

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Venoco LLC exploratory oil and natural gas wells application:

(PORTER ESTATE COMPANY BRADLEY RANCH INC - File PLN090120)

RESOLUTION NO. 10-041

Resolution by the Monterey County Zoning
Administrator to:

1. Adopt a Mitigated Negative Declaration for the Venoco exploratory oil wells proposal;
2. Approve the drilling of up to three exploratory oil and gas wells on the Porter Estate Company, Bradley Ranch Inc. property (File PLN090120; Venoco Inc. Site 1b), based on the findings and subject to the conditions in Exhibit 1
3. Adopt Mitigation Monitoring and Reporting Plan.

((PLN090120, (PORTER ESTATE COMPANY BRADLEY RANCH INC, SOUTH COUNTY AREA PLAN (APN: 424-081-016-000)

The Venoco LLC exploratory oil and natural gas wells application PORTER ESTATE COMPANY BRADLEY RANCH INC - File PLN090120), came on for public hearing before the Monterey County Zoning Administrator on September 30, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan: **Goal 2 to provide for the conservation, utilization, and development of the County's mineral resources in keeping with sound conservation practices:** The project site is currently zoned Permanent Grazing, exploratory oil wells would not significantly reduce the amount of grazing area available nor would the project (exploratory test wells) permanently affect grazing activities within the area. The project has been conditioned to perform reclamation of the site in the event the site is not converted to production wells.
Goal 20 to provide for the protection and enhancement of Monterey County's air quality: The county has mitigated and conditioned the project in a manner that reduces the impacts identified in the environmental document which reduce them to a less than significant level per the policies in the General Plan to modify industrial projects to meet building code and federal and state ambient air quality standards and the rules and regulations of the Monterey Bay Unified Air Pollution Control District.

Goal 22 to maintain an overall healthy and quiet environment by trying to achieve living and working conditions free from annoying and harmful sounds: The project meets the object of Goal 22 and policy by conditions which require that the project activities be limited to day operations. However, during the drilling phase which will operate for 45 days continuously, the project will be required to meet the objectives of in Table 6 of the General Plan. The project will be monitored and be required to submit reports during the drilling phase of the project in a manner consistent with Table 6 of the General Plan for Land use Compatibility for exterior community noise in a form of a biweekly report.

Goal 30 to protect all viable farmlands designated as prime, of statewide importance, unique, or of local importance from conversion to and encroachment of non-agricultural uses: The project meets the object of Goal 30 to protect agricultural lands from uses that could interfere with normal agricultural uses. The project site is currently zoned Permanent Grazing; exploratory oil wells would not significantly reduce the amount of grazing area available nor do such projects (exploratory test wells) permanently affect grazing activities within the area. This is consistent with established policies in the South County Area Plan and under the Department of Conservation definition of compatible uses as defined under the Williamson Act.

Area Plan The project areas were determined to be suitable for the County's proposed uses under the current Zoning Ordinance Title 21 Section 21.34.050 with a use permit. The area plan recognizes that oil exploration throughout the county is on the increase. The three project areas are consistent with the policies of the Area Plan by mitigating the potential impact identified to Biological Resources, and Air Quality issues to levels compliant with state and federal requirements and therefore to a less than significant level. Refer to Sections VI 3 and 4 in the Initial Study, Mitigated Negative Declaration.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) Well site 1b is located in Township 24 South, Range 10 East; Section 1. The site is approximately 2.2 miles west of state Highway 101 and approximately 0.90 miles north of Jolon Road. The parcel is zoned PG/40 ("Permanent Grazing, 40 acres minimum") which allows Use Permit requests for the exploration for and the removal of oil and gas (Title 21 Section 21.34.050 EE). Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection in July 20, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) This parcel (Assessor's Parcel Number 424-081-016-000) is a legal lot of record as established by its presence in the 1972 Assessor's in Township 24 South, Range 10 East, Section 1, MDBM and as described in Grant Deed Oil and Gas Rights recorded January 13, 1983 on Reel 1603 Page 1140 Official Records of Monterey County.
- (e) The project was referred to the South County Land Use Advisory Committee (LUAC) for review on April 21, 2010 under the three separate Use Permits PLN090118, PLN090119, and PLN090120 as described above. On each of the proposals, the LUAC voted 3-0 to approve the projects. Each of the votes

included one abstention and one recusal from the other two members of the five person quorum. Concerns were expressed about visual impacts, potential flares, water use, water quality and that oil production would be good for the area.

- (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090120.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, California Department of Forestry South County Division, Public Works, Environmental Health Bureau, and Water Resources Agency, Association of Monterey Bay Area Governments, Monterey Bay Unified Air Pollution Control District, Monterey County Agricultural Commissioner. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside biological, archaeological, geotechnical and geological consultants concluded that there are no physical and/or environmental constraints that would indicate that the site is not suitable for the use proposed, provided the appropriate recommendations and mitigation measures outlined in those reports are followed. County staff concurs. The following reports have been prepared:

“Cultural Resources Assessment of the Venoco, Inc. # 34b, 7a, 1b Oil And Natural Gas Well Project, Monterey County CA” (LIB090347) prepared by Pacific Legacy Inc, Berkeley, CA, June 9, 2009).

“Biological Assessment Venoco, # 34b, 7a, 1b Oil and Natural Gas Well Project, Monterey County, CA” (LIB090346) prepared by Bob Booher Consulting, Fairfield, CA, June 2009).

“Geologic Hazards Investigation/Geotechnical Engineering Report Proposed Oil/Gas Well Pad Venoco, Inc. # 34b, 7a, 1b Oil And Natural Gas Well Project, Monterey County, CA” (LIB090348 & LIB090349) prepared by Buena Geotechnical Services, Paso Robles, CA, May 6, 2009.

- (c) Staff conducted a site inspection in July 20, 2009 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN090120.

3. FINDING: CEQA (Neg Dec/Mitigated Neg Dec) - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN090118, PLN090119, and PLN090120).
- c) Issues that were analyzed in the Mitigated Negative Declaration include: Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Hazards/Materials, Hydrology/Water Quality, Land Use, Mineral Resources, Noise, Traffic, and Transportation. The following is a summary of potential impacts that were identified and mitigated to a less than significant level:
 - 1. The MBUAPCD has determined that construction activities that involve minimal earth moving over an area of 8.1 acres or more could result in potentially significant temporary air quality impacts, if not mitigated. Mitigation Measure number 1 will minimize short-term construction emissions; the project shall implement the following MBUAPCD-recommended mitigation measure during grading and construction activities: The applicant shall submit a construction management plan to the county for review and as part of the grading permit application prior to the beginning of any clearing of vegetation or grading. The plan shall include measures 1.1 through 1.14 and shall include a designated construction monitor for all grading and construction activities on a daily basis to ensure that these measures are implemented.
 - 2. The Project construction has potential to impact small vertebrate species with increased human activity and vehicle traffic in the vicinity and within the APE. Those species observed within and adjacent to the project or APE and buffer areas likely have acclimated to on-going activities (i.e., vehicle traffic along access roads and cattle grazing). Species likely to be affected by habitat disturbance are relatively sedentary such as plants, small mammals, and reptiles. Other more mobile wildlife species, such as most birds and larger mammals, can avoid project-related activities by moving to other areas temporarily. Mitigation Measure number 2 will minimize impacts to biological resources during construction, by implementing the Biological Avoidance Measures 2.1 through 2.17 as recommended by the biologist.
 - 3. Mitigation Measure number 3 would insure that all equipment, waste, and other construction debris shall be removed from the site. Disturbed areas outside of the APE shall be re-vegetated and/or re-graded as necessary to restore the disturbed areas to their original state.

- d) The Mitigated Negative Declaration (MND) for (PLN090118, PLN090119, and PLN090120) was prepared in accordance with CEQA and circulated for public review from April 1, 2010 through April 30, 2010. The MND was circulated a second time in response to comments on July 19, 2010 through August 18, 2010 (SCH#: 2010041013). Issues that were analyzed in the Mitigated Negative Declaration (MND) have been mitigated to a less than significant level as demonstrated in the MND. Recommended mitigation measures are reflected as conditions of approval and mitigations with monitoring actions in this report.
- e) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Mitigated Negative Declaration. The Initial Study identified several potentially significant effects, but applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN090118, PLN090119, and PLN090120). A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (**Condition Number 5**).
- f) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN090118, PLN090119, and PLN090120) and are hereby incorporated herein by reference.
- g) Staff analysis contained in the Initial Study and the record as a whole indicates the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the MND and recommended necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said State fee and posting the Notice of Determination (NOD).
- h) Based on the comments received during the first public review period, the negative declaration was revised and re-circulated for public review from July 19, 2010 through August 18, 2010. The County has

considered the comments received during both public review periods, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

- i) Testimony provided at the Zoning Administrator hearing dated September 30, 2010
- j) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by RMA - Planning Department, California Department of Forestry South County Division, Public Works, Environmental Health Bureau, Water Resources Agency, Association of Monterey Bay Area Governments, Monterey Bay Unified Air Pollution Control District, and Monterey County Agricultural Commissioner. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Each drilling pad site will include a drill rig, temporary guard shack, temporary electrical power (power pole), temporary office trailer with potable water dispenser and portable toilet facilities, and self contained trailer for project foreman who may remain on site during the drilling phase. Included are fuel tanks, water tanks and various other temporary equipment, vehicles and construction equipment. Each site will be fenced for security to contain the defined project area. Therefore, the projects as proposed do not require permanent public facilities.

c) Preceding findings and supporting evidence for (PLN090118, PLN090119, and PLN090120) see Consistency finding number 1 and Site Suitability finding number 2.

5. **FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on July 20, 2009 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been

- paid.
- e) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090120.

6. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
- EVIDENCE:** Section 21.80.040 B Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt a Mitigated Negative Declaration for the Venoco exploratory oil wells proposal; and
2. Approve the drilling of up to three exploratory oil and gas wells on the Porter Estates Company Bradley Ranch Inc. property (File PLN090120; Venoco Inc. Site 1b); based on the findings and evidence subject to the conditions of approval in **Exhibit 1**, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.
3. Adopt the Mitigation Monitoring and Reporting Program (**Exhibit 1**)

PASSED AND ADOPTED this 30th day of September, 2010



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 07 2010

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 17 2010

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 10-041 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: VENOCO/ Porter Estate Company, Bradley Ranch Inc.
File No: Porter (1b) PLN090120
APN: 424-081-016-000
Approved by: Zoning Administrator Date: September 30, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 – SPECIFIC USES ONLY This Use Permit The project proposed by Venoco Corporation is to drill up to three (3) exploratory oil and natural gas wells. The proposed sites (1b) will contain up to three (3) exploratory oil and gas wells on a single pad. The drilling of the second and then the third exploratory wells on each pad is dependent upon the results of the testing for the first well. The project will be completed in two phases: 1) a site preparation phase, road grading for the purpose of access to each of the proposed sites; and development of pads to locate a stable drilling platform for the exploratory drilling equipment and the construction of ancillary non permanent structures; and 2) the drilling and testing phase. The project will require Use Permits as required under the zoning code. Well site #1b is located in Township 24 South, Range 10 East, Section 1, approximately 2.2 miles west of state Highway 101 and approximately 0.90 miles north of Jolon Road (Assessor's Parcel Number 424-081-016-000). The project sites are located along the west side of Highway 101 within the South County Area Plan. The project site 1b will require 8,970 cubic yards of cut and 8,240 cubic yards of fill. The remainder of spoils will remain on the site. This permit was approved in accordance with County ordinances and land use regulations subject to the	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA – Planning Department. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	Owner/ Applicant RMA – Planning WRA RMA – Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA – Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA – Planning Department)				
2.		PD002 - NOTICE – PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-041) was approved by the Zoning Administrator for the parcel located in Township 24 South, Range 10 East, Section 1, .5 miles west of Highway 101 and 0.20 miles north of Jolon Road (Assessor's Parcel Number 424-081-016-000) on September 30, 2010. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
3.		<p>SPD001 - INDEMNIFICATION AGREEMENT</p> <p>The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the test well site is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA – Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	
4.		<p>PD003(A) - CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)				
5.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, dust during, and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
8.		PDSP01 (NON – STANDARD CONDITION) EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, wattage of all light, and schedule indicating time of day and duration of any lighting used during drilling tower operations. The safety lighting needed for the drilling tower, during drilling operations that exceeds the county requirement to control cast off light will be minimized as much as possible for the duration of the drilling operations. The project will meet county lighting requirements during all other operational phases of the approved project. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of grading permits or the commencement of drilling operations.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9.		<p>SPD002 - PERMIT TIME/YEAR & DATE</p> <p>The permit shall be granted for a period of three (3) years, to expire on September 30, 2013 unless grading or building permits are issued and work begins within that period. The applicant shall have one year from the commencement of drilling the first test well to determine if the first well is commercially viable and proceed to the next test well, or to pursue commercial extraction,. The applicant shall submit a report every six months to the County of Monterey concurrent with drilling and testing on the status of the test wells or until the expiration of the permit. All testing must be complete within tree years from the initial drilling of the first test well and the site returned to its original condition. (RMA – Planning Department)</p>	None	Owner/ Applicant	As stated in the conditions of approval	
10.		<p>PDSP02 (NON STANDARD CONDITION)</p> <p>RESTORATION PLAN SOUTH COUNTY NATIVE The applicant shall prepare and submit to the Planning Department for approval a restoration plan in conjunction with the Construction Management Plan. Moreover, at the completion of the project or expiration of this permit, the site shall be restored to its original condition. The use of native species consistent with and found in the project area shall be a requirement of the restoration plan. A list of appropriate native plant species identified by a qualified Biologist shall be incorporated into a restoration plan. The applicant will be required to:</p> <ol style="list-style-type: none"> 1. Insure that all stockpiled materials be retained on site in a manner that protects air quality and prevents the erosion of the stock piled materials. All stocked piled materials shall be used to restore the site. This shall be submitted as a component of the Construction Management Plan 2. A financial cost estimate for the full restoration of the site to its original condition shall be submitted 	Submit restoration plans and financial cost estimate for the full restoration of the site to its original condition to RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from Licensed Landscape Architect and a qualified Biologist.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect/ a qualified Biologist	plan in concurrent with the Construction Management Plan or 60 days prior to expiration of this permit the property owner or applicant must complete the restoration or submit an	

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		<p>as a component of the Construction Management Plan</p> <p>3. The applicant shall submit a bond or surety in a form acceptable to the County of Monterey for the amount required to fully restore the site to its original condition.</p> <p>4. The applicant must submit proof to the County that the restoration has been completed either 30 days after the applicant has determined to not utilize the site for mineral extraction or 30 days prior to expiration of this permit.</p> <p>5. The applicant shall notify the RMA-Planning Department 60 days prior to expiration of this permit if the site is to be used for mineral extraction and/or submit an application for a permanent use permit to mine the oil mineral resources.</p> <p>(RMA – Planning Department)</p>			<p>application to the County to extend the permit or to request the exploratory well become a production well through a new use permit</p>	
<p align="center">Health Department Environmental Health Bureau</p>						
11.		<p>EHSP01 - HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON STANDARD)</p> <p>The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory). (Environmental Health)</p>	<p>Submit the signed Business Response Plan – Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operation. Once approved, the applicant shall maintain an up-to-date Business Response Plan.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to issuance of grading / building permits</p> <p>Continuous</p>	
12.		<p>EHSP02 - HAZARDOUS WASTE CONTROL (NON STANDARD)</p> <p>The facility shall comply with the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Chapter 6.50 for the proper</p>	<p>Register the facility with Hazardous Materials Management Services of EHD.</p> <p>Comply with all conditions of the</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to commencement of operation</p>	

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		handling, storage, and disposal of Hazardous Waste as approved by the Environmental Health Bureau (EHB). (Environmental Health)	Hazardous Materials permit		Continuous	
13.		EHSP03 - HAZARDOUS MATERIALS – SPILL PREVENTION CONTROL COUNTER-MEASURE PLAN (SPCC) (NON STANDARD) Above ground storage tanks for petroleum products (i.e. diesel, oil, and gasoline) with greater than 1320-gallons of capacity or for cumulative storage of more than 1320-gallons shall meet the standards as found in the California Health and Safety Code, Section 25270 et seq. and of the Code of Federal Regulations, Part 112 (commencing with Section 112.1) of Subchapter D of Chapter 1 of Title 40. (Environmental Health)	Submit a Spill Prevention Control Countermeasure (SPCC) Plan to Hazardous Materials Management Services of the Environmental Health Division for review and approval. Once approved, the applicant shall maintain an up-to-date SPCC Plan.	CA Licensed Engineer /Owner/ Applicant	Prior to commence ment of operation Continuous	
14.		EHSP04 - PERMIT TO CONDUCT WELL OPERATIONS (NON STANDARD) The applicant must obtain a permit to conduct well operations for each exploratory well prior to commencing construction pursuant to the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Public Resources Code (PRC) 01 and 04. (Environmental Health)	Apply for a permit to conduct well operations from the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) for review and approval. Submit verification to the Environmental Health Division indicating that DOGGR has issued the required permits.	CA Licensed Engineer /Owner/ Applicant	Prior to commence ment of operation Continuous	
Monterey County Water Resources Agency						
15.		WR0047 WASTE MANAGEMENT PLAN (WR) Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and	The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading / building permits	

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		sanitary wastes. The Site Waste Management Plan must also address spill prevention, control, and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)				
16.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
Mitigation Measures						
17.	MM1.	CONSTRUCTION MANAGEMENT PLAN: The applicant shall submit a construction management plan to the county for review and as part of the grading permit application prior to the beginning of any clearing of vegetation or grading. The plan shall include measures: 1.1 Prior to issuance of grading permits, the applicant shall incorporate a "Fugitive Dust Control" note on the grading plans that includes, but is not limited to, the measures set forth in Mitigation Measure #1. During grading operations, the contractor shall obtain any required Air District permits, and conduct all grading and construction activities as required by the Air District. 1.2 Limit grading and excavation to 2.2 acres per day or 8.1 acres/day of grading; 1.3 Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;	The applicant shall provide the RMA-Planning Department a Construction Management Plan to implement measures 1.1 through 1.14 in accordance with the recommendation from the MBUAPCD and prior to initiation of any construction activities the applicant shall provide a proof of the contract to have a qualified construction monitor on site	Project manager /Owner/ Applicant	Prior to issuance of grading / building permits	

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		<p>1.4 Prohibit all grading activities during periods of high wind (over 15 mph);</p> <p>1.5 Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);</p> <p>1.6 Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas;</p> <p>1.7 Cover all trucks hauling soil, sand, and other loose materials and require all trucks to maintain at least 2 feet of freeboard;</p> <p>1.8 Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc;</p> <p>1.9 Cover inactive storage piles until, the project is completed and submit a plan to remediate soil stock piles through restoration or removal;</p> <p>1.10 Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets;</p> <p>1.11 Install sandbags or other erosion control measures to prevent silt runoff to public roadways;</p> <p>1.12 All weather paved roads or gravel to reduce dust to and at construction sites;</p> <p>1.13 Construction equipment shall not be left idling for periods longer than 5 minutes when not in</p>				

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>use; and</p> <p>1.14 Post a publicly visible sign which specifies the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).</p> <p>1.15 The applicant shall utilize low sulfur and low emissions vehicles as proposed in the Green House Gases Mitigation Plan.</p> <p>1.16 The Construction Manager shall submit a concluding report that all mitigations and monitoring measures have been complied with and shall include a designated construction monitor for all grading and construction activities on a daily basis to ensure that these measures are implemented.</p>				
18.	MM2	<p>MINIMIZATION AND AVOIDANCE MEASURES IMPLEMENTATION PLAN:</p> <p>The following minimization and avoidance measures shall be implemented for the protection of biological resources during project implementation; The plan shall include measures:</p> <p>2.1 Worker environmental awareness training shall be conducted prior to project initiation for construction personnel, and should consist of a brief presentation in which persons knowledgeable in local sensitive habitats and wildlife, and regulatory protection should discuss environmental concerns. All personnel working</p>	The applicant will submit to the RMA-Planning Department a plan to implement avoidance measures 2.1 through 2.17. The report will be prepared by a Qualified Biologist who will designate a monitor for all grading and construction activities. The monitor will ensure that all these measures are implemented prior to any vegetation or grading activities. If in the remote case that a sensitive resource may be encountered and a qualified biologist is unable to successfully ensure protection of individual sensitive resource, they	A Qualified Biologist /Owner/ Applicant	<p>Prior to issuance of grading / building permits submit plan</p> <p>Ongoing throughout permit activities</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>on the project should understand the sensitivity of adjacent habitats and species.</p> <p>2.2 A pre-construction biological species clearance survey shall be conducted prior to the beginning of earth moving activities within the project area to ensure that none of the special-status animal species identified in Appendix B of the biological report for sites 34b, 7a, and 1b.</p> <p>2.3 If a special-status avian species is found or suspected to be nesting within the project APE or buffer area, a qualified biologist will establish an exclusion buffer area to avoid impacts on the nest. If no nesting special-status avian species are found, project activities may proceed and no further minimization or avoidance measures will be required. The following buffers will be implemented:</p> <p><u>Western burrowing owl</u> typically nests and rears young from February through August. Burrowing owls also occupy nesting sites during the non-breeding season (September through January). If an occupied burrow is identified within 160 feet of the project APE during the non-breeding season or within 250 feet of the APE during the breeding season, Venoco will consult with CDFG to determine the appropriate method to passively relocate owls. Project related activities would be allowed to proceed after owls are passively relocated. If passive relocation of owls is necessary, it shall occur outside of the nesting season.</p>	shall contact USFWS and CDFG for further guidance.			

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		<p><u>Raptor species</u> typically nest and rear young from March through August. In order to avoid and minimize impacts on nesting raptor species, a 200-foot buffer will be established around active nesting sites during project related activities. No project related activities will be allowed to occur within this area. The buffer area can be removed prior to August if a qualified biologist determines that all juveniles have fledged from occupied nests.</p> <p><u>Nesting migratory song birds</u> typically nest and rear young from April through August. In order to avoid and minimize impacts on nesting migratory song birds, a 100-foot buffer will be established around active nesting sites when project activities will occur during their nesting period. No project activities will be allowed to occur within this zone. The buffer area can be removed prior to August if a qualified biologist determines that all juveniles have fledged from occupied nests.</p> <p><u>California Condor</u>: This species does not nest in the project area, nor do the proposed exploratory wells and temporary site developments present a threat. As such, no buffers to nesting sites are deemed necessary.</p> <p>2.4 The following avoidance and minimization measures will be implemented to avoid potential significant impacts to the Salinas Pocket Mouse:</p> <ul style="list-style-type: none"> Investigative excavations of burrows of appropriate size for use by this species will 				

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		<p>be conducted by a qualified biologist to determine if they are being occupied by Salinas pocket mice. If Salinas pocket mice are determined to be occurring within the project APE during pre-construction surveys, Venoco will consult with CDFG to determine the appropriate method to relocate the mice. Project related activities would be allowed to proceed after mice are relocated.</p> <p>2.5 The following avoidance and minimization measures will be implemented to avoid potential significant impacts to the American badger:</p> <ul style="list-style-type: none"> • If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent badgers from re-using them during construction. • If the qualified biologist determines that potential dens may be may be active, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days prior to the return of any badger to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five-day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. 				

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		<p>2.6 The following avoidance and minimization measures will be implemented to avoid potential significant impacts to San Joaquin kit fox:</p> <ul style="list-style-type: none"> • If kit foxes become established in the project APE or buffer area where they may be directly or indirectly impacted by construction activities, exclusion zones shall be established prior to construction by a qualified biologist around dens that are within 200 feet of the APE. Exclusion zone fencing should comprise either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Exclusion zones should be roughly circular with a radius of the following distance measured outward from the den entrance: potential kit fox den 50 feet, known kit fox den 100 feet, and kit fox pupping den 200 feet. • Exclusion zones shall be maintained until all construction and drilling activities have been completed, and then removed. If specified exclusion zones cannot be observed for any reason, USFWS and CDFG should be contacted for guidance prior to ground disturbing activities on or near the subject den. In the event that USFWS and CDFG concur that an occupied San Joaquin kit fox den will be unavoidably destroyed by planned project action, procedures detailed in the <i>USFWS Standardized Recommendations for protection of the San Joaquin Kit Fox</i> (USFWS 1995 and 1999) will be implemented. Den excavation will be 				

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		<p>undertaken only by a qualified biologist pursuant to USFWS and CDFG authorization and direction for excavation of kit fox dens within the project site.</p> <ul style="list-style-type: none"> • Destruction of a potential kit fox den may proceed without prior notification to USFWS and CDFG if no current or previous use of the den by kit foxes is evident, as determined by a qualified biologist. However, if during excavation any potential den is determined to be a currently or previously used kit fox den (e.g., if kit fox sign is found inside), USFWS and CDFG will be notified immediately. • If dens are discovered outside of the construction zone, but within 50 to 200 feet of the boundary (depending on the den type as listed above), the buffer will be increased to include all areas within the radius stated above. Dens occurring in the buffer area will not be excavated. If these dens are determined to be empty, they should be covered with plywood or other suitable material that is firmly secured to prevent access by kit foxes. Covers should be installed no more than 14 days prior to the start of construction, and should remain in place for the duration of construction, after which they will be removed. • If, after following all procedures detailed in these recommendations, the qualified biologist is unable to successfully ensure protection of individual kit foxes, they shall 				

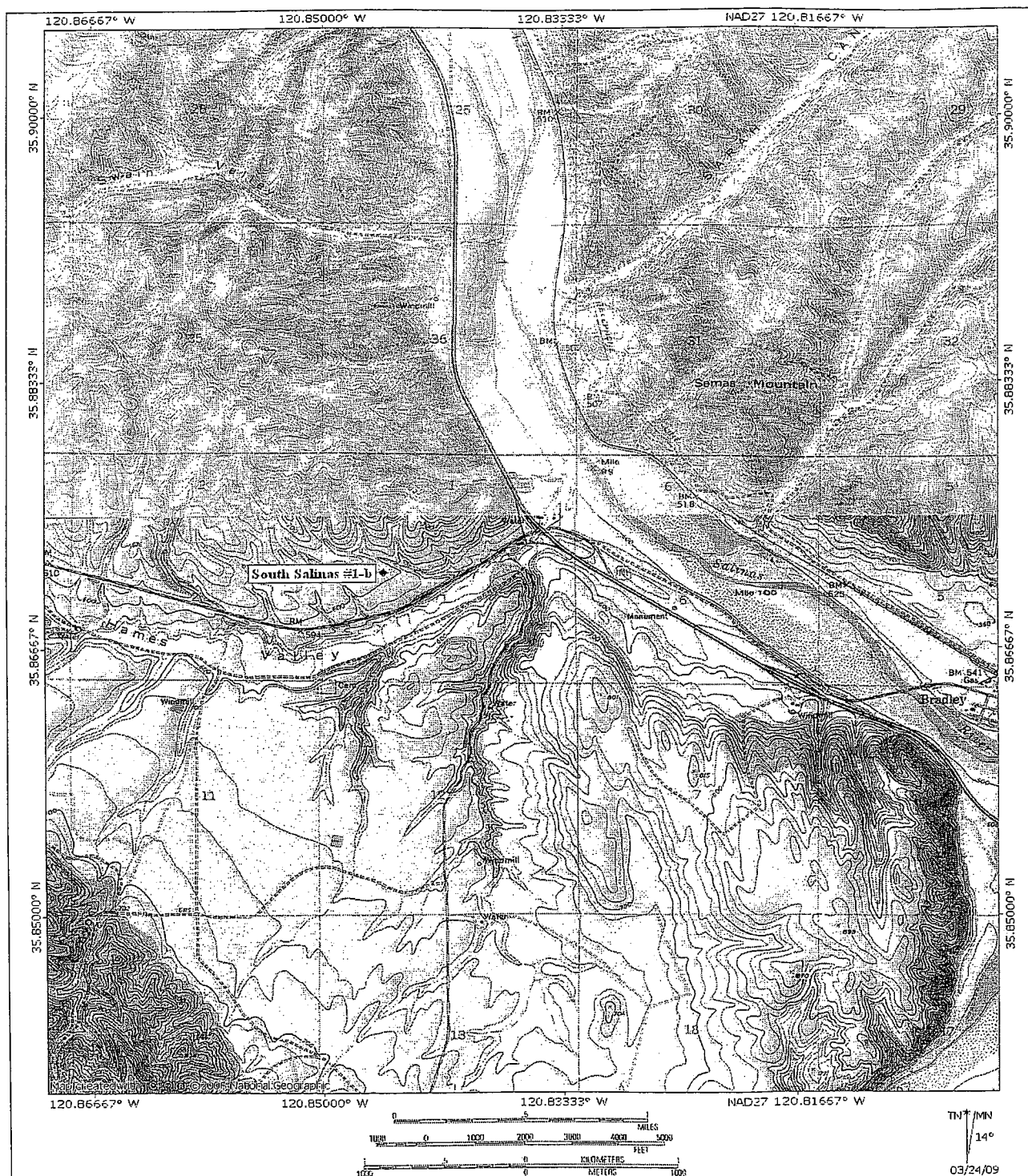
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>contact USFWS and CDFG for further guidance.</p> <p>SITE PREPARATION AVOIDANCE MEASURES: The following minimization and avoidance measures will be implemented for protection of Special-Status Mammal Species and Wildlife Habitats resources during project implementation, prior to any vegetation or grading activities.</p> <p>2.7 Hazardous materials, fuels, lubricants, or solvents that are accidentally spilled during drilling activities shall be cleaned up and disposed of immediately and according to applicable federal, state, and local regulations.</p> <p>2.8 The speed of project-related vehicular traffic shall be limited to 15 miles per hour once vehicles have left Jolon Road and are traveling along the unpaved dirt access road to and from the well site.</p> <p>2.9 All equipment storage during site development and operation shall be confined to the project APE or to previously disturbed areas off site that are not habitat for sensitive species.</p> <p>2.10 Sediment-control devices (e.g., weed-free straw wattles, silt fence, straw bales, etc.) shall be installed around construction work zones to prevent runoff to adjacent sensitive wildlife habitats.</p> <p>2.11 To prevent entrapment of wildlife species during the construction phase of the project, all excavated, steep-walled holes and trenches in excess of 3 feet in depth shall be provided with one or more escape ramps constructed of earthen</p>				

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		<p>fill or a wood/metal plank. If wildlife proof barricade fencing is available, it should also be utilized where appropriate. Escape ramps should be at less than a 45° angle. Trenches and pits should be inspected for entrapped wildlife each working day before construction activities resume. Before such pits and trenches are filled, they should be thoroughly inspected for entrapped animals. If any wildlife species are discovered, they should be allowed to escape voluntarily, without harassment, before construction activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.</p> <p>2.12 All construction pipes, culverts, or similar structures that are stored at a construction site overnight shall be thoroughly inspected for trapped animals before the pipe is buried, capped, or otherwise used or moved. Pipes laid in trenches overnight should be capped. If an animal is discovered inside a pipe, that section of pipe should not be capped or buried until the animal has escaped.</p> <p>2.13 All trash items such as wrappers, cans, bottles, and food scraps generated both during construction and subsequent operation shall be disposed of in closed containers only and regularly removed from the site. Food items may attract animals onto a project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife should be allowed.</p> <p>2.14 To prevent harassment, mortality, or unauthorized</p>				

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		<p>“take” of sensitive species and/or their habitat by domestic dogs and cats, no pets should be permitted onsite.</p> <p>2.15 Night lighting may have an adverse effect on sensitive habitats and wildlife species near the project site. If night lighting is required, the lighting should be directed at the facilities and not at adjacent areas.</p> <p>2.16 Impacts associated with wild fires can be minimized by maintaining firefighting equipment on site during project related activities. The use of shields, protective mats or use of other fire preventive methods during grinding and welding activities will prevent or minimize the potential for fire. Personnel should be trained regarding fire hazard for wildlife and their habitats.</p> <p>2.17 All development activities shall halt if any take (harming, harassment, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or any attempt to conduct the previous), injury, or illness of threatened or endangered species shall be reported promptly to the USFWS, CDFG, and Monterrey County Resources Agency, Planning Department..</p> <p>These minimization and avoidance measures are consistent with measures recommended for other well sites permitted in the project area.</p>				

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19.	MM3	CLEAR EXCESS DEBRIS: All equipment, waste, and other construction debris shall be removed from the site. Disturbed areas outside of the APE shall be re-vegetated and/or re-graded as necessary to restore the disturbed areas to their original state in accordance with recommended minimization avoidance measures and/or the Landscape restoration plan.	The applicant will submit to the RMA-Planning Department photographic evidence of compliance with this mitigation measure.	Owner/ Applicant	Prior to expiration of this permit or within 30 days of ceasing activities whichever occurs first.	

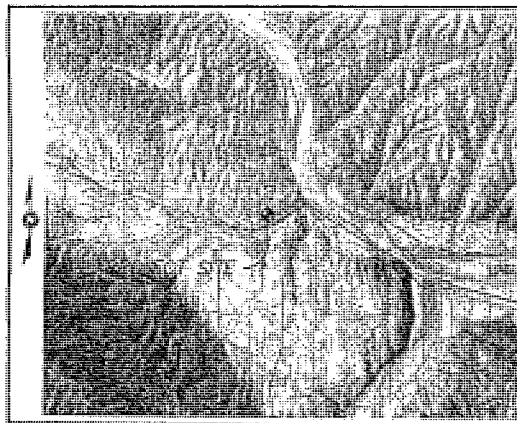
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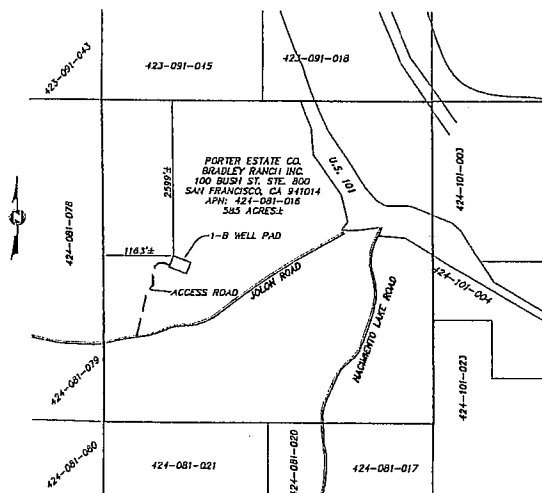
South Salinas #1-b
Location Map

Robert A. Booher Consulting
Environmental Planning & Management
3221 Quail Hollow Drive
Fairfield, California 94534
(707) 399-7835

Venoco, Inc.
6267 Carpinteria Avenue
Carpinteria, California 93013
(805) 745-2184



VICINITY MAP
NTS



PARCEL MAP
1"=1000'

GRADING PLAN FOR VENOCO, INC. - SOUTH SALINAS I-B PROJECT MONTEREY COUNTY CALIFORNIA

PROJECT DATA TABLE	
LOCATION:	NORTH OF JOLON RD.
APPLICANT:	VENOCO, INC. 6267 CARPINTERIA AVE. CARPINTERIA, CA 93013 PHONE: (805) 745-2100
OWNER:	PORTER ESTATE CO. BRADLEY RANCH, INC. 100 BUSH ST., STE. 800 SAN FRANCISCO, CA 94104-3911
LOT SIZE:	585.35 AC
LOT COVERAGE:	1.95 AC. OR D.40X
GRADING:	CUT 8,970 CY FILL 8,240 CY
TREE REMOVAL:	0 TREES
VEGETATION REMOVAL:	1.95 AC. GRASSLAND
FLOOD ZONE:	C - NOT WITHIN 100-YR FLOOD PLAIN
ZONING:	PG-40 & F-40
NATURAL GROUND WITH SLOPE GREATER THAN 30%	0

1. STANDARDS AND CLAUSES

A. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL CONSTRUCTION AND MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE COUNTY OF MONTEREY STANDARD SPECIFICATIONS AND DETAILS WITH THESE PLANS AND WITH THE LATEST EDITIONS OF THE STATE "CALIFORNIA" STANDARD SPECIFICATIONS AND STANDARD PLANS, SOI SPECIFICATION SHEETS AND TRAFFIC MANUAL AND THE 2008 CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.

B. IT IS UNDERSTOOD THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROVIDED FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY SITE INSPECTIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS OR OTHERWISE INDICATED PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS OF WORK NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB.

D. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO BE USED AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE BEST QUALITY ARE TO BE USED.

E. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE COUNTY.

2. PERMITS, LICENSES AND REGULATIONS

A. PERMITS AND LICENSES OF A TEMPORARY NATURE AND NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PERMITS, LICENSES AND EASEMENTS FOR PERMANENT STRUCTURES OR PERMANENT CHANGES IN EXISTING FACILITIES SHALL BE SECURED AND PAID FOR BY THE OWNER UNLESS OTHERWISE SPECIFIED.

B. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO THE WORK TO COMMENCE WORK.

C. THE CONTRACTOR SHALL OBEY ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. HE SHALL PROPERLY NOTIFY THE ENGINEER IN WRITING OF ANY SPECIFICATION AT VARIANCE THEREWITH AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS HE SHALL BEAR ALL COSTS ARISING THEREFROM.

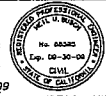
SHEET INDEX

1. TITLE SHEET
2. GRADING AND DRILLING PLAN
3. EROSION CONTROL PLAN

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BENCHMARK	
DESIGNATION: SWAN	PI: DNE701
FROM ALVARADO ROAD DRIVE SOUTH ON HWY. 101 FOR 4.6 MILES TO A DIRT TURNOUT EAST SOUTH VALLEY ROAD EAST OF CARBONITE WITNESS POST.	
ELEV: 573.6'	DATE: MAY 08

LM LAUGENOUR AND MEIKLE	
CIVIL ENGINEERING - LAND SURVEYING - PLANNING	
800 COURT STREET, WOODLAND, CALIFORNIA 95698 - PHONE: (530) 665-1151	
P.O. BOX 218, WOODLAND, CALIFORNIA 95778 - FAX: (530) 665-1052	
BY: NEIL U. BUSCH	
DATE: P.E. 68585	EXPIRES 09/30/09

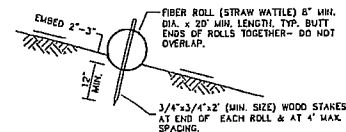


IMPROVEMENT PLANS FOR VENOCO INC. - SOUTH SALINAS I-B PROJECT COUNTY OF MONTEREY	SCALE AS SHOWN	SHEET 1 OF 3
TITLE SHEET	CALIFORNIA	

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DATE: 5-18-09	
JOB NO. 2950-195	

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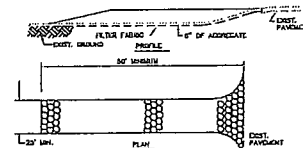
1. LIMIT OF CLEARING AND GRADING
 2. INSTALL FIBER ROLLS
 3. EROSION CONTROL BLANKET PER CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK EC-7.



FIBER ROLL SOIL STABILIZATION DETAIL

1

NTS

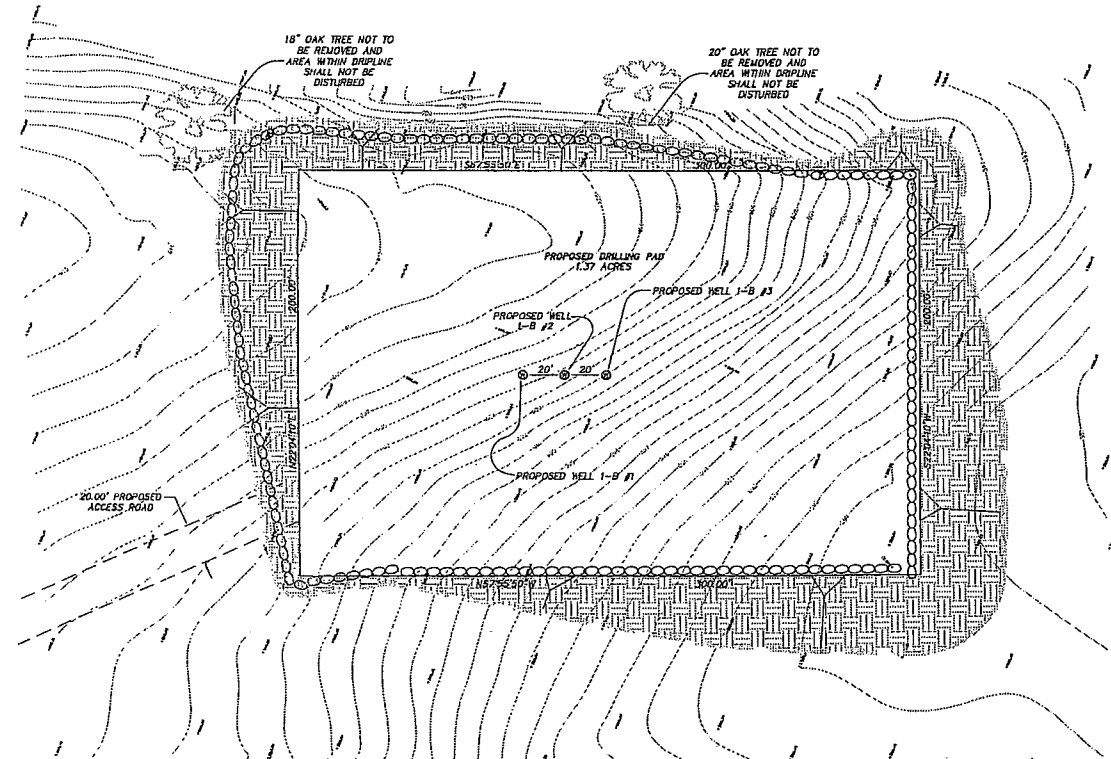


2 STABILIZED CONSTRUCTION ENTRANCE

NTS

EROSION AND SEDIMENTATION CONTROL NOTES :

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15) AND READILY AVAILABLE FOR ANY PROJECTED STORM.
2. SHOULD THE PROPOSED CHUTE STORM DRAIN SYSTEM NOT BE INSTALLED BY OCTOBER 15, TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AROUND THE OPENINGS OF ANY EXISTING STORM PIPES WHICH DRAIN THE SITE.
3. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED.
4. A MINIMUM OF 50% OF GRAIN NO. 20, 3/4" DIA. CHARACTER, AT A MINIMUM DEPTH OF 12", SHALL BE INSTALLED AT EACH HIGHWAY ENTRANCE TO THE SITE. THIS DOES NOT NEED TO BE DONE AT DRIVEWAYS WHICH WILL BE CLOSED BY IMMOVABLE BARRICADES DURING CONSTRUCTION.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY ENGINEER.
6. DURING THE RAINY SEASON SPECIFIED IN NOTE 1, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EXCESS MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADING RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.
7. THE EROSION AND SEDIMENTATION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE APPROXIMATELY IS ACCEPTED BY THE COUNTY.
8. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
9. THE CONTRACTOR SHALL PROTECT TEMPORARY HIGHWAY AREAS AND/OR STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE COUNTY ENGINEER.
10. THE CLEARING OF PAVED STREETS, DURING AND AT THE COMPLETION OF CONSTRUCTION, SHALL BE PERFORMED WITH MECHANICAL SPEEDERS. THE USE OF WATER TRUCKS TO "WASH DOWN" THE STREET IS PROHIBITED. TRUCKS SHALL BE CLOAKED SO AS TO NOT WASH MATERIAL INTO CITY STREETS. THE CONTRACTOR SHALL SWEET COUNTY ROADS WITHIN 500' OF CONSTRUCTION SITE A MINIMUM OF ONCE A WEEK OR AS REQUIRED BY THE COUNTY.
11. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE OF THE DRAWING LIMITS WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER. ALL CONSTRUCTION MATERIAL STORAGE AREAS SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO WORK.
12. GRADING SHALL NOT OCCUR WHICH WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
13. THE CONTRACTOR SHALL PROVIDE FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK AND/OR FROM PUBLIC TRAFFIC PASSING THROUGH THE WORK AREA.
14. WATER FOR DUST CONTROL SHALL BE BY A MISTLE NOZZLE WITH A MINIMUM CAPACITY OF 1000 GALLONS. APPLICATION SHALL BE MADE AT LEAST TWICE DAILY (BEO-FORNOON AND LATE AFTERNOON) INCLUDING NON-WORKING DAYS UNTIL THE ASPHALT HAS BEEN PLACED OR FINAL GRADING HAS BEEN COMPLETED IN AREAS WHERE THERE IS NO ASPHALT TO BE PLACED. WATER APPLICATION SHALL NOT BE EXCESSIVE SO AS TO PRODUCE EROSION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES OBTAINED HEREON TWO (2) WEEKS BEFORE THE FIRST PROJECTED RAIN OR AS DIRECTED BY THE COUNTY ENGINEER. THE CONTRACTOR SHALL REMOVE THE TEMPORARY MEASURES UPON FINAL ACCEPTANCE OF THE IMPROVEMENTS OR AFTER THE INSTALLATION OF ANY PERMANENT MEASURES.
16. INSTALL STRAW BUNDLES FOR EROSION AND SEDIMENTATION CONTROL STORM WATER DRAIN HANDROPS ON THE CUT/SLOPE SLOPES AND DISTURBED AREAS. SEE NOTE 24.
17. A DROUGHT TOLERANT WOOD FREE MIX OF NATIVE AND NON-NATIVE GRASSES OR AN ALTERNATE EROSION CONTROL MEASURE APPROVED BY THE PLANNING AND PUBLIC WORKS DIVISION SHALL BE ESTABLISHED ON ALL OF THE DISTURBED SLOPES PRIOR TO NOVEMBER 1 OF EACH YEAR.
18. ALL DISTURBED AREAS SHALL BE TREATED WITH EROSION CONTROL TYPIC TO PER CALTRANS SPECIFICATIONS.



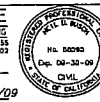
EROSION CONTROL PLAN

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 SCALE: 1"=30'
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DESIGNED BY HUB
 DRAWN BY AKS
 CHECKED BY HUB

REV.	DATE	DESCRIPTION	BY	APP'D.

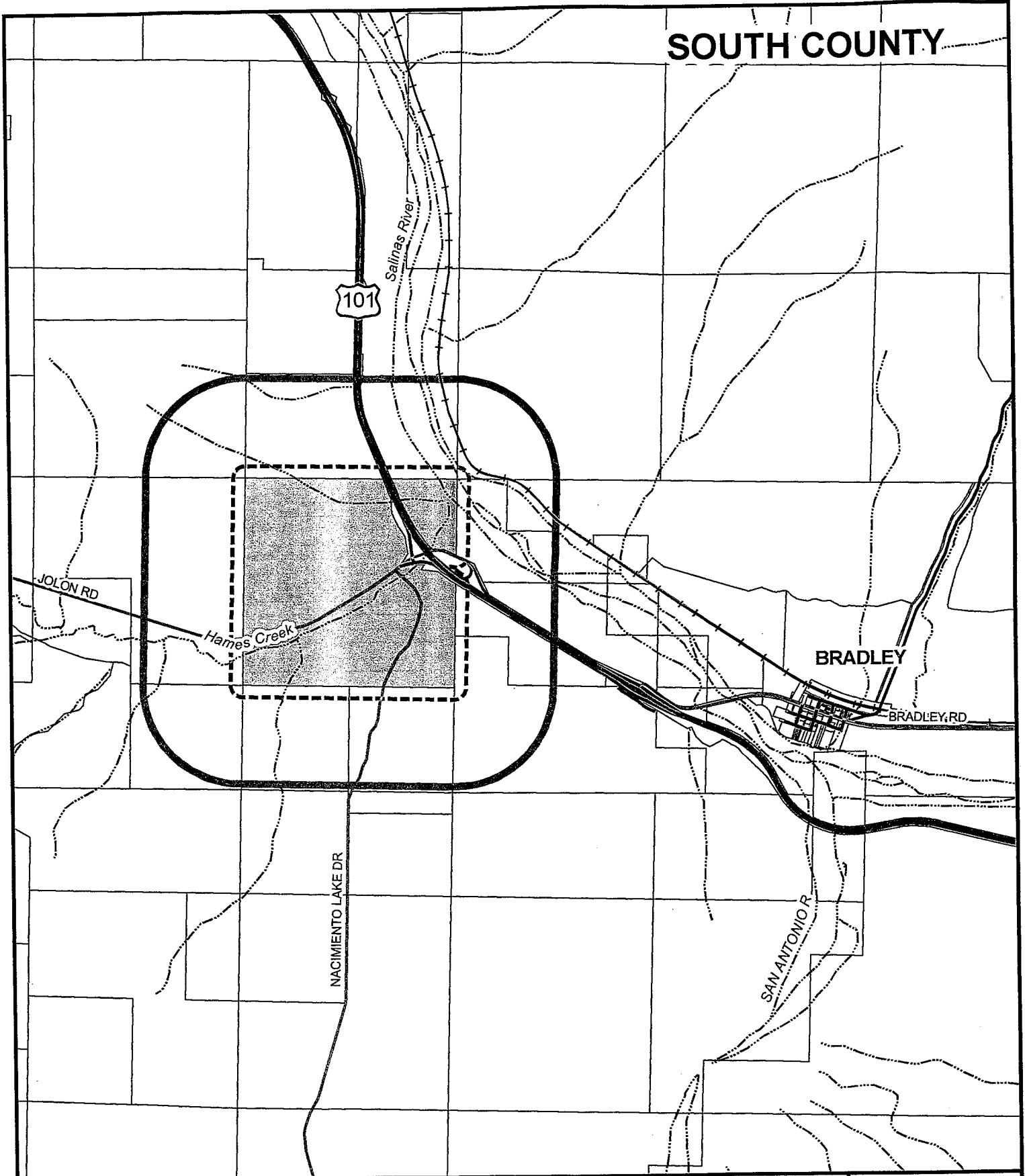
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 808 CLAY STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (916) 851-1755
 P.O. BOX 928, WOODLAND, CALIFORNIA 95776 - FAX: (916) 851-1805
 BY NEIL U. BUSCH
 DATE P.E. 88582 EXPIRES 09/30/09



IMPROVEMENT PLANS FOR
VENOCO INC. - SOUTH SALINAS 1-B PROJECT
 COUNTY OF MONTEREY CALIFORNIA
 EROSION CONTROL PLAN

SCALE AS SHOWN
 SHEET 3 OF 3
 DATE: 5-18-09
 JOB NO. 2980-195

SOUTH COUNTY



APPLICANT: VENOCO / PORTER SO SLN 1-B

APN: 424-101-023-000

FILE # PLN090120



300' Limit



2500' Limit



City Limits



0 2,000
Feet

