLEMENTATION CLARIFICATION FOR CERTAIN POLICIES  
REGARDING OIL AND GAS CONTAINED IN THE 2040 GENERAL PLAN**

**WHEREAS**, on January 9, 2020, the County of Ventura ("County") released a Draft Environmental Impact Report ("DEIR") for the 2040 General Plan Update ("2040 GPU" or "Project") pursuant to the California Environmental Quality Act ("CEQA"). The 2040 GPU is a comprehensive update of the County's General Plan. The 2040 General Plan identifies the goals, policies and implementation programs that will guide future decisions in the County concerning a variety of issues, including land use, climate change, agriculture, transportation, hazards, public facilities, health and safety, environmental justice, economic vitality, and resource conservation through the year 2040;

**WHEREAS**, on July 16, 2020, the County Planning Commission held a public hearing to consider and make recommendations to the Board of Supervisors on the 2040 GPU. The Planning Commission recommended approval of the Project to the Board of Supervisors ("Board");

**WHEREAS**, on September 1, 2020, the Board held a public hearing on the Project. Written and oral comments were submitted before and at the hearing by numerous individuals and entities, including the below-stated Petitioners, that, among other things, raised objections to the Final Environmental Impact Report ("FEIR"). The Board continued the public hearing to September 15, 2020;

**WHEREAS**, on September 15, 2020, the Board adopted Resolution No. 20-106 certifying the FEIR for the 2040 General Plan, repealing the existing general plan except for portions constituting the 2014-2021 Housing Element, and approving and adopting the 2040 General Plan, 2040 General Plan Background Report, and all related documents regarding the 2040 General Plan Project;

**WHEREAS**, on September 16, 2020, the County filed a Notice of Determination for the Project with the Governor's Office of Planning and Research, pursuant to CEQA;

**WHEREAS**, in October 2020, parties including Aera Energy LLC, Western States Petroleum Association, Lloyd Properties, Carbon California Operating Company LLC, the National Association of Royalty Owners, Deborah Duggan, Richard Duggan, Theresa Ryan, Julie Monro, Mark Monro, Patricia Cortina and David Cortina ("Petitioners") filed verified petitions for writ of mandate and complaints for declaratory and injunctive relief and seeking damages in the following cases alleging, among other claims, the County's violations of CEQA, the Brown Act, State Planning and Zoning Law, state and federal

preemption, and the unconstitutional taking of private property rights in the approval of the Project (the “Actions”):

- *Western States Petroleum Association v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546193-CU-WM-VTA
- *Carbon California Company, LLC, and Carbon California Operating Company, LLC v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546198-CU-WM-VTA
- *Aera Energy LLC v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546180-CU-WM-VTA
- *California Resources Corporation v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546189-CUWM-VTA
- *Lloyd Properties v. County of Ventura, et al.*; Ventura County Superior Court Case No. 56-2020-00546196-CU-WM-VTA
- *National Association of Royalty Owners-California, et al. v. County of Ventura*; Ventura County Superior Court Case No. 56-2021-00550558-CU-WM-VTA

**WHEREAS**, County disputes the allegations made in the Actions;

**WHEREAS**, to better understand their differences regarding the 2040 GPU and attempt to resolve the Actions, County and Petitioners engaged in settlement discussions;

**WHEREAS**, during these settlement discussions, County and Petitioners agreed that certain 2040 GPU policies should be clarified by providing further explanation to address Petitioners’ concerns and to ensure that they are applied and implemented by the County in a manner that is consistent with the Board’s original intent in approving the policies and the FEIR’s analysis of the policies as approved, and so that the policies are consistently applied to all land use applicants;

**WHEREAS**, County and Petitioners further agreed that the Board’s adoption of this resolution setting forth the County’s clarification of said policies would be the most effective means of addressing Petitioners’ concerns and ensuring the policies’ accurate application and consistent implementation in accordance with the Board’s original intent and as the policies were analyzed in the FEIR;

**WHEREAS**, the adoption of this resolution does not change or amend the language or meaning of the 2040 GPU as approved and analyzed in the FEIR, and any change to the language of the 2040 GPU policies would require an amendment to the County’s General Plan in accordance with state law;

**WHEREAS**, the adoption of this resolution does not preclude the County from adopting, amending or removing any 2040 GPU policy or program, including those addressed herein, in accordance with applicable law.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby adopts the following clarifications of the 2040 GPU policies set forth below:

**Section 1.**

**A. 2040 GPU Policy:**

**COS-7.4 Electrically-Powered Equipment for Oil and Gas Exploration and Production**

The County shall require discretionary development for oil and gas exploration and production to use electrically-powered equipment from 100 percent renewable sources and cogeneration, where feasible, to reduce air pollution and greenhouse gas emissions from internal combustion engines and equipment.

**B. County Clarification:**

As used in the policy, “where feasible” applies to the policy as a whole.

**Section 2.**

**A. 2040 GPU Policies:**

**COS-7.2 Oil Well Distance Criteria**

The County shall require new discretionary oil wells to be located a minimum of 1,500 feet from residential dwellings and 2,500 from any school.

**COS-7.7 Conveyance for Oil and Produced Water**

The County shall require new discretionary oil wells to use pipelines to convey oil and produced water; oil and produced water shall not be trucked.

**COS-7.8 Gas Collection, Use, and Disposal**

The County shall require that gases emitted from all new discretionary oil and gas wells shall be collected and used or removed for sale or proper disposal. Flaring or venting shall only be allowed in cases of emergency or for testing purposes.

**B. County Clarification:**

The meaning of the phrases “new discretionary oil wells” and “new discretionary oil and gas wells” (referred to as “new discretionary wells”) under Policies COS-7.2, COS-7.7 and COS-7.8 are clarified as follows:

- (1) The application of these policies is to be interpreted according to their plain meaning, as applying to new discretionary wells. As specified below, that means the policies apply to development only if (i) that development is a well, (ii) the well is new, and (iii) the new well is subject to a discretionary approval action by the County. This clarification equally applies to Policies COS-7.7 and COS-7.8 if these policies are amended to the form set forth in the FEIR as Mitigation Measures PR-2 and PR-3, respectively.
  - (i) The policies apply only to wells, and do not apply to ancillary facilities or activities, or to facilities other than wells.
  - (ii) The policies apply only to new wells. New wells are newly drilled wells separate from any existing well. New wells do not include the modification of permit terms applicable to existing wells. New wells do not include a re-drill or sidetrack of an existing well. New wells do not include downhole activities (including activities generally subject to state jurisdiction by CalGEM) such as tubing changes, pump or other equipment changes, or changes in the status of the existing well. The re-use of an existing but abandoned well using a surface borehole in the same location is not a new well.
  - (iii) The policies apply to new wells that require a discretionary permit approval from the County. Approvals that are ministerial under the terms of existing permits or under the applicable provisions of the Ventura County Coastal Zoning Ordinance or Non-Coastal Zoning Ordinance, as applicable to the development (“County Zoning Ordinance”) are not discretionary approvals.

### **Section 3.**

#### **A. 2040 GPU Policy:**

##### **COS-7.2 Oil Well Distance Criteria**

The County shall require new discretionary oil wells to be located a minimum of 1,500 feet from residential dwellings and 2,500 from any school.

#### **B. County Clarification:**

- (1) Based upon the wording of this policy as applying to dwellings and schools, and upon the applicable provisions of the County Zoning Ordinance, this policy shall be applied to residential dwellings based on the distance from the well head to the structure comprising the closest residential dwelling unit.

This policy shall be applied to schools based on the distance from the well head to the closest school facilities.

- (2) Thomas Aquinas College is not a “school” for the purpose of this policy, as stated in the FEIR and based on the definition of “school” in the County Zoning Ordinance.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that County staff shall interpret and implement the foregoing 2040 GPU policies in accordance with the above-stated clarifications.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board makes the following findings with respect to the above-stated clarifications:

- A. The above-stated clarifications are based on, derive from, and are consistent with the express language of the 2040 GPU policies. The policies and programs in the 2040 GPU are internally consistent. For the same reasons, the above-stated clarifications are consistent with the 2040 GPU as a whole.
- B. The above-stated clarifications implement and do not change the text of the applicable 2040 GPU policies. There is therefore no environmental impact that is different from those impacts evaluated in the FEIR for the 2040 GPU. The approval of the above-stated clarifications does not result in any new or increased significant environmental impacts requiring further evaluation or analysis under CEQA. The impacts of the 2040 GPU were fully evaluated in the FEIR and no further CEQA document is required in connection with the adoption of the above-stated clarifications.

On motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the Board adopted this resolution on the 23<sup>th</sup> day of May, 2023.

\_\_\_\_\_  
Matt LaVere  
Chair, Board of Supervisors  
County of Ventura

ATTEST:

Dr. Sevet Johnson  
Clerk of the Board of Supervisors  
County of Ventura, State of California.

By: \_\_\_\_\_  
Deputy Clerk of the Board



**Exhibit B**  
**[Proposed] Order to Facilitate Settlement**

**RECEIVED**

VENTURA SUPERIOR COURT

07/14/23

VENTURA SUPERIOR COURT

**FILED**

07/27/2023

Brenda L. McCormick  
Executive Officer and Clerk

Cristal Alvarez

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Attorneys for Respondents and Defendants  
COUNTY OF VENTURA and  
COUNTY OF VENTURA BOARD OF  
SUPERVISORS

**(EXEMPT FROM FILING  
FEES [Gov. Code, § 61031].)**

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**

**FOR THE COUNTY OF VENTURA**

AERA ENERGY LLC,  
a California limited liability company,

Petitioner and Plaintiff,

vs.

COUNTY OF VENTURA, a municipal  
corporation, and the COUNTY OF VENTURA  
BOARD OF SUPERVISORS, and

DOES 1 through 25, inclusive,

Respondents and Defendants.

Case No. 56-2020-00546180-CU-WM-VTA

(Related To Case Nos. 56-2020-00546189-CU-  
WM-VTA; 56-2020-00546193-CU-WM-VTA;  
56-2020-00546196-CU-WM-VTA;  
56-2020-00546198-CU-WM-VTA;  
56-2021-00550558-CU-WM-VTA)

**CEQA CASE**

**[PROPOSED] ORDER TO  
FACILITATE SETTLEMENT**

Location: Dept. 20  
Judge: Hon. Matthew P. Guasco  
Case Filed: October 15, 2020  
Trial Date: None Set

The County of Ventura (the “County”) and Petitioners Aera Energy LLC, California Natural Resources Group LLC, Western States Petroleum Association, Lloyd Properties, Carbon California Operating Company LLC, the National Association of Royalty Owners, Deborah Duggan, Richard Duggan, Theresa Ryan, Julie Monro, Mark Monro, Patricia Cortina and David Cortina, on the one hand (collectively, the “Petitioners”) have reached settlement in this matter. This matter is before the Court on the parties’ joint motion to seek this Court’s facilitation of the parties’ Settlement Agreement and Release. On July 12, 2023, the Court held a hearing on the Motion. Appearances are set forth on the record of the hearing. After due consideration of the Motion and finding notice of the Motion was proper and good cause for granting the Motion, the Court hereby ORDERS:

- <sup>1</sup> As further described in the Settlement Agreement and Release, pursuant to a tolling agreement between the County and Petitioners, any statute of limitations or other time bar shall be tolled until 90 days following the events described above.

1 Neighborhoods, and Sierra Club (Intervenors), are not parties to the Settlement Agreement and  
2 Release or to any tolling agreement between Petitioners and the County. Intervenors' rights are  
3 reserved.

4 IT IS SO ORDERED.

5  
6 Dated: 07/21/2023  
                    , 2023



THE HONORABLE MATTHEW P.  
GUASCO  
Judge of the Ventura County Superior Court

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**PROOF OF SERVICE AND CERTIFICATION**  
***Aera Energy LLC, et al. v. County of Ventura, et al.***  
**Ventura County Superior Court Case No. 56-2020-00546180-CU-WM-VTA**

I am employed in the County of San Francisco, State of California. I am over the age of 18 and not a party to the within action; my business address is 50 California Street, Suite 3200, San Francisco, California 94111. My email address is mroque@coxcastle.com.

On July 13, 2023, I served the foregoing documents described as:

**[PROPOSED] ORDER TO FACILITATE SETTLEMENT**

in this action to be sent to the persons at the electronic address listed below.

**PLEASE SEE ATTACHED SERVICE LIST**

On the above date:



**BY E-MAIL OR ELECTRONIC TRANSMISSION:** I served the above-referenced document by electronic mail to the e-mail address of the addressees pursuant to Rule 2.251 of the California Rules of Court. The transmission was complete and without error and I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 13, 2023, at San Francisco, California.



Maristella Roque

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**SERVICE LIST**  
***Aera Energy LLC, et al. v. County of Ventura, et al.***  
**Ventura County Superior Court Case No. 56-2020-00546180-CU-WM-VTA**

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<p><b>Attorneys for Petitioners</b>  <b><u>Carbon California Company, LLC;</u></b>  <b><u>Carbon California Operating Company, LLC</u></b>  Neal P. Maguire  Ferguson Case Orr Paterson LLP  1050 South Kimball Road  Ventura, California 93004  <i>Telephone: 805-659-6800</i>  <i>E-mail: nmaguire@fcoplaw.com</i></p>	<p><b>Attorneys for Petitioners and Plaintiffs</b>  <b>National Association of Royalty Owners-California, Inc., et al. (excluding Petitioners and Plaintiffs Deborah Duggan, Richard Duggan, Theresa Ryan, Julie Monroe, Mark Monroe, Patricia Cortina and David Cortina)</b>  Edward S. Renwick  Hanna and Morton LLP  444 South Flower Street, Suite 2530  Los Angeles, California 90071  <i>Telephone: 213-628-7131</i>  <i>E-mail: erenwick@hanmor.com</i></p>
<p><b>Attorneys for Petitioners and Plaintiffs</b>  <b><u>Julie Monro, Mark Monro, Patricia Contina, and David Cortina</u></b>  Robert M. Baskin  Charles L. McCutchan  Law Office of Robert M. Baskin  1849 Knoll Drive  Ventura, California 93003  <i>Telephone: 213-658-1000</i>  <i>E-mail: charles@baskinlawoffice.com</i></p>	<p><b>Attorneys for Intervenor</b>  <b>(in Aera Case No. 56-2020-00546180 only)</b>  <b><u>Climate First: Replacing Oil &amp; Gas, Voices in Solidarity Against Oil in Neighborhoods, and Sierra Club</u></b>  Matthew M. Werdegarr / Christine M. Zaleski  Catherine C. Porto  Keker, Van Nest &amp; Peters LLP  633 Battery Street  San Francisco, California 94111  <i>Telephone: 415-391-5400</i>  <i>E-mail: mwerdegarr@keker.com</i>  <i>czaleski@keker.com</i>  <i>cporto@keker.com</i></p>
<p><b>Attorneys for Intervenor</b>  <b>(in Aera Case No. 56-2020-00546180 only)</b>  <b><u>Climate First: Replacing Oil &amp; Gas, Voices in Solidarity Against Oil in Neighborhoods, and Sierra Club</u></b>  Elizabeth A. Fisher  Radhika Kannan  Earthjustice  50 California Street, Suite 500  San Francisco, California 94111  <i>Telephone: 415 217 2000</i>  <i>E-mail: efisher@earthjustice.org</i>  <i>rkannan@earthjustice.org</i></p>	<p><b>Attorneys for Intervenor</b>  <b>(in Aera Case No. 56-2020-00546180 only)</b>  <b><u>Climate First: Replacing Oil &amp; Gas (CFROG)</u></b>  Kevin P. Bundy  Shute, Mihaly &amp; Weinberger LLP  396 Hayes Street  San Francisco, California 94102  <i>Telephone: 415 552-7272</i>  <i>E-mail: bundy@smwlaw.com</i></p>
<p>Superior Court of California  Ventura County  Honorable Matthew P. Guasco, Dept. 20  800 South Victoria Avenue  Ventura, California 93009  <i>E-mail: Courtroom20@ventura.courts.ca.gov</i>   <i>(courtesy copy via e-mail only)</i></p>	

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**PROOF OF SERVICE**  
***Carbon California Company LLC, et al. v. County of Ventura, et al.***  
**Ventura County Case No. 56-2020-00546198-CU-WM-VTA**

I am employed in the County of San Francisco, State of California. I am over the age of 18 and not a party to the within action; my business address is 50 California Street, Suite 3200, San Francisco, California 94111. My email address is mroque@coxcastle.com.

On August 11, 2023, I served the foregoing documents described as:

**NOTICE OF ENTRY OF ORDER RE: ORDER TO FACILITATE SETTLEMENT**

in this action to be sent to the persons at the electronic address listed below.

**PLEASE SEE ATTACHED SERVICE LIST**

On the above date:

<input checked="" type="checkbox"/>	<b><u>BY E-MAIL OR ELECTRONIC TRANSMISSION:</u></b> I served the above-referenced document by electronic mail to the e-mail address of the addressees pursuant to Rule 2.251 of the California Rules of Court. The transmission was complete and without error and I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.
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I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 11, 2023, at San Francisco, California.

  
 \_\_\_\_\_  
 Maristella Roque



***Carbon California Company LLC, et al. v. County of Ventura, et al.***  
**Ventura County Case No. 56-2020-00546198-CU-WM-VTA**

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<p><b>Attorneys for Petitioners and Plaintiffs National Association of Royalty Owners- California, Inc., et al. (excluding Petitioners and Plaintiffs Deborah Duggan, Richard Duggan, Theresa Ryan, Julie Monro, Mark Monroe, Patricia Cortina and David Cortina)</b> Edward S. Renwick Hanna and Morton LLP 444 South Flower Street, Suite 2530 Los Angeles, California 90071 <i>Telephone: 213-628-7131</i> <i>E-mail: erenwick@hanmor.com</i></p>	<p><b>Attorneys for Petitioners Carbon California Company, LLC; <u>Carbon California Operating Company, LLC</u></b> Neal P. Maguire Ferguson Case Orr Paterson LLP 1050 South Kimball Road Ventura, California 93004 <i>Telephone: 805-659-6800</i> <i>E-mail: nmaguire@fcoplaw.com</i></p>
<p><b>Attorneys for Petitioners and Plaintiffs Julie Monro, Mark Monro, Patricia <u>Contina, and David Cortina</u></b> Robert M. Baskin Charles L. McCutchan Law Office of Robert M. Baskin 1849 Knoll Drive Ventura, California 93003 <i>Telephone: 213-658-1000</i> <i>E-mail: charles@baskinlawoffice.com</i></p>	<p>Superior Court of California Ventura County Honorable Matthew P. Guasco, Dept. 20 800 South Victoria Avenue Ventura, California 93009 <i>E-mail: Courtroom20@ventura.courts.ca.gov</i>  <i>(courtesy copy via e-mail only)</i></p>