

REVISED CONDITIONS OF APPROVAL

MINOR MODIFICATION TO RENAISSANCE PETROLEUM PROJECT CONDITIONAL USE PERMIT NO. 4384 CASE NO. PL14-0103

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This modified Conditional Use Permit (CUP) is based on, and limited to, compliance with the project description stated in this condition, Exhibits 1-16 of the Planning Commission staff report for the September 7, 2017 hearing, and the remaining conditions of approval set forth below. All previous conditions of approval are superseded and replaced by the conditions of approval herein. Together, these conditions and documents describe the "Project."

Any deviations from the Project must first be reviewed by the County to determine if they conform to the conditions of approval of CUP 4384. Project deviations may require a modification of this permit and further environmental review pursuant to the California Environmental Quality Act (CEQA). Any Project deviation that is implemented without required County approval constitutes a violation of this permit and applicable law.

This permit authorizes the expansion and continued operation of an existing oil and gas facility. The existing facility is comprised of one active oil and gas well, gathering pipelines, and storage and processing equipment and operations. The proposed project includes the addition of four new oil and gas wells, and the relocation of various pieces of equipment on the approximately 1-acre drill site in order to facilitate the placement of the new wells. The project also includes the replacement of three oil and produced water storage tanks with larger tanks. The proposed project includes the following components (as illustrated by Exhibit 3):

- a) Installation, testing, operation, reworking, and maintenance of a total of five oil and gas wells (i.e. one existing well and four proposed wells).

The existing oil and gas well is designated as Naumann No. 1 (API No. 11121431) with the coordinates (NAD83): 34.1603, -119.131007. The four proposed oil and gas wells and pumping units will be designated as Naumann No. 2, No. 3, No. 4, and No. 5, and will be located on the existing drilling pad. All of the drilling, completion, and production operations will be conducted in accordance to the rules and regulations of

the California Department of Conservation, Division of Oil and Gas and Geothermal Resources (DOGGR);

- b) The operation of equipment such as pumps, heaters, and refrigeration systems, and compressors for the separation of natural gas and produced water from crude oil, the separation of natural gas liquids from produced natural gas, and the processing of the natural gas to the specifications established by the Southern California Gas Company (SCGC) for the introduction of the natural gas into the SCGC distribution pipeline system for sale to local customers;
- c) The operation of equipment such as pumps and compressors to support the on-site injection of produced water into a well or wells for disposal purposes, the on-site injection of natural gas into a well or wells for the purpose of reservoir pressure maintenance, and to support for the utilization of natural gas for gas lifting of liquids from wells. Any injection activities will only involve water or gas produced at the Naumann drill site or the Rosenmund drill site (authorized under CUP 5252) that is also operated by the Permittee. Fluids and gas produced at the separately-permitted Rosenmund oil and gas facility are conveyed by existing pipeline to the Naumann facility;
- d) The transport of gas, natural gas liquids, crude oil, and produced water from the site. Produced water may either be transported to the Rosenmund drill site or to a permitted commercial facility for disposal;
- e) The installation and operation of equipment and structures associated with the storage, processing, and transporting of oil, gas, natural gas liquids, and water, as shown on project plans (Exhibit 3);
- f) Implementation of a fluid truck transport limit of no more than 10 truckloads (20 one-way trips) per day, and no more than 3 truckloads (6 one-way trips) of produced fluids departing from the Naumann facility per hour. Truck transport of fluids will additionally be limited to no more than 2 truckloads (4 one-way trips) during peak traffic hours (6-8 a.m. and 4-6 p.m.).
- g) Extension of the hours of fluid transport (trucking) to 24 hours per day, 7 days per week from the currently authorized 7:30 a.m. to 6:30 p.m. Monday through Saturday schedule.
- h) Modifications of the ancillary equipment used at the facility as follows:
 - 1. Removal of two existing 500-barrel crude oil storage tanks;
 - 2. Removal of one existing 500-barrel produced water tank;
 - 3. Installation of two new 1,000-barrel crude oil storage tanks;
 - 4. Installation of one new 1,000-barrel produced water storage tank;
 - 5. Relocation of one existing 500-barrel fire water storage tank;

6. Relocation of one existing 20-foot tall light post; and,
7. Relocation of one existing emergency gas flare.

Each of the three proposed new tanks is 21 feet in diameter and 16 feet in height.

The oil and gas facility at the Naumann drill site is connected by two existing pipelines to the separately-permitted Rosenmund drill site. The Rosenmund facility is also operated by Renaissance Petroleum and is located approximately 0.75 miles (3,960 feet) north of the Naumann drill site at 2797 East Pleasant Valley Road. The facilities and activities at the Rosenmund drill site are authorized by CUP 5252 (see Exhibit 8). Oil, gas and water produced at the Rosenmund drill site are currently conveyed by the existing pipelines to the processing and storage facilities on the Naumann drill site.

No additional grading or expansion of the existing Naumann drill site is proposed. The Permittee also requests that the permit expiration date be extended from the year 2037 to the year 2049 (i.e., 12 additional years).

Hydraulic fracturing, acid well stimulation and other “well stimulation treatments”, as defined in Public Resources Code Section 3157, are not included in the proposed project. The use of any such well stimulation treatment as part of the project would require a subsequent discretionary modification of the CUP, additional environmental review under CEQA, and a public hearing.

2. Hours of Well Maintenance

Purpose: In order to comply with § 8107-5.6.19 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: All non-emergency maintenance of a well 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. Nighttime well maintenance shall be permitted if it can be demonstrated to the satisfaction of the Planning Director that the applicable noise standards can be met or that all applicable and affected parties within the prescribed distance have signed a waiver pursuant to NCZO § 8107-5.6.25.

Documentation: If after-hour maintenance is proposed, the Permittee shall submit to the Planning Division for review and approval either signed waivers from all applicable parties located within the distance specified in § 8107-5.6.25 or a noise study that has been prepared by a qualified acoustical consultant that demonstrates that the applicable noise standard can be met.

Timing: The Permittee shall obtain Planning Division approval of any submitted noise study or submitted waivers prior to conducting after hours maintenance work. Unless approval of after-hour maintenance work is obtained, the regular hours of maintenance shall be observed for the effective period of this permit.

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

3. Truck Trip Limitation and Hours

Purpose: In order to minimize the effects of the project on traffic circulation, tanker truck traffic shall be limited.

Requirement: Truck traffic associated with the transport of produced fluids from the project site shall not exceed 10 truckloads (20 one-way trips) per day. A maximum of 2 truckloads (4 one-way truck trips) are authorized during the peak traffic periods from 6 a.m. to 8 a.m. and 4 p.m. to 6 p.m., Monday through Friday.

Documentation: The Permittee shall maintain a record of truck traffic arriving to and departing from the project site. The Permittee shall submit these records to the Planning Division upon request.

Timing: The Permittee shall maintain trucking records for the effective period of this permit.

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

4. Site Maintenance

Purpose: In order to comply with § 8107-5.6.10 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure that the CUP area is maintained in a neat and orderly manner.

Requirement: The Permittee shall maintain the project site in compliance with § 8107-5.6.10 of the *Ventura County Non-Coastal Zoning Ordinance*.

Documentation: See Monitoring and Reporting below.

Timing: The Permittee shall comply with this condition for the life of the permit.

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

5. CUP Modification

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

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

6. Construction Activities

Prior to installation of each new well and associated facilities (including pipelines), the Permittee shall obtain a Zoning Clearance for Construction from the Planning Division, and a Building Permit, if required, from the Building and Safety Division. Prior to any grading except as it relates to ground clearance requirements, the Permittee shall obtain a Grading Permit from the Public Works Agency.

7. 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 comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in Article 14 of the *Ventura County Non-Coastal Zoning Ordinance* which include, but are not limited to, the following actions:

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

8. Time Limits

a. Use Inauguration:

- i. The granting of this CUP becomes effective upon the expiration of the 10-day appeal period following the decision, or when any appeals of the decision are finally resolved. Once the granting becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to initiate the land uses specified in Condition No. 1 (Project Description).
- ii. This CUP shall expire and become null and void if the Use Inauguration Zone Clearance has not been issued within one year of the date this CUP is granted [*Ventura County Non-Coastal Zoning Ordinance* (2010, 8111-4.7)]. 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.
- iii. 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 or submitted 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.
- iv. The oil and gas facility is subject to CUP LU05-0086 until CUP PL14-0103 (this permit) is use inaugurated or CUP LU05-0086 expires.

b. Permit Life or Operations Period:

This CUP will expire on July 23, 2049. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- i. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the *Ventura County Non-Coastal Zoning Ordinance* prior to July 23, 2049; and
- ii. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the *Ventura County Non-Coastal Zoning Ordinance*.

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

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

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

Documentation: The Permittee shall provide this documentation to the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division project file. Documentation will include, but not be limited to, a Notice of Intent from DOGGR for each proposed new or re-drilled well.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration, or as required by the established procedures implemented by the other agency(s).

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

10. Notice of CUP Requirements and Retention of CUP Conditions on the Site

Purpose: In order to notify landowners and others associated with the facility of permit requirements.

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

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for Use Inauguration and throughout the life of the Project.

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

11. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with § 8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a “*Notice of Land Use Entitlement*” form, furnished by the Planning Division, shall be recorded that references the real property that is the subject of this CUP and that describes the responsibilities of the Property Owner or Mineral Rights Lessee and Permittee for compliance with applicable permit conditions and regulations.

Requirement: The Mineral Rights Lessee 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 the tax assessor’s parcel number (APN) that is the subject of this CUP. That APN is 232-9-062-034.

Documentation: A copy of the Notice of Land Use Entitlement form shall be returned to the Planning Division by the Office of the County Recorder to be filed with, and made part of the case file.

Timing: The Notice of Land Use Entitlement shall be recorded prior to the issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Planning Division shall maintain a copy of the “*Notice of Land Use Entitlement*” form in the project file.

12. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

The Resource Management Agency created Condition Compliance Case No. CC13-0028 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties. The Planning Division will continue to use Condition Compliance Case No. CC13-0028 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 12.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC13-0028, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP,

regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, 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 Indemnified Parties for injury or damage to persons or property.

14. 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.

15. Consultant Review of Information and Consultant Work

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

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the

necessary work to be contracted, as well as the costs of such work. Whenever feasible, the lowest bidder will be used. Any decisions made by County 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, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

(Note: As of the CUP approval date, no consultants have been retained by the County and no special studies have been requested.)

16. 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 (e.g., County Business License Tax Ordinance), 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.

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

17. Contact Person

Purpose: In order to facilitate the resolution of complaints, a contact person that represents the Permittee shall be designated.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

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

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address, fax, phone, number or e-mail address of the Permittee's agents should change, or the responsibility be assigned to another person or position, the permittee shall provide the Planning Director with the new information within three business days.

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

18. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 17 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 about this project is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the complaint.
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

19. Reporting of Major Incidents or Accidents

Purpose: In order to comply with § 8107-5.6.8 of the *Ventura County Non-Coastal Zoning Ordinance* and to ensure that the Planning Director is notified of major incidents within the CUP area.

Requirement: The Permittee shall immediately notify the Planning Director and Fire Department and all other applicable agencies in the event of fires, spills, or hazardous conditions not incidental to the normal operations at the permit site.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the

incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

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

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

20. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

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

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

Timing: The Permittee shall provide written notice to the Planning Director 5 days after the change of ownership or change of Permittee.

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

21. Paleontological Resources Inadvertently Discovered During Ground Disturbance

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

Requirement: If any paleontological remains, as defined in the County of Ventura Initial Study Assessment Guidelines (ISAGs), are uncovered during ground disturbance or construction activities, the Permittee shall:

- I. Cease operations and assure the preservation of the area in which the discovery was made;
- II. Notify the Planning Director in writing, within three days of the discovery;

- III. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site;
- IV. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
- V. Implement the agreed upon recommendations.

Documentation: If any paleontological resources are inadvertently encountered during ground disturbance the Permittee shall submit a report prepared by a County-approved paleontologist or geologist that includes recommendations for the proper disposition of the find.

Timing: The Permittee shall comply with this condition for the life of the permit. Paleontological reports shall be provided to the Planning Division immediately upon completion.

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

22. Archaeological Resources Inadvertently Discovered During Ground Disturbance

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

Requirement: The Permittee shall implement the following procedures:

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

- i. Cease operations and assure the preservation of the area in which the discovery was made;
- ii. Immediately notify the County Coroner and the Planning Director;
- iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
- v. Implement the agreed upon recommendations.

Documentation: If any archaeological, historical artifacts, or human burial remains are inadvertently encountered during ground disturbance, the Permittee shall submit a report prepared by a County-approved archaeologist that includes recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: The Permittee shall comply with this condition for the life of the permit. Archaeologist reports shall be provided to the Planning Division immediately upon completion.

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

23. Financial Security

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

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

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

Timing: The Permittee shall provide evidence to the Planning Division that the security has been accepted by the Operations Division prior to commencing or continuing drilling or other uses associated with this permit. As of September 15, 2016, the Permittee is in compliance with this Condition of Approval.

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

24. Removal of Drilling Equipment

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

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

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

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

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

25. Waste Handling and Containment of Contaminants

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

Requirement:

The Permittee shall:

- a. furnish the Planning Division with a containment plan for the on-site containment of oil, produced water, drilling fluids, cuttings and other contaminants associated with the drilling, production, storage and transport of oil;
- b. prevent saline or other polluting or contaminating substances from reaching surface or subsurface waters;
- c. provide the Planning Division with a plan for controlling oil spillage;
- d. ensure that the plans for containment of contaminating substances and oil spillage shall be consistent with requirements of County, State and Federal laws; and,
- e. secure all appropriate permits, permit modifications or approvals when necessary, prior to treatment or re-use of oil field waste materials.

Documentation: The Permittee shall prepare and provide the Planning Division a containment plan to demonstrate compliance with condition 25.a in accordance with § 8107-5.6.4. An AB 1960 plan or a Spill Prevention, Control, and Countermeasure (SPCC) Plan approved by DOGGR can be used to satisfy this requirement.

Timing: The Permittee shall submit the containment plan (25.a) to the Planning Division prior to issuance of the Zoning Clearance for Use Inauguration.

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

26. Dust Prevention and Road Maintenance

Purpose: In order to comply with § 8107-5.6.6 of the *Ventura County Non-Coastal Zoning Ordinance* regarding dust prevention and road maintenance.

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

Documentation: A copy of the approved dust control plan.

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

Monitoring and Reporting: A copy of the approved dust control plan shall be maintained in the project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

27. Light Emanation

Purpose: In order to comply with § 8107-5.6.7 of the *Ventura County Non-Coastal Zoning Ordinance* to ensure that light emanation:

- I. shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses;
- II. shall be kept to a minimum to maintain the normal night-time light levels in the area; and,
- III. does not inhibit adequate and safe working light levels.

Requirement: In order to minimize light and glare from the Project, all exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that the lighting is projected downward onto the property and does not cast any direct light onto an adjacent property or roadway, including State Route 1. If the installation of new and permanent light sources are proposed, or the relocation of existing light sources is proposed, the location of all flood lights and an outline of the illuminated area shall be shown on the site plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The Permittee shall submit the site plan showing the lighting to the Planning Division for review and approval.

Timing: The Permittee shall obtain approval of the plan from the Planning Division prior to installation and use of new and permanent lighting fixtures. The lighting on the project site shall remain in conformance with the applicable approved plan for the effective period of this permit.

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

28. Painting of Permanent Facilities, Structures and Pipelines

Purpose: In order to ensure that the painting of permanent facilities, structures and above ground pipelines comply with the Oil Development Standards of § 8107-5.6.9 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall ensure that:

- a. 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;
- b. said colors shall also take into account such additional factors as heat buildup and designation of danger areas; and,
- c. said colors shall be approved by the Planning Director prior to painting of facilities.

Documentation: Prior to the issuance of a Zoning Clearance for Construction of new structures, the Permittee shall provide the Planning Division with the painting details for the proposed new structures. On request, the Permittee shall provide photo evidence that the equipment is installed according to the approved plans.

Timing: Prior to the issuance of a Zoning Clearance for Construction of new structures, the Permittee shall provide the Planning Division with the painting details for the proposed new structures. The structures shall remain painted as approved for the life of the permit.

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

29. Site Restoration

Purpose: In order to comply with § 8107-5.6.11 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: 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 by the landowner and approved by the Planning Director.

Documentation: The Permittee will submit a site restoration plan to the Planning Division for review and approval.

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

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure compliance with this condition pursuant to the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. The Planning Division will not exonerate the financial securities required by Condition No. 23 (Financial Security) until it has determined that the site has been restored in accordance with § 8107-5.6.11.

30. Insurance

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

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

Documentation: The Permittee shall submit a copy of a Certificate of Liability Insurance to the Planning Division for review and approval.

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

Monitoring and Reporting: The Planning Division maintains a copy of the Certificate of Liability Insurance in the project file. The Planning Director may ask for a current Certificate of Liability Insurance at any time to confirm ongoing compliance with this condition.

31. Noise Standard for Oil and Gas Operations

Purpose: In order to comply with § 8107-5.6.13, § 8107-5.6.14, and § 8107-5.6.15 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: Per Sec. 8107-5.6.13, the Permittee shall ensure, unless an exception is applicable per Sec. 8107-5.6.14, that drilling, production, and maintenance operations associated with this permit do not exceed the following noise level averages, as measured over a one-hour period at locations of occupied sensitive uses (e.g., residences, schools, health care facilities, or places of public assembly):

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

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

Per Sec. 8107-5.6.14, the noise standard established pursuant to Sec. 8107-5.6.13 shall not be exceeded unless covered under any of the following provisions:

- a. 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).
- b. 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.

Per Sec. 8107-5.6.15, when the Permittee has been notified by the Planning Division that the Permittee is operating in violation of the applicable noise standard, the Permittee shall correct the problem as soon as possible in coordination with the Planning Division. In the interim, operations may continue; however, the operator shall attempt to minimize the total noise generated at the site by limiting, whenever possible, such activities as the following:

- I. hammering on pipe;
- II. racking or making-up of pipe;
- III. acceleration and deceleration of engines or motors;
- IV. drilling assembly rotational speeds that cause more noise than necessary and could reasonably be reduced by use of a slower rotational speed; and,
- V. 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 and Geothermal Resources, shall be suspended until the problem is corrected.

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

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

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

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

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

32. Preventive Noise Insulation and Soundproofing Material

Purpose: In order to comply with § 8107-5.6.16, § 8107-5.6.17, and § 8107-5.6.18 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: In accordance with § 8107-5.6.16, 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.

In accordance with § 8107-5.6.17, the Permittee 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 standard 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 noise standard, then soundproofing must be installed sufficient to meet the applicable County noise standard. Where a waiver pursuant to Sec. 8107-5.6.25 is signed, no preventive noise insulation will be required.

In accordance with § 8107-5.6.18, 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.

Documentation: If drilling, redrilling, or well maintenance operations are located within 1,600 feet of an occupied sensitive use, the Permittee shall provide the Planning Division with evidence that soundproofing will be installed on the related drilling, redrilling and maintenance equipment or provide the Planning Division with waivers from all occupied sensitive uses located within 1,600 feet of the proposed drilling, redrilling or maintenance location in accordance with Sec. 8107-5.6.17 and pursuant to Sec. 8107-5.6.25.

Timing: At the time of issuance of a Zoning Clearance for drilling, redrilling, or maintenance, the Permittee shall provide the Planning Division with a drilling, redrilling, or maintenance program that includes the installation of Preventative Noise Insulation and Soundproofing Material approved by the Ventura County Fire Protection District; or, the Permittee shall provide the appropriate signed waivers pursuant to Sec. 8107-5.6.25.

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

33. Limited Drilling Hours

Purpose: In order to comply with § 8107-5.6.20 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: 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 standards can be met or that all applicable parties within the prescribed distance have signed a waiver pursuant to § 8107-5.6.25.

Documentation: If nighttime drilling is proposed and the location is located less than 800 feet from an occupied sensitive use, the Permittee shall submit waivers pursuant to § 8107-5.6.25; or, demonstrate to the satisfaction of the Planning Director that the applicable noise standard can be met.

Timing: At the time of issuance of a Zoning Clearance for drilling activities the Permittee shall provide the Planning Division with waivers pursuant to § 8107-5.6.25; or, in lieu of the waivers, a noise study from a qualified acoustical consultant for review and approval by the Planning Division that demonstrates to the satisfaction of the Planning Director that the applicable noise standard can be met for nighttime drilling.

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

34. Signs

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

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

- I. the Division of Oil and Gas well name and number;
- II. the name of the owner/operator of the oil facility;
- III. the name of the lease and name and/or number of the well; and,
- IV. the name and telephone number of person(s) on 24-hour emergency call.

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

Documentation: Well and operator identification are stipulated in the California Code of Regulations, Title 14, Division 2, Chapter 4, Section 1722.1.1 DOGGR. DOGGR is the regulating authority. DOGGR documents compliance with State law during inspection of the facility and well location. The Permittee shall indicate the location and specification of signs in the application(s) submitted for Zoning Clearances for new wells.

Timing: In accordance with § 8107-5.6.21, the Permittee shall place sign(s) at the drillsite prior to the commencement of drilling operations. The signs are to remain until the well is abandoned.

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

35. Fencing

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

Requirement: The Permittee shall securely fence all active well sites (except submersible pumps), sumps and drainage basins or any machinery in use or intended to be used at the well site or other associated facilities, if required, based on the Planning Director's determination that fencing is necessary due to the proximity of nearby businesses, residences, or other occupied sensitive uses. The Permittee may use a single, adequate fence, which is compatible with the surrounding area, in order to enclose the wells or well site and appurtenances. Well fencing is required under the California Code of Regulations, Title 14, Division 2, Chapter 4, Sections 1777 and 1778 of the California Code of Regulations which is administered by the California Division of Oil and Gas and Geothermal Resources (DOGGR). The fences must meet all Division of Oil and Gas regulations.

Documentation: Well safety, facility safety, and enclosure specifications are stipulated in the California Code of Regulations, Title 14, Division 2, Chapter 4, Sections 1777 and 1778 of the California Code of Regulations which is administered by DOGGR. DOGGR is the regulating authority. DOGGR documents compliance with State law during inspection of the facility and well location. The Permittee shall indicate the location and specification of fencing on the site plan that is submitted in support of the issuance of a Zoning Clearance for a new well.

Timing: The Permittee shall provide the Planning Division with a site plan that includes fencing details and specifications prior to the issuance of a Zoning Clearance for a new well.

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

36. Ancillary Pipelines

Purpose: To document the location of new ancillary pipelines and other facilities associated with each new well, a detailed site plan will be required.

Requirement: The Permittee shall provide a detailed site plan of new ancillary pipelines and other facilities associated with each new well for inclusion in the Zoning Clearance for Construction of each new well. For purposes of the condition, ancillary pipelines are pipelines and flowlines connecting a well to tanks or production facilities.

Documentation: The permittee shall submit to the Planning Division for review and approval, a site plan drawn to scale depicting the exact location of each new well and all associated ancillary pipelines and other facilities.

Timing: The Permittee shall obtain Planning Division approval of the submitted site plan, prior to the issuance of a Zoning Clearance for Construction of each new well.

Monitoring and Reporting: A copy of the approved site plan will be included in the Zoning Clearance for Construction and shall be kept on file with the Planning Division. The Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's compliance with this condition.

Environmental Health Division

37. Hazardous Materials Management

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

Public Works Agency Conditions

Transportation Division

38. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County General Plan (GP) 4.2.2 require that the PWA Transportation Department collect a TIMF.

Requirement: The Permittee shall deposit with the PWA Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the Permittee's information, the additional trip generation from the four new wells is 2.18 ADT. The TIMF due to the County would be:

$$\$144.60 = 2.18 \text{ ADT} \times \$66.33 / \text{ADT}^*$$

Notes

1. * The project is in the Oxnard Traffic District #8.
2. The traffic generated by the project/development is below the threshold for the City of Oxnard, therefore the TIMF will not be collected.
3. The trips generated by the project/development shall be used as a baseline level so that the TIMF may be computed for future increases in the trip generation. Based on the Permittee's information, the baseline level will be 7.08 average daily trips.

Documentation: The Permittee shall come to the PWA Transportation Department counter, fill out the TIMF form, and pay the TIMF and will provide the Planning Division with a receipt for payment of the TIMF.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for a Use Inauguration.

Monitoring and Reporting: The PWA Transportation Department will review and approve the payment of the TIMF.

39. Encroachment Permit

Purpose: An Encroachment Permit is required for any work conducted within the County right of way.

Requirement: The Permittee shall contact the Encroachments Division at 805-654-2055 for requirements of the permit.

Documentation: The application shall be submitted to the PWA Transportation Department.

Timing: This condition shall be met prior to the issuance of a Zoning Clearance for any work conducted within the County right of way.

Monitoring and Reporting: The PWA Transportation Department will review the application and supporting documentation. The PWA Transportation Department Inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit.

Engineering Services Department

40. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval prior to conducting any grading. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to Development and Inspection Services Division for review and approval.

Documentation: If a grading permit is required, all materials, as detailed on Public Works Agency Form DS 37 and/or DS 44, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be approved prior to the issuance of a Building Permit for which the grading was performed.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

41. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be approved by Public Works Agency prior to issuance of a grading permit should new grading occur.

Monitoring and Reporting: Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

42. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

Purpose: To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC 24.

Requirement: The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC 24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The

Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

Documentation: The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

Timing: Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining zoning clearance for the first new well.

Monitoring and Reporting: Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

Water Quality Section

43. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval:

- Complete SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of any Zoning Clearance for construction.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Other Ventura County Agencies Conditions

Ventura County Fire Protection District

44. Access Road Widths, Commercial or Industrial

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

Requirement: The Permittee shall provide a minimum all weather access road width of 20 feet. Parking or placement of materials/equipment is prohibited within the required 20-foot road width. Access roads shall be constructed to support a 20,000-pound fire truck in all weather conditions.

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain approval of the access plan from the VCFPD. All required access shall be installed in conformance with the approved plan before the installation of new wells or facilities as authorized by this permit.

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

45. Access Road / Driveway Maintenance

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

Requirement: The Permittee shall maintain all on-site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain approval of the access plan from the VCFPD. All required access shall be installed in conformance with the approved plan before the installation of new wells or

facilities as authorized by this permit. The access shall be maintained in conformance with approved plans for the effective period of this permit.

Monitoring and Reporting: The Fire District has the authority to inspect all on site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District.

46. Turning Radius

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

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

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain approval of the access plan from the VCFPD. All required access shall be installed in conformance with the approved plan before the installation of new wells or facilities as authorized by this permit. The access shall be maintained in conformance with approved plans for the effective period of this permit.

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

47. Turnarounds

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

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

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

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain approval of the access plan from the VCFPD. All required access shall be installed in conformance with the approved plan before the installation of new wells or facilities as authorized by this permit. The access shall be maintained in conformance with approved plans for the effective period of this permit.

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

48. Fire Lanes

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

Requirement: The Permittee shall post all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. All fire lane markings / signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration and required Fire Code Permits, the Permittee shall obtain approval of the access plan from the VCFPD. All required access and signage shall be installed in conformance with the approved plan before the installation of new wells or facilities as authorized by this permit. The access shall be maintained in conformance with approved plans for the effective period of this permit.

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

49. Access Road Gates

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

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

Documentation: The Permittee shall submit an access plan to the Fire Prevention Bureau for review and approval. The Permittee shall also provide a copy of the Zoning Clearance issued by the Planning Division.

Timing: Prior to the installation of any new gates, the Permittee shall obtain approval of the access plan from the VCFPD. All required access and gates shall be installed in conformance with the approved plan before the installation of new wells or facilities as authorized by this permit. The access roads and gates shall be maintained in conformance with approved plans for the effective period of this permit.

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

50. Alternate / Private Water Supply

Purpose: To ensure that adequate water supply is available for firefighting purposes where no water purveyor service is available or where the water purveyor certifies that the existing water system cannot provide the required fire flow and duration and approves the use of a private water system.

Requirement: The Permittee shall install a private water system (tank and hydrant). Private water systems shall not be supplied from substandard water systems that will impact available fire flow of existing structures. This may require the Permittee to upgrade the existing water purveyor's system to provide the required fire flow.

Documentation: The Permittee shall submit private water system plans to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of any Zoning Clearance for Construction of oil production facilities (including pipelines and wells) under this permit, the Permittee shall obtain approval of the water system plans from the VCFPD. The private water system shall be installed and operational before the installation of new facilities authorized by this permit. Before burial, all underground piping shall be visually inspected by the Fire Prevention Bureau. A building permit may be required for water system installation.

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

51. Fire Safety Plan

Purpose: To minimize and mitigate the fire problems created by the project with the purpose of reducing impact on the community's fire protection delivery system.

Requirement: The Permittee shall prepare a Fire Safety Plan (FSP). The FSP shall be prepared by a qualified fire protection consultant as approved by the Ventura County Fire Protection District. The Permittee, all land owners and any tenants shall abide by the approved FSP.

Documentation: The Permittee shall submit the Fire Safety Plan (FSP) to the Fire Prevention Bureau for review and approval.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain the approval of the FSP from the VCFPD. The provisions of the FSP shall be implemented for the effective period of this permit.

Monitoring and Reporting: A copy of the approved Fire Safety Plan shall be kept on file with the Fire Prevention Bureau.

52. Fire Department Clearance

Purpose: To inform the Permittee of all fire department requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction." for any new structures or additions to existing structures (including all production facilities) before issuance of a Zoning Clearance for Construction.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" for review and approval.

Timing: The Permittee shall obtain approval of the Form 126 from the VCFPD (or other authorization from the VCFPD) prior to the issuance of the Zoning Clearance for Construction.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

53. Fire Code Permits

Purpose: In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

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

Documentation: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

Timing: Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

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

54. Inspection Authority

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

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

Documentation: A copy of the conditions of approval of CUP PL14-0103.

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

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

55. Oil Well Drilling

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

Requirement: The Permittee shall apply for and obtain a Fire Code Permit for well drilling. The Fire Code permit application shall include a plot plan drawn to scale or with dimensions showing all buildings and improvements within a radius of 300 feet of the exact location of the proposed wellhead.

Documentation: The Permittee shall submit a Fire Code Permit application at least two weeks prior to the commencement of drilling to the Fire Prevention Bureau for review and approval.

Timing: The Permittee shall obtain required Fire Code permits prior to the commencement of well drilling. Approval and on-site inspection by the Fire Prevention Bureau shall be completed before start of drilling.

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

Ventura County Air Pollution Control District (VCAPCD) Conditions

56. APCD Rules and Regulations for Tank Removal, Construction, Well Drilling and Trucking Activities

Purpose: To ensure that fugitive dust and particulate matter that may result are minimized.

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

Documentation: The Planning Division in consultation with the VCAPCD shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;

- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- IV. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- V. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

Timing: Throughout site preparation and drilling.

Reporting and Monitoring: The Planning Division in consultation with the VCAPCD shall monitor all dust control measures during grading activities.

57. APCD Rules and Regulations

Purpose: To ensure that project operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required) new tanks will require APCD permits prior to installation.

Requirement: The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation.

Timing: The Permittee shall submit to the APCD the appropriate applications for an Authority to Construct new tanks or a new well. Prior to the issuance of a Zoning Clearance for construction of new tanks or for the drilling of a new well the Permittee shall provide the Planning Division with an APCD approved Authority to Construct.

Documentation: The Permittee shall submit an APCD approved Authority to Construct prior to the issuance of a Zoning Clearance for construction of new tanks and prior to the issuance of a Zoning Clearance for the drilling of a new well.

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

Ventura County Agricultural Commissioner's Office Conditions

58. Notification to Agricultural Owners and Operators

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary.

Requirement: The permittee shall initiate and maintain communication with owners and operators of agriculturally-zoned properties and properties in agricultural production, located within 300 feet of the project boundary.

Documentation: The permittee shall provide a written schedule of operation to owners and operators of properties in agricultural production located within 300 feet of the project boundary, and the Agricultural Commissioner's Office. This schedule shall specify the day(s) and hours(s) that the employees will be present at the project site.

Timing: Notice shall be provided on an annual basis and whenever the schedule of operations changes.

Monitoring: The permittee shall obtain a list of current contact information for agricultural operators for properties located within 300 feet of the project boundary from the Ventura County Agricultural Commissioner's Office on an annual basis. The Ventura County Agricultural Commissioner's Office will keep record of the permittee's requests for contact information and report to the Planning Division any failures to comply with this condition.

59. Additional Dust Control

Purpose: In order to minimize potential emanation of dust and conflicts between a non-agricultural use and adjacent agricultural operations within the project boundary. Dust is harmful to agricultural resources as particulates can contaminate crops, spread disease and disrupt photosynthesis in plants.

Requirement: The permittee shall keep dust at an absolute minimum within the project boundary at all the times.

Documentation: No documentation is needed.

Timing: The permittee shall respond immediately to any complaint from agricultural operators within 300 feet of the project boundary and implement the best remedy to the problem.

Monitoring: The permittee (currently Renaissance Petroleum, LLC.) shall obtain a list of current contact information for agricultural operators for properties located within 300 feet of the project boundary from the Ventura County Agricultural Commissioner's Office on an annual basis. The Ventura County Agricultural Commissioner's Office will keep record of the

permittee's requests for contact information and report to the Planning Division any failures to comply with this condition.

Additional Condition adopted by Planning Commission at September 7, 2017 hearing

60. Compliance with Applicable Statutes and Regulations

The facility shall be operated in compliance with all applicable Federal, State, and local statutes and regulations.