SUN VALLEY FLORAL PROJECT
CONDITIONAL USE PERMIT (CUP) CASE NO. PL19-0030

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of an existing agricultural packing facility for an additional 20-year period. (Case No. PL19-0030)

2. **Property Owner:** The Sun Valley Group (AKA Oxnard Land Company), 3160 Upper Bay Road, Arcata, CA 95521

3. **Applicant:** Lane DeVries, 3160 Upper Bay Road, Arcata, CA 95521

4. **Agent:** Ilona Scott, Lauterbach and Associates, 300 Montgomery Avenue, Unit C, Oxnard, CA 93036

5. **Decision-Making Authority:** Pursuant to Section 8105-4 and Section 8111-6.1.3 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the Planning Director is the decision-maker for the requested modified CUP.

6. **Project Site Size, Location, and Parcel Number:** The project site encompasses 27 acres located at 3122, 3126 and 3132 East Pleasant Valley Road in the unincorporated area, east of the City of Oxnard. The Assessor's Parcel Number for the property that constitutes the project site is 218-0-041-330 (Exhibit 2).

7. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: Agriculture

   b. Zoning Designation: AE-40, Agricultural Exclusive, 40-acre minimum lot size

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40	Open field cultivated agriculture
South	AE-40	Open field cultivated agriculture
East	AE-40	Open field cultivated agriculture
West	AE-40	Open field cultivated agriculture

9. History: The existing agricultural packing and greenhouse operation was initially authorized by the Planning Commission with the granting of CUP No. 4542 on June 29, 1989. This permit carried a 10-term ending in 1999. The first modification of this permit (CUP 4542-1) was granted to extend the term of the permit by an additional 10 years to 2009 and to authorize minor changes in facility design. The next modification of the CUP (CUP 4542-3) was granted on March 4, 2002. This CUP authorized the construction and use of a 32,100 square foot addition to the warehouse building. CUP 4542-3 carries an April 15, 2019 expiration date but remains in effect during the processing of the current application.

Permit Adjustment LU05-0153 was granted in 2005 to authorize the conversion of up to nine acres of greenhouses to hydroponic agricultural production.

Permit Adjustment PL13-0174 was granted in 2014 to authorize the installation of a metal shade structure, expansion of hydroponic operations, and internal changes to the warehouse building.

Permit Adjustment PL16-0145 was granted to authorize changes in site landscaping to accommodate the road right-of-way acquisition by the County of Ventura required to widen Pleasant Valley Road by seven feet. With this change, the subject facility reached its current (2021) configuration.

10. Project Description: The applicant requests that a modified CUP be granted to authorize the continued operation of an existing agricultural storage and packing facility and associated greenhouses for an additional 20-year period. The following existing buildings encompass approximately 48 percent of the subject property and would continue to be used as part of the subject facility.

Building No.	Type of Building	Size (SF)
I	Warehouse	52,412
II	Greenhouses	262,920
III	Metal canopy & cooler	4,900
V	Greenhouses	254,175
VI	Residence & Accessory structures	7,120
Total Coverage:		**581,527**

The area of the site not encumbered by buildings would continue to be used for open field agriculture (including hoop houses) and an existing detention basin.

Approximately 235 employees would continue to work at the facility. During peak seasons, an additional 65 employees (for a total of 300) may work at the facility. The only proposed physical changes in the facility from its previously permitted condition are improvements in the onsite domestic water system. This system would be upgraded with a new storage tank and other equipment in order to satisfy current regulatory requirements and obtain a domestic water system permit from the State Water Resources Control Board (Exhibit 3).

Access to the site would continue to be provided by driveways connected to the adjacent Pleasant Valley Road. The existing 67 parking spaces would continue to be available on the site.

Sewage disposal would continue to be accommodated with the operation of the existing onsite wastewater treatment plant. Water would continue to be supplied to the facility by groundwater produced in accordance with an allocation issued by the Fox Canyon Groundwater Management Agency. Water would also continue to be available to the site from the United Water Conservation District.

(Refer to the project plans in Exhibit 4.)

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

The proposed project would not involve any substantial change in the existing agricultural activities and the associated agricultural support facilities. The minor changes to the domestic water system to be made in response to current State regulations constitutes a negligible modification of the existing facilities. No adverse physical effect on the environment has been identified that would result from the proposed continued operation of the existing facilities. Given this circumstance, the proposed project is eligible for exemption from environmental review pursuant to Section 15301 of the CEQA Guidelines. The section exempts the continuation of existing uses or structures from environmental review.

Section 15300.2 of the State CEQA Guidelines provides exceptions to Categorical Exemptions based on location relative to mapped resources or hazards of critical concern, cumulative impacts, scenic highways, hazardous waste sites, historical resources, and where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The continued operation of an existing agricultural packing and greenhouse facility on an existing developed site would not result in a significant adverse effect on the environment, would not result in damage to scenic resources within a designated scenic highway area, and is not located on an identified hazardous waste site or historical site.

Based on the above discussion, staff recommends that the decision-maker find this project to be Categorically Exempt pursuant to Section 15301 of the State CEQA Guidelines and, that none of the exceptions set forth in Section 15300.2 of the State CEQA Guidelines apply.

C. CONSISTENCY WITH THE GENERAL PLAN

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

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 General Plan.

LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation: *The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

The existing agricultural storage, packing and greenhouse facility is an agricultural use suitable for and consistent with the agricultural designation of the subject property. No changes in the facility or its operation are proposed that would be inconsistent with the agricultural use of the property; and would continue to comply with the Land Conservation Act (47-8.10) contract applicable to the subject property.

Based on the above discussion, the proposed project is consistent with policy LU-8.2.

LU-16.1 Community Character and Quality of Life: *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The ongoing presence and use of the existing agricultural facility would not result in any new effect on public views from the adjacent Pleasant Valley Road or any other public

viewpoint. No new effect on community character would result from the project as no substantial physical changes in the existing facilities are proposed.

Adequate public services (water, sewer, road access) would continue to be available to serve the subject facility.

Based on the above discussion, the proposed project is consistent with this policy.

AG-1.2 Agricultural Land Use Designation: *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

AG-1.8 Avoid Development on Agricultural Land: *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

The proposed project involves the continued operation of an existing agricultural packing and greenhouse facility. No substantial physical changes in the existing buildings or ancillary facilities are proposed. Thus, no new development would occur on the subject property. In any case, the packing and greenhouse facility is comprised entirely of agricultural production or agricultural support uses appropriate for siting on agriculturally designated land.

Based on the above discussion, the proposed project is consistent with policies AG-1.2 and AG-1.8.

PFS-1.7 Public Facilities, Services, and Infrastructure Availability: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

Water, road access, sewage disposal and all other necessary services would continue to be available to serve this existing development.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

The proposed project is comprised of the continuation of existing land uses. No change in the existing buildings or accessory facilities on the project site are proposed. Thus, no

impact fees or other assessments are required. Any required impact fees would have been collected at the time the facility was last permitted in 2002. Additionally, the subject landowner contributed land to the County for the widening of Pleasant Valley Road.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

Sewer service is not available in the project area. Sewage disposal would continue to be accommodated through the use of an existing onsite wastewater treatment plant.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-4.2 Onsite Wastewater Treatment Systems: *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

Sewage disposal would continue to be accommodated on the project site through the use of an existing onsite wastewater treatment plant. This system is operated under permit issued by the Regional Water Quality Control Board (RWQCB) and satisfies all applicable regulatory requirements.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development: *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

The proposed project would not involve a change in the area of impervious surfaces or any alteration to the existing drainage facilities on the project site. Project implementation would not require the development of new flood control facilities or improvements in existing facilities.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-11.4 Emergency Vehicles Access: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments. (RDR)*

The proposed project would not involve a change in the access to the existing facility. The existing driveways and parking lots, as well as Pleasant Valley Road, would continue to provide adequate access for emergency vehicles.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)*

The proposed project would not involve a change in the access to the existing facility. The existing driveways and parking lots located on the site, as well as Pleasant Valley Road, would continue to provide adequate access for emergency vehicles. –Water would continue to be provided to the project site through the pumping of groundwater in accordance with an allocation issued by the Fox Canyon Groundwater Management Agency. Water provided by the United Water Conservation District also remains available to this site. A 250,000-gallon water tank would continue to be maintained on the site for fire suppression. The existing system would continue to supply water in a manner that meets the fire flow standards of the VCFPD. The project site is located less than three miles from the nearest fire station. Thus, the available response time would meet VCFPD requirements.

Based on the above discussion, the proposed project is consistent with this policy.

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Water would continue to be provided to the project site through the pumping of groundwater in accordance with an allocation (61 Acre-Feet per Year) issued by the Fox Canyon Groundwater Management Agency. Water provided by the United Water Conservation District also remains available to this site. These sources constitute an adequate long-term supply of water.

Based on the above discussion, the proposed project is consistent with this policy.

D. ZONING ORDINANCE COMPLIANCE

The subject packing and greenhouse facility is subject to the requirements of the Ventura County NCZO.

Pursuant to the NCZO (Section 8105-4), greenhouses and other principal structures related to agriculture that exceed 100,000 square feet in floor area can be authorized in the AE Zone with the granting of a CUP by the Planning Commission. However, as requested, the minor modification of the current permit can be acted upon by the Planning Director pursuant to Section 8111-6.1.2 of the NCZO. Upon the granting of the requested modified CUP, the Permittee would be authorized to operate this facility until 2039, or another year determined by the ultimate decision-maker.

The proposed project is located within the AE 40-acre Zone District and is subject to development standards set forth in Sections 8106-1.1 and 8110-5.1 of the NCZO. Table 1 lists the applicable development standards and a description of whether the proposed project is designed in conformance with these standards.

Table 1: Development Standards

<table>
<tr><th colspan="2">Requirement</th><th>In conformance?</th></tr>
<tr><td>Minimum Lot Area (Gross)</td><td>No requirement</td><td>Yes</td></tr>
<tr><td>Maximum Percentage of Building Coverage</td><td>5 percent (from General Plan)</td><td>Yes. This standard does not apply to greenhouses and agricultural support facilities.</td></tr>
<tr><td>Front Setback</td><td>20 feet</td><td rowspan="3">Yes, the existing and proposed structures would be located more than 20 feet from all property lines.</td></tr>
<tr><td>Side Setback</td><td>10 feet</td></tr>
<tr><td>Rear Setback</td><td>15 feet</td></tr>
<tr><td>Maximum Building Height</td><td>25 feet (or 35 feet if each side yard is at least 15 feet in width)</td><td>Yes</td></tr>
<tr><td colspan="2"><u>Section 8110-5.1:</u>
Attached Sign: One sign allowed. Area of sign limited to 20 square feet.</td><td rowspan="2">Yes. This existing signs in use on the project site are in compliance with these requirements.</td></tr>
<tr><td colspan="2"><u>Section 8110-5.1:</u>
Freestanding sign: Limit of one sign with size limited to the lesser of 20 square feet or the length of the street frontage divided by 20. The maximum sign height is 5 feet.</td></tr>
</table>

In summary, the project has been designed in conformance with applicable NCZO standards.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the NCZO. The ability to make the required findings are evaluated below.

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

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

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

   The proposed project is comprised of a continuation of an existing land use. No substantial change in the design or use of the existing agricultural buildings and ancillary facilities on the project site are proposed. No new effect on community character or on neighboring uses would result from project implementation. The existing facility would remain compatible with the character of the surrounding agricultural lands located in the Oxnard Plain area.

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

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

   The proposed project is comprised of a continuation of an existing land use. No substantial changes in the existing agricultural buildings or accessory facilities on the project site are proposed. No aspect of project implementation has been identified that would be obnoxious, harmful or impair the utility of neighboring property or uses.

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

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

   The proposed project is comprised of a continuation of an existing land use. No substantial change in the existing agricultural buildings or accessory facilities on the project site are proposed. No aspect of project implementation has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare.

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

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

   The proposed project is comprised of a continuation of an existing land use. No substantial change in the existing agricultural buildings, accessory facilities or uses on the project site, or in the intensity of the operation, are proposed. No aspect of project implementation has been identified that would adversely affect or be incompatible with the existing land uses in the surrounding agricultural area. Given the agricultural land use designation and agricultural zoning of the project site and surroundings lands, a future change in zoning, General Plan designation or land uses is not foreseeable at this time.

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

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

   With the previous granting of CUP 4542, CUP 4542-1 and CUP 4542-3, the County decision-makers determined that the subject property constituted a legal lot. Since those permits were granted, a small portion of the property was acquired by the County of Ventura for road-widening purposes. This slight change in the configuration of the property did not change the legal lot status as the conveyance of property to as public agency is exempt from the Subdivision Map Act.

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

7. **The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

   As discussed in Section B of this staff report, the proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and the Ventura County NCZO (Section 8111-3.1). On October 6, 2021, the Planning Division mailed notice to owners of property within 1,000 feet of the property on which the project site is located. On

October 11, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, there have been no public comments.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines;

3. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** modified CUP PL19-0030, subject to the conditions of approval (Exhibit 5); and,

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director will be made within 40 days after the completion of the public hearing. This decision is final unless appealed to the Planning Commission within 10 calendar days after the permit has been granted, conditionally granted, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Kessler at (805) 654-2461 or John.Kessler@ventura.org.

Prepared by:

John Kessler, Case Planner
Commercial and Industrial Permits
Ventura County Planning Division

Reviewed by:

Mindy Fogg, Manager
Commercial and Industrial Permits
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	State Water Permit
Exhibit 4	Site Plan
Exhibit 5	Conditions of Approval

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-21-2021

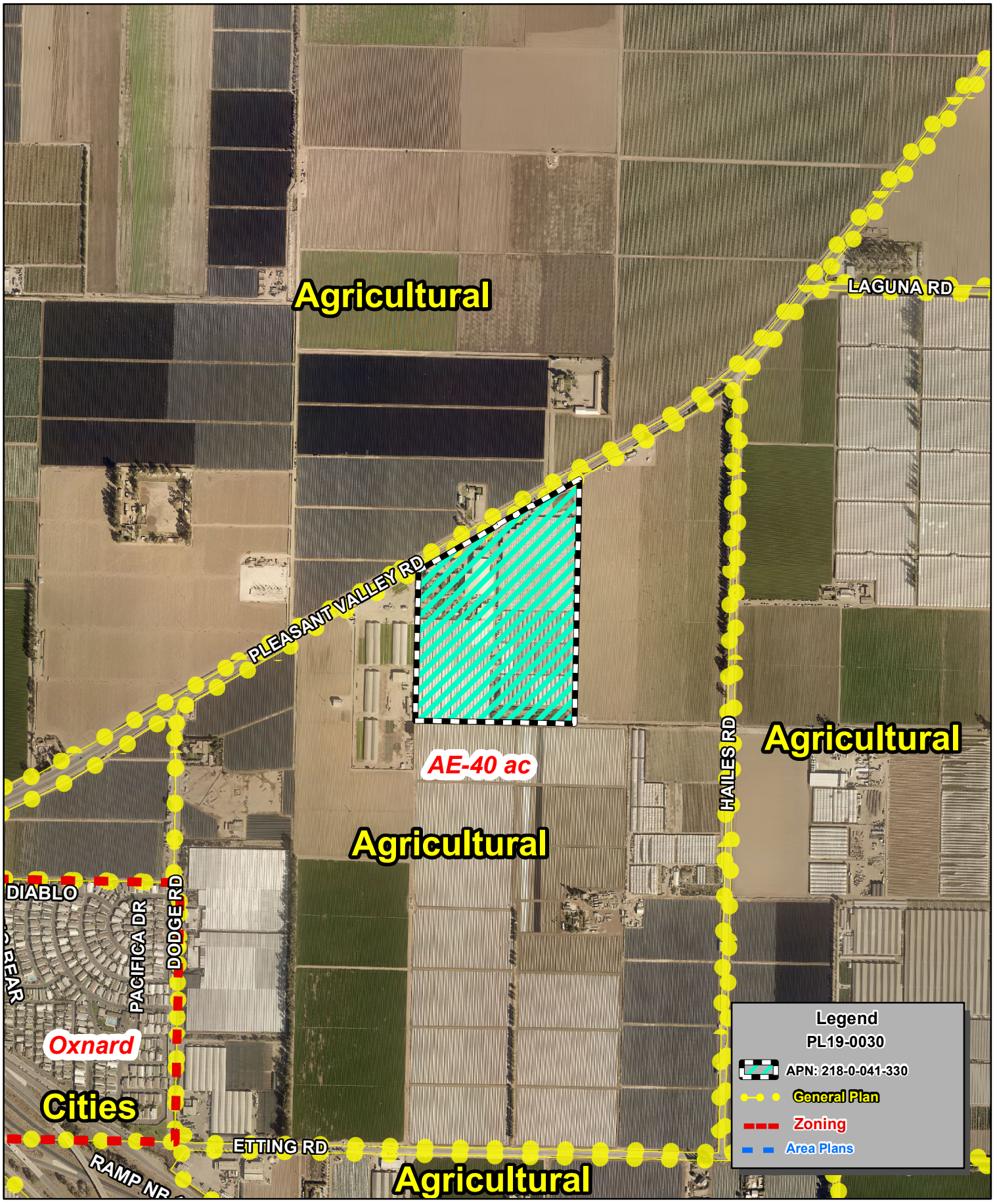
RMAgis

County of Ventura
Planning Director Hearing
Case No. PL19-0030
Exhibit 2 - Maps

0 10,000 20,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-21-2021
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Source: Pictometry, 2020

County of Ventura
Planning Director Hearing
PL19-0030
General Plan & Zoning Map

0 365 730 Feet

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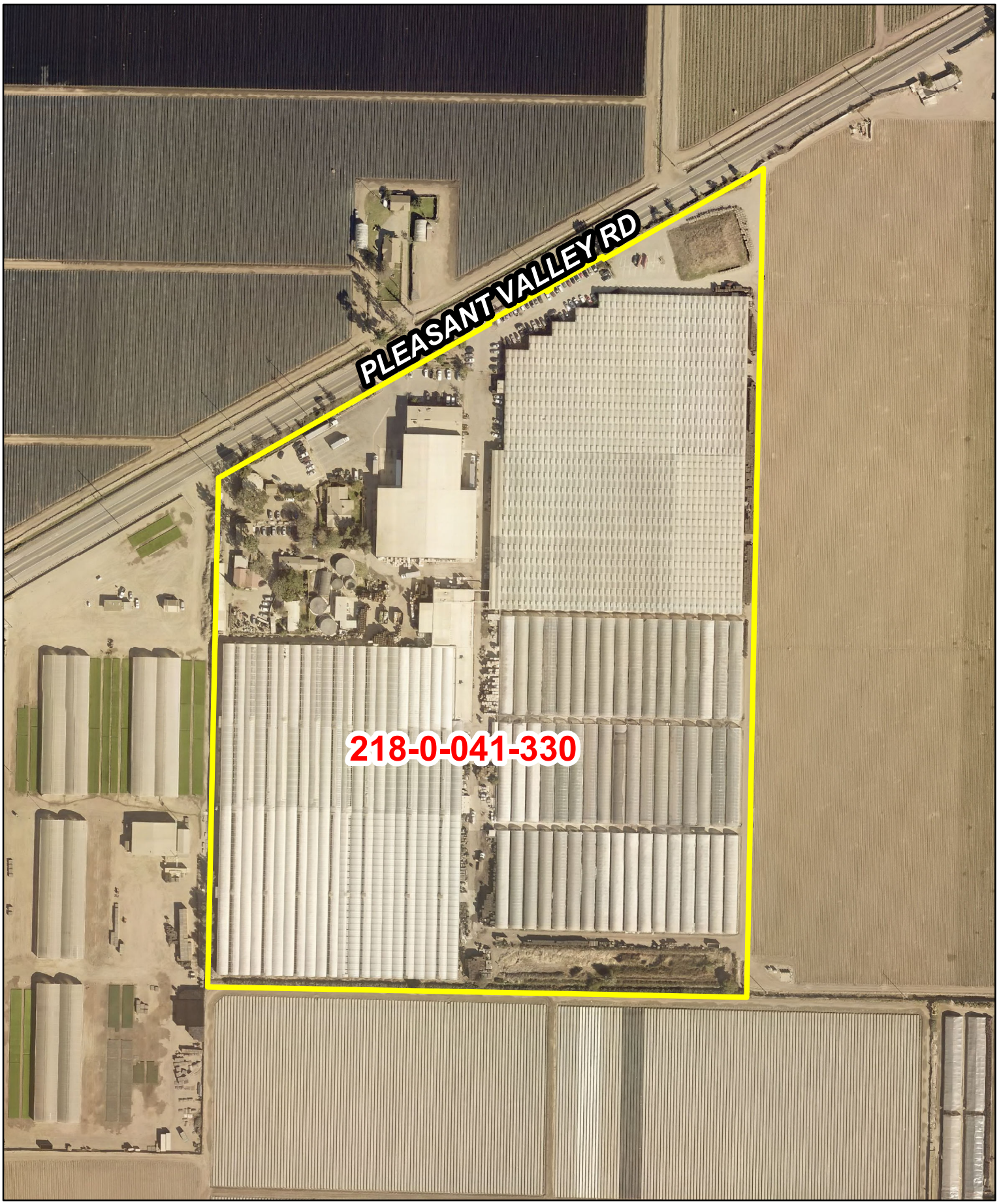

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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RMAgis

County of Ventura
Planning Director Hearing
PL19-0030

Aerial Photography

0 50 100 Feet

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RH

State Water Resources Control Board
Division of Drinking Water

September 10, 2021

Attn: Leendert (Lane) DeVries, CEO
Sun Valley Group
3132 East Pleasant Valley Road
Oxnard, CA 93033

System Number 5603125 – Permit Number 04-06-21P-007

Dear Mr. DeVries,

The State Water Resources Control Board, Division of Drinking Water has considered the application of Sun Valley Group dated July 2, 2021, and has issued a domestic water supply permit. The permit and engineering report are enclosed, along with other supporting documents. Sun Valley Group will need to advise us in writing within 30 days if you do not agree to the permit and its conditions.

If you have any questions regarding this permit, please contact this office at (805) 566-1326.

Sincerely,

Jeff Densmore, P.E., District Engineer
Santa Barbara District
Division of Drinking Water
State Water Resources Control Board

Enclosures (9):

Enclosure 1: Domestic Water Supply Permit
Enclosure 2: Permit Engineering Report
Enclosure 3: Water System Map
Enclosure 4: Well Data Sheet
Enclosure 5: Storage Tank Data Sheet
Enclosure 6: Booster Pump Station Data Sheet

Enclosure 7: Sampling Results
Enclosure 8: Radionuclide Monitoring Flow Chart
Enclosure 9: Certificate of Issuance

cc: Ventura County Environmental Health Division

Enclosure 1

Domestic Water Supply Permit

STATE OF *CALIFORNIA*

DOMESTIC WATER SUPPLY PERMIT

Issued To

Sun Valley Group

Public Water System No. CA5603125

By The

State Water Resources Control Board
Division of Drinking Water

PERMIT NUMBER: 04-06-21P-007 **DATE: September 10, 2021**

WHEREAS:

1. The ***Sun Valley Group, Inc*** submitted an application dated ***July 2, 2021***, to the California State Water Resources Control Board's Division of Drinking Water (hereinafter DDW) to operate a public water system. The application was submitted in accordance with California Health and Safety Code, Section 116525.

2. This public water system is known as ***Sun Valley Group*** which is a business located at ***3132 East Pleasant Valley Road, Oxnard, CA 93033.***

3. The legal owner of ***Sun Valley Group*** is ***Sun Valley Group, Inc. Sun Valley Group, Inc,*** therefore, is responsible for compliance with all statutory and regulatory drinking water requirements and the conditions set forth in this permit.

4. The public water system for which the permit application has been submitted is as described briefly below (a more detailed description of the permitted system is described in the attached Permit Report):

   The Sun Valley Group water system is privately-owned and serves an agricultural area outside the limits of the City of Oxnard. The Sun Valley Group site consists of a permanent residence, a mobile home residence, a packinghouse/office building, and numerous greenhouses for growing plants. Sun Valley Group operates one

groundwater source, one storage tank, and one booster pump station to provide potable water to an estimated 100-200 people (with seasonal variation) via 3 service connections.

5. The service area of the ***Sun Valley Group*** Water System is shown on the map included as Enclosure 3.

And WHEREAS:

1. ***Sun Valley Group, Inc*** has submitted all of the required information relating to the proposed operation of the ***Sun Valley Group*** Water System.

2. DDW has evaluated all of the information submitted by ***Sun Valley Group, Inc*** and has conducted a physical investigation of the proposed ***Sun Valley Group*** Water System.

3. The project is an existing facility and is considered exempt from the California Environmental Quality Act pursuant to CCR, Title 14, Sections 15302 and Title 22, Section 60101 (a).

4. The California State Water Resources Control Board has the authority to issue domestic water supply permits pursuant to Health and Safety Code Section 116540.

THEREFORE: The California State Water Resources Control Board has determined the following:

1. The ***Sun Valley Group*** Water System meets the criteria for and is hereby classified as a ***nontransient noncommunity*** water system.

2. The applicant has demonstrated that the proposed ***Sun Valley Group*** Water System has sufficient source capacity to serve the anticipated water demands.

3. The design of the proposed water system complies with the Water Works Standards and all applicable regulations.

5. The applicant has demonstrated adequate technical, managerial, and financial capacity to operate reliably the proposed water system.

6. Provided the following conditions are complied with, the ***Sun Valley Group*** Water System should be capable of providing water to consumers that is pure, wholesome, and potable and in compliance with statutory and regulatory drinking water requirements at all times.

SUN VALLEY GROUP, INC IS HEREBY ISSUED THIS DOMESTIC WATER SUPPLY PERMIT TO OPERATE THE SUN VALLEY GROUP WATER SYSTEM, SUBJECT TO THE FOLLOWING CONDITIONS:

- GENERAL -

1. Sun Valley Group shall comply with all the requirements set forth in the California Safe Drinking Water Act, California Health and Safety Code and any regulations, standards or orders adopted thereunder.

2. All water supplied by Sun Valley Group for domestic purposes shall meet all applicable Maximum Contaminant Levels (MCLs) established by the California State Water Resources Control Board. If the water quality from an approved domestic water source does not comply with the domestic water quality standards, treatment shall be provided to the water to bring it into compliance with the standards, subject to permit approval.

3. The only sources approved for potable water supply are as follows:

Source	PS Code	Status	Capacity
Well 03	CA5603125_001_001	Active	400 gpm

4. The only treatment facility approved for the portable water supply is precautionary chlorination.

5. No changes, additions, or modifications shall be made to the sources or treatment mentioned in Conditions Nos. 3 – 4 unless an amended water permit has first been obtained from DDW.

6. All personnel who operate the distribution and treatment facilities shall be certified in accordance with Title 22, Sections 63765 and 63770, California Code of Regulations. Sun Valley Group shall be operated by a D1 certified distribution operator or higher or a T1 certified treatment operator or higher.

7. All chemicals used in the water system, including chlorine, shall be certified under NSF/ANSI Standard 60. All water system equipment and materials that come into contact with the drinking water shall be certified under NSF/ANSI Standard 61 to demonstrate the material does not leach any contaminants into the drinking water.

8. Prior to a change in ownership of the water system facilities, the owner shall notify the succeeding owner, by letter, of the existence of this permit, and a copy of the notification letter must be forwarded to DDW.

- DISTRIBUTION SYSTEM -

9. Sun Valley Group's distribution system shall comply with all applicable California Waterworks and American Water Works Association (AWWA) design and construction standards. Adequate separation with other pipelines shall be provided, in accordance with §64572 of the California Waterworks Standards. Special construction standards and materials shall be provided where the minimum separation cannot be met.

10. For newly installed water lines and repairs, Sun Valley Group shall follow American Water Works Association (AWWA) standards for Disinfecting Water Mains (C651).

11. In accordance with §63370(b), Title 22, of the California Code of Regulations, Sun Valley Group shall utilize only certified distribution operators to make decisions addressing the following operational activities:
    a. Install, tap, re-line, disinfect, test and connect water mains and appurtenances.
    b. Shutdown, repair, disinfect and test broken water mains.
    c. Oversee the flushing, cleaning, and pigging of existing water mains.
    d. Pull, reset, rehabilitate, disinfect and test domestic water wells.
    e. Stand-by emergency response duties for after hours distribution system operational emergencies.
    f. Drain, clean, disinfect, and maintain distribution reservoirs.

12. Sun Valley Group shall maintain an active Cross-Connection Control Program in accordance with §7584, Title 17, of the California Code of Regulations. Annual cross-connection surveys shall be conducted by a person qualified in cross-connection control. All potential cross-connections shall be abated within 30 days of their identification. Backflow prevention devices shall be tested at least annually and replaced or repaired as needed.

13. In the event of an unplanned water outage that dewaters a portion of the Sun Valley Group water system distribution system, the following procedures shall be followed:
    a. As soon as possible and within 24 hours, notify DDW of the unplanned water outage and discuss the need for public notification.
    b. During and after the repair, properly disinfect the affected pipeline(s) according to AWWA Standards. This includes flushing and taking bacteriological samples.
    c. Submit documentation to DDW of the outage. This documentation shall include the length of time of the outage and corrective measures taken by Sun Valley Group.

- RESERVOIRS –

14. Sun Valley Group shall submit to DDW for review the design drawings and specifications for each proposed distribution reservoir prior to its construction.

15. All storage reservoirs shall comply with the California Waterworks Standards and American Water Works Association (AWWA) design and construction standards. Distribution reservoirs shall be covered. Vents, overflows, and other openings shall be designed and constructed to prevent the entry of rainwater or runoff, and birds, insects, rodents, or other animals. Tanks shall be coved with a rigid structural roof or floating cover that prevents the movement of water or other liquids into or out of the reservoir. Reservoirs shall be equipped with at least one separate inlet and outlet and be designed to minimize short-circuiting and stagnation of the water flow through the reservoir. They shall be equipped with isolation valves and designed in a way that allows for continued distribution of water if the reservoir is removed from service.

16. Before a newly coated or lined reservoir is brought into service, a sample for volatile organic compounds (VOCs) shall be collected after the reservoir is filled and a minimum five-day soaking period is allowed. In addition to the chemicals on the standard list (Method 524), analyses shall be made for ortho-Xylene, para-Xylene, meta-Xylene, methylethylketone (MEK), methylisobutylketone (MIBK), and any other solvent included in the coating, lining, or adhesive Material Safety Data Sheets (MSDS). The results of the VOC analyses must be submitted to DDW.

- WATER QUALITY MONITORING -

17. Well production readings shall be recorded a minimum of once per month. Written water production records shall be maintained by the water system for a minimum of ten years and be available to DDW during the sanitary surveys. In accordance with the California Waterworks Standards (Section 64561, California Code of Regulations), monthly water production records shall be maintained for each active source, and shall be reported to DDW annually in the Electronic Annual Report described in Condition No. 27.

18. Well 03 shall be monitored for bacteriological activity and chemical concentrations, including for general physical parameters, general minerals, inorganic chemicals, radiological chemicals, volatile organic compounds (VOCs), synthetic organic compounds (SOCs), total coliform bacteria, and fecal coliform bacteria (*E. coli*). All results shall be submitted to DDW's Santa Barbara District Office for determination of compliance with California's domestic water quality standards. A State-certified laboratory (i.e., certified by the Environmental Laboratory Accreditation Program; ELAP) shall perform all chemical analysis required for compliance purposes. The water system shall require the laboratory to report chemical water quality results to DDW via Electronic Data Transfer (EDT) using the appropriate Primary Station Code (PS Code).

Well 03 shall be routinely monitored at the frequencies listed below:

Constituent Category	Well 03 (PS Code CA5603125_001_001) Monitoring Frequency
General Physical Parameters & Minerals	Every 3 Years
Inorganic Chemicals & Nitrite	Every 3 Years*
Nitrate	Annually
Radiological Chemicals	Every 3, 6, or 9 Years**
VOCs	Every 3 Years
SOCs (Atrazine and Simazine)***	Every 9 Years
Coliform Bacteria****	Quarterly

* Inorganic chemicals are to be monitored once every three years, except asbestos and cyanide are waived to once every 9 years.

** Radiological chemical monitoring frequency depends on previous results. The monitoring frequency shall be no less than every nine years if below the DLR, no less than six years if between the DLR and half the MCL, and no less than every three years if above half of the MCL.

*** Monitoring for all SOCs except atrazine and simazine is waived.

**** Bacteria results cannot currently be submitted by laboratories via EDT, and so Sun Valley Group is to require that the analyzing laboratory submit bacteria results to DDW directly either by mail or email, by the tenth day of the month following the month in which samples were collected.

If results exceed an MCL, Sun Valley Group shall begin quarterly monitoring for the respective chemical(s). Exceedances of the nitrate or perchlorate MCLs of 10 mg/L as N or 6 µg/L, respectively, shall be reported to DDW as soon as possible and within 24 hours.

19. Sun Valley Group shall have at least one sample from its distribution system analyzed monthly for bacteriological quality in accordance with an approved Bacteriological Sample Siting Plan. The analyses shall be made by a laboratory that has been approved by the Environmental Laboratory Accreditation Program (ELAP). A bacteriological analyses report shall be submitted to DDW's Santa Barbara District Office by the tenth day of the month following the month in which samples were collected.

20. Bacteriological monitoring shall be conducted in accordance with the California Waterworks Standards for the following scenarios:
    a. prior to using newly installed water mains or water mains that have been taken out of service for maintenance or repair,
    b. prior to using new or repaired storage reservoirs or tanks,
    c. and after water outages in the distribution system or areas of low pressures.

    Records of such monitoring shall be maintained and made available for DDW review as needed.

21. Chlorine dose rate calculations and free chlorine residual measurements from the distribution system are recommended to be performed and recorded at least weekly. For compliance with the Maximum Residual Disinfectant Level, Sun Valley Group shall measure the free chlorine residual at the same location and same time as bacteriological samples are collected from its distribution system. A quarterly chlorine residual report shall be submitted to DDW's Santa Barbara District Office by the tenth day of the month following each calendar quarter.

22. Sun Valley Group shall monitor its distribution system for disinfection byproducts at a location approved by DDW and in accordance with the standard or reduced monitoring requirements outlined in §64534, Title 22, of the California Code of Regulations.

23. Sun Valley Group shall test the corrosiveness of its water to lead and copper plumbing of at least 5 service connections by testing for lead and copper at least every three years during summer months, in accordance with an approved lead and copper sampling plan. The sample sites shall be selected in accordance with §64676, Title 22, of the California Code of Regulations.

- PUBLIC NOTIFICATION AND REPORTING -

24. The public shall be notified of all MCL and monitoring or reporting violations in accordance with the Tier 1, 2, and 3 DDW public notification requirements. All public notifications shall be reviewed and approved by DDW. DDW's Santa Barbara District Office shall be contacted by phone as soon as practical and within 24 hours concerning any acute violations or occurrences of hazardous situations.

25. Sun Valley Group shall maintain an up-to-date Emergency Notification Plan (ENP) identifying how water users will be notified in the event of a water quality emergency. Sun Valley Group shall refer to the ENP for phone numbers to contact DDW after normal business hours in the event of a water quality emergency.

26. By July 1st of each year, Sun Valley Group shall prepare and distribute a Consumer Confidence Report to its water system users. A copy of the Consumer Confidence Report shall also be delivered to DDW by the same date. Within 3 months of delivery, Sun Valley Group shall submit to DDW a certification that the

report has been distributed to water systems users and that the information is correct and consistent with the compliance monitoring data previously submitted to DDW.

27. An Electronic Annual Report for each calendar year shall be submitted to DDW that summarizes the operations of the water system during the year. The report shall be submitted through the Electronic Annual Report System, which can be accessed at the following internet address, or at another location as provided by DDW: https://ear.waterboards.ca.gov/

This permit supersedes all previous domestic water supply permits issued for this public water system and shall remain in effect unless and until it is amended, revised, reissued, or declared to be null and void by the Division. This permit is non-transferable. Should the ***Sun Valley Group*** Water System undergo a change of ownership, the new owner must apply for and receive a new domestic water supply permit.

Any change in the source of water for the water system, any modification of the method of treatment as described in the Permit Engineering Report, or any addition of distribution system storage reservoirs shall not be made unless an application for such change is submitted to DDW.

This permit shall be effective as of the date shown below.

FOR THE STATE WATER RESOURCES CONTROL BOARD

Jeff Densmore, P.E.
District Engineer

Dated: September 10, 2021

Enclosure 2

Permit Engineering Report

State Water Resources Control Board
Division of Drinking Water

September 10, 2021

Domestic Water Supply Permit Engineering Report
For
Sun Valley Group Water System
Ventura County

State Water Resources Control Board
Division of Drinking Water
Southern California Field Operations Branch
Patrick Karinja, Water Resource Control Engineer

I. INTRODUCTION

1.1 PURPOSE OF REPORT

The purpose of this report is to describe the current state of the water system and to make recommendations regarding the issuance of a domestic water supply permit.

1.2 SOURCES OF INFORMATION

All information included in this report was obtained from Sun Valley Group personnel and a site visit on July 12, 2021.

1.3 BRIEF DESCRIPTION OF SYSTEM

The Sun Valley Group Water System is classified as a nontransient noncommunity water system. It is privately-owned and serves an agricultural area at 3132 E Pleasant Valley Road, Oxnard, CA 93033 (outside the limits of the City of Oxnard). The Sun Valley Group site consists of a permanent residence, a mobile home residence, a packinghouse/office building, and numerous greenhouses for growing plants. Sun Valley Group operates one groundwater source, one storage tank, and one booster pump station to provide potable water to an estimated 100-200 people (with seasonal variation) via 3 service connections. The distribution system consists of a single pressure zone. The service area of the Sun Valley Group Water System is shown on the map included as Enclosure 3.

II. INVESTIGATION AND FINDINGS

2.1 ELEMENT 1: SOURCES

2.1.1 GROUNDWATER SUPPLIES

Sun Valley Group (hereinafter SVG) has one groundwater well, Well 03. Well 03 was drilled in 1971 to a depth of 400 feet, with perforations from 160-240 feet, 280-340 feet, and 360-400 feet. It was originally constructed with 14-inch diameter mild steel casing and a 150-foot cement annular seal. A well survey was performed in August 2013, and the report dated August 29, 2013, describes a total depth before fill-in of about 369 feet. The survey noted some possible cracks in the casing wall at around 148 feet, damage with large holes in the screen from around 186-190 feet, and general plugging of screen perforations at multiple locations. Following the survey, SVG received a Well Permit from the County of Ventura to make repairs to the water supply well, in the form of installing a liner. In February 2014, the well was filled with gravel from 369-335 feet and a 10.75-inch diameter stainless steel wire wrap casing was installed from 335-135 feet. The bottom 180 feet of the liner is 0.065-inch slot and the top 20 feet of the liner is tight wind. Also, a 3-foot diameter and 1-foot thick concrete pedestal was installed at the surface. A Well Data Sheet is included as Enclosure 4.

The well is equipped with a 20-horsepower electric vertical turbine pump that produces approximately 400 gallons per minute (gpm). The discharge piping off the well includes a sample tap, check valve, and flow meter before water is directed to the 5,050-gallon storage tank. The well pump is triggered on and off by a float switch at the tank. The high and low tank levels are typically set around 2 feet to 7 feet. Water from the storage tank goes to three small pressure tanks (estimated 30 gallons each), pressurized by a 5-horsepower electric water pump. This setup pressurizes the distribution system up to 50 psi.

Well 03 is located on the site of SVG, which has perimeter fencing. The well draws water from the Santa Clara River Valley – Oxnard groundwater basin (California Department of Water Resources-designated Basin Number 4-004.02), which California Department of Water Resources has designated as a high priority and critically over-drafted basin, and for which Fox Canyon Groundwater Management Agency serves as the Groundwater Sustainability Agency. SVG has an assigned allocation and pays extraction fees to Fox Canyon Groundwater Management Agency, as well as to United Water Conservation District. Records from 2010 through 2020 show that the allocation for Well 03 has been 71.016 acre feet (about 23.141 million gallons) per year.

A review of water quality sampling of Well 03 indicates that the water has elevated levels of iron, manganese, specific conductance, sulfate, and total dissolved solids. **A drinking water source assessment must be completed for Well 03, in order to determine the nearby activities to which it is most vulnerable. SVG is to**

coordinate with DDW in completing the Well 03 Drinking Water Source Assessment.

Table 1: Active Well Info						
Source Name & PS Code	Year Drilled	Well Depth (ft.)	Perforations (ft.)	Annular Seal Material & Depth (ft.)	Well Yield (gpm)	Pump Type
Well 03 CA5603125A_001_001	1971*	369*	160-240* 280-340* 340-end*	Cement 150	400	Vertical Turbine

* Well 03 was originally drilled in 1971 to 400 feet but a well survey performed in August 2013 found the total depth before fill-in to be about 369 ft. The well survey found damage in a portion of the original casing, holes in a portion of the screens, and generally plugged screens. In February 2014 the well was filled with gravel from 369-335 feet and a liner was installed from 335-135 feet. The liner is 0.065-inch slot screen from 155-335 feet.

2.1.2 ADEQUACY OF SUPPLY

SVG is required to have enough storage or source capacity at all times to meet its maximum day demand, as determined from the past 10 years. SVG has not been previously operated in the capacity of a nontransient noncommunity public water system and does not have relevant maximum day demand data that directly translates to domestic usage. SVG reports its extraction volume semi-annually to Fox Canyon Groundwater Management Agency and United Water Conservation District and pays associated extraction fees. The data from 2010 through 2020 shows that year with the most usage was the 2018/2019 reporting year, when SVG reported an extraction volume of 56.093 acre feet (about 18.278 million gallons) for Well 03. The maximum day demand is calculated using the 2018/2019 annual usage of 18.278 million gallons, divided by 365 days, and multiplied by a peaking factor of 2.25. This results in a maximum day demand of approximately 112,673 gallons or 78 gpm. However, most of the demand was for past irrigation operations, and the domestic demand is a small percentage. SVG has a 5,050-gallon storage tank and can further supply its distribution system from Well 03 at a rate of 400 gpm. which SVG expects to be sufficient for its operations. **SVG must record the quantity of water produced from its well at least once per month. Monthly water production records must be reported to DDW annually in the Electronic Annual Report.**

SVG does not have an alternative water source. DDW generally recommends that water systems maintain redundancy, such as keeping spare parts, establishing an auxiliary source connection, or developing a second source.

2.1.3 NON-POTABLE WATER

Besides Well 03, SVG has another well on site, referred to as Well 02, which is not in use. Well 02 was previously used to supply water to the residence, but since SVG could not find any documentation of an annular seal at the well while applying for a Domestic Water Supply Permit, SVG switched to using Well 03 and disconnected and capped Well 02.

SVG maintains a 65,000-gallon bolted steel storage tank for fire supply and also for irrigation water for the greenhouses. The fire water storage tank is supplied by Well 03 through an air gap, and water in the fire water storage tank is considered non-potable and not part of the domestic water system. One booster pump supplies water from the fire water storage tank to the fire hydrants on site. Another booster pump routes water from the fire water storage tank to a reverse osmosis (RO) treatment unit, and RO treated water is then routed to storage tanks to supply the greenhouse irrigation lines, with possible fertilizer injection. SVG must prevent any potential cross connection between its domestic water system on non-potable water and maintain adequate separation distances between its domestic water system piping and piping carrying non-potable water (which includes any water from the fire water storage tank, other wells, and the RO-treated water).

SVG has a metered connection from United Water Conservation District that receives non-potable water for fire supply. It feeds the fire sprinkler system at the packinghouse/office building and can also feed the 65,000-gallon fire water storage tank.

2.2 ELEMENT 2: TREATMENT

2.2.1 DISINFECTION TREATMENT

Precautionary disinfection treatment is provided by the addition of 12.5% sodium hypochlorite solution into the domestic storage tank. The solution is added manually to maintain a free chlorine residual range of 1.5 to 2.5 mg/L in the tank, and 1.0 to 1.5 mg/L distribution system. Chlorine residuals in the tank and the distribution system are checked at least weekly

For other disinfection procedures, SVG should refer to American Water Works Association (AWWA) Standards for “Disinfection of Facilities” and coordinate with DDW.

2.3 ELEMENT 3: DISTRIBUTION SYSTEM

2.3.1 DISTRIBUTION LINES

SVG’s distribution system is comprised of steel and PVC piping ranging from 1-4 inches in diameter. The distribution system is made up of a single pressure zone,

pressurized by 3 small pressure tanks (estimated 30 gallons each), equipped with a 5-horsepower electric water pump. The pressure tanks are supplied from a 5,050-gallon storage tank, which receives well water via a 20-horsepower electric vertical turbine pump that produces approximately 400 gallons per minute (gpm). This setup pressurizes the distribution system up to 50 psi.

The domestic water system serves a permanent residence, a mobile home residence, a packinghouse/office building, and some hose bibs. The only water service at the packinghouse/office building is two restrooms.

Piping replacements are typically made using PVC or steel. The piping must meet NSF/ANSI Standard 61**. As plumbing or other work is done, SVG should track and inventory distribution piping details (e.g., material, size, configuration, etc.).**

Dead ends in the distribution system should be flushed routinely as needed, and valves should be exercised at least annually. SVG is required to maintain adequate separation between its water supply lines and any pipelines conveying non-potable fluids and/or any waste disposal sites or other potential sources of contamination, as described in the California Waterworks Standards.

2.3.2 CROSS-CONNECTION CONTROL PROGRAM

SVG stores and uses non-potable water onsite for fire demand and irrigation. SVG also has another well on site other than Well 03, referred to as Well 02, which is not in use. Well 02 was previously used to supply water to the residence, but since SVG could not find any documentation of an annular seal at the well while applying for a Domestic Water Supply Permit, SVG switched to using Well 03 and disconnected and capped Well 02.

A 65,000-gallon bolted steel storage tank is supplied by Well 03 through an air gap. Water in this fire water storage tank is considered non-potable and not part of the domestic water system. One booster pump supplies water from the fire water storage tank to the fire hydrants on site. Another booster pump routes water from the fire water storage tank to a reverse osmosis (RO) treatment unit, and RO treated water is then routed to storage tanks to supply the greenhouse irrigation lines, with possible fertilizer injection.

SVG also has a metered connection from United Water Conservation District that receives non-potable water for fire supply. The connection is equipped with a double check valve backflow assembly. It feeds the fire sprinkler system at the packinghouse/office building and can also feed the 65,000-gallon fire water storage tank.

SVG has a water line extending off of the domestic water system at the packinghouse/office building that is equipped with a 1-inch reduced pressure principle backflow assembly before landscape irrigation.

There was previously piping off of Well 03 that went to sand filters and the underground piping direction thereafter is unknown. That piping has been physically disconnected from Well 03 and the domestic water system. Before reconnecting that portion of piping to the domestic water system SVG must either locate the piping system and verify that there is no cross-connection risk and/or install an appropriate backflow prevention assembly.

SVG must prevent any potential cross connection between its domestic water system and non-potable water and maintain adequate separation distances between is domestic water system piping and piping carrying non-potable water (which includes any water from the fire water storage tank, other wells, the RO-treated water, and UWCD non-potable water). SVG is required to routinely assess its system for cross-connections and ensure there are adequate backflow prevention devices at all potential contamination points. If a potential cross connection is identified, it must be mitigated within 30 days. Backflow prevention devices are to be installed as necessary to prevent possible contamination. Any installed backflow prevention devices are to be tested and certified annually by a licensed Backflow Prevention Device Tester**.**

SVG had a cross-connection survey performed in August 2021 and submitted a Cross Connection Survey Summary Form dated August 25, 2021.

2.4 ELEMENT 4: FINISHED WATER STORAGE

SVG provides storage through a 5,050-gallon polyethylene storage tank that is housed in an enclosed and roofed storage building with concrete flooring. The tank is 7 feet 7 inches high and has a diameter of 10 feet 9 inches. The tank is configured with one inlet line, one outlet line going to the three small pressure tanks (estimated 30 gallons each), and then distribution system. A float triggers the well pump on and off, with high and low tank levels typically set around 2 feet to 7 feet. The tank roof has a vented manway lid. There is no overflow pipe, so during an overflow event water would escape from the vented manway lid. **DDW recommends installing overflow piping to safely direct water away from the tank to an appropriate location (e.g., storm drain)**. **DDW recommends weekly inspections of the tank and a tank cleaning schedule of least every five years.**

A Storage Tank Data Sheet is included as Enclosure 5.

Table 2: Finished Water Storage Info						
Name	Capacity (gal)	Height (ft/in)	Material	Inlet/Outlet Type	Overflow Height (ft)	Use
Domestic Storage Tank	5,050	7’ 7”	Polyethylene	Separate	No overflow piping	Domestic water system supply

2.5 ELEMENT 5: PUMPS, PUMP FACILITIES, AND CONTROLS

SVG uses three small pressure tanks, estimated to have a volume of about 30 gallons each, with a 5-horsepower electric water pump to pressurize its distribution system up to 50 psi. The pressure tanks are supplied by a 5,050-gallon storage tank, which receives well water via a 20-horsepower electric vertical turbine pump that produces approximately 400 gallons per minute (gpm). The well pump is automatically triggered on and off by a float switch in the domestic storage tank. A Booster Pump Station Data Sheet is included as Enclosure 6.

2.6 ELEMENT 6: MONITORING, REPORTING, AND DATA VERIFICATION

2.6.1 SOURCE MONITORING

SVG is required to routinely monitor its groundwater sources for general physical parameters, general minerals, inorganic chemicals, radiological chemicals, volatile organic compounds (VOCs), synthetic organic compounds (SOCs), total coliform bacteria, and fecal coliform bacteria (*E. coli*).

2.6.1.1 CHEMICAL SOURCE MONITORING

The following table below shows SVG’s routine monitoring frequencies for chemical constituents at its well:

Table 3: Chemical Monitoring Frequency of Well							
Source Name & PS Code		General Physical & Minerals	Inorganic & Nitrite	Nitrate	Radio-logical	VOCs	SOCs (Atrazine & Simazine)*
Well 03 CA5603125_001_001	Last Sample	2021	2021	2021	2021	2021	2021
	Frequency	3 Years	3 Years**	Annually	3, 6, or 9 Years***	3 Years	9 Years
	Next Sample	2024	2024	2022	2027	2024	2030

* Monitoring for all SOCs except atrazine and simazine is waived.

** Inorganic chemicals are to be monitored once every three years, except asbestos and cyanide are waived to once every 9 years.

*** Radiological chemical monitoring frequency depends on previous results. The monitoring frequency shall be no less than every nine years if below the DLR, no less than six years if between the DLR and half the MCL, and no less than every three years if above half of the MCL.

All chemical water quality monitoring from sources must be submitted to DDW by the analyzing laboratory via electronic data transfer (EDT). In order for a laboratory to successfully EDT results, SVG must provide the laboratory with the correct primary station code (PS Code) associated with the samples. Samples collected at Well 03 are associated with PS Code CA5603125_001_001.

Monitoring results that are submitted electronically (via EDT) and associated monitoring frequencies (i.e., next sample due date) can be accessed online at: https://sdwis.waterboards.ca.gov/PDWW/

SVG completed one round of water quality monitoring for Well 03 on June 11, 2021, and the latest results comply with all primary drinking water standards. The sample results are included as Enclosure 7. The following table shows select sampling results, which are further described below:

Table 4: Select Sampling Results

Constituent	MCL*	Well Raw Water 6/11/2021 Sample Result
Iron (ug/L)	300	440
Manganese (ug/L)	50**	470
Sulfate (mg/L)	500***	571
Specific Conductance (umhos/cm)	1,600***	1,760
Total Dissolved Solids (mg/L)	1,000***	1,370

* Iron, manganese, sulfate, specific conductance, total dissolved solids, turbidity, and color have secondary MCLs, which are based on aesthetics (e.g., taste, odor, appearance) and do not apply to noncommunity water systems.

** The notification level for manganese is 500 ug/L.

*** The values included for sulfate, specific conductance, and total dissolved solids are upper values of secondary MCL ranges for which a fixed MCL has not been established.

Well 03 raw water samples collected on June 11, 2021, had high levels of iron, manganese, sulfate, specific conductance, and total dissolved solids. However, these constituents are not associated with primary MCLs – they have only secondary MCLs, which are based on aesthetics (e.g., taste, odor, appearance) and do not apply to noncommunity water systems. Manganese in the Well 03 raw water currently does not exceed but is close to the Notification Level of 500 ug/L, which is an advisory level and not an enforceable standard. If manganese in Well 03 exceeds the notification level, SVG is to notify the Ventura County Board of Supervisors.

SVG sampled its well for asbestos and cyanide in June 2021 and the results were nondetect. The monitoring frequency for asbestos and cyanide is waived to once every nine years.

SVG sampled its well for atrazine and simazine in June 2021 and the results were nondetect. The monitoring frequency for atrazine and simazine is once every nine years. Monitoring for other SOCs is waived, based on county pesticide usage reports.

SVG sampled its well for perchlorate in June 2021 and the result was nondetect. SVG shall sample its well for perchlorate in December 2021 to complete initial perchlorate monitoring. If the result is also nondetect, SVG shall continue monitoring perchlorate at its well every three years.

SVG sampled its well for 1,2,3-TCP in June 2021 (i.e., second quarter 2021) and the result was nondetect. SVG shall sample its well for 1,2,3-TCP once during each of the next three consecutive quarters (i.e., third quarter 2021, fourth quarter 2021, and first quarter 2022) to complete initial monitoring. The sampling events should be spaced out as evenly as practical. If results are all nondetect, SVG shall continue monitoring 1,2,3-TCP at its well every three years.

SVG sampled its well for radionuclides (Gross Alpha, Uranium, Ra-226, and Ra-228) in June 2021 (i.e., second quarter 2021) and the results were below the MCLs. SVG shall sample its well for radionuclides once during each of the next three consecutive quarters (i.e., third quarter 2021, fourth quarter 2021, and first quarter 2022) to complete initial monitoring. The sampling events should be spaced out as evenly as practical, and sample analyses are to made according to the Radionuclides Monitoring Flow Chart (Enclosure 8). SVG shall continue monitoring radionuclides thereafter according to procedures and frequencies described in the Radionuclides Monitoring Flow Chart. Note that SVG monitored for Ra-226 and Ra-228 in June 2021 but such analysis should instead be for Total Radium (for initial monitoring and then moving forward if such analysis is triggered by the Gross Alpha result).

2.6.1.2 BACTERIOLOGICAL SOURCE MONITORING

SVG sampled Well 03 for total coliform and E. coli on June 11, 2021 and the results were absent for total coliform and absent for E. coli. **SVG shall monitor the bacteriological quality of its raw groundwater at Well 03 quarterly, testing for total coliform bacteria and *E. coli*. If the raw groundwater sample is total coliform positive, then the well must be sampled monthly until three consecutive monthly samples are total coliform absent. For compliance with the Ground Water Rule, SVG is also required to test its well for bacteria when a routine distribution sample is positive for coliform bacteria.**

2.6.2 DISTRIBUTION SYSTEM MONITORING

SVG is required to routinely monitor its distribution system for total coliform, E. coli, chlorine residual, disinfection byproducts, and lead and copper.

2.6.2.1 BACTERIOLOGICAL DISTRIBUTION SYSTEM MONITORING

SVG is required to test at least one sample for bacteria every month from its distribution system, in accordance with its Bacteriological Sample Siting Plan (which is further described in Section 2.7.2).

2.6.2.2 CHLORINE RESIDUAL DISTRIBUTION SYSTEM MONITORING

For compliance with the Maximum Residual Disinfect Level (MRDL) of 4.0 mg/L (based on an annual running average), SVG is required to measure chlorine residual in the distribution system in conjunction with the routine distribution system bacteriological monitoring.

2.6.2.3 DISINFECTION BYPRODUCTS DISTRIBUTION SYSTEM MONITORING

SVG is required to collect one sample at the longest residence time and during the month of warmest water temperature for TTHMs and HAA5 analyses. **SVG is to coordinate with DDW regarding the disinfection byproducts sample site selection and monitoring schedule.**

2.6.2.4 LEAD AND COPPER DISTRIBUTION SYSTEM MONITORING

For compliance with the Lead and Copper Rule, SVG is required to test at least five samples collected from previously selected and approved taps. Initial monitoring requirements must be satisfied before DDW may approved a reduction to triennial sampling. The sampling is to be performed during June, July, August, or September, unless otherwise directed. SVG must comply with more frequent monitoring and other follow-up requirements in the event of an action level exceedance. **SVG is to coordinate with DDW regarding the lead and copper sample site selection.**

2.7 ELEMENT 7: SYSTEM MANAGEMENT AND OPERATIONS

2.7.1 ORGANIZATION AND PERSONNEL

SVG is owned by Leendert (Lane) DeVries, who serves as CEO. Kennith Soles serves as General Manager. Mike Elroy is the Consultant for Accounting. Mike Lott serves as Senior Grower and helps with maintenance operations. SVG has contracted Richard Vanderburg to serve as Chief Operator of the water system. SVG is a nontransient noncommunity water system and does not charge a water fee to its users. The costs of operation are covered by Sun Valley Group, Inc.

2.7.2 OPERATIONAL PLANS AND REPORTING

SVG is to keep an up-to-date Bacteriological Sample Siting Plan. The Bacteriological Sample Siting Plan is to be updated at least every 10 years, and any time the plan no longer reflects representative monitoring of the water system. DDW has a Bacteriological Sample Siting Plan on file for SVG, dated August 27, 2021.

As described in Section 2.1.1 (Groundwater Supplies), a drinking water source assessment must be completed for Well 03 in order to determine the nearby activities to which it is most vulnerable. SVG is to coordinate with DDW in completing the Well 03 Drinking Water Source Assessment.

SVG is to keep an up-to-date Emergency Notification Plan. DDW has an Emergency Notification Plan on file for SVG, dated August 27, 2021.

SVG is to submit an Annual Report to DDW each year. Typically, the report for a calendar year is due before midway through the next calendar year. SVG will need to register a user at https://ear.waterboards.ca.gov/ to complete Electronic Annual Reports (EARs). Upon registering, that user will receive notifications regarding the upcoming Annual Report and due dates.

SVG is to prepare and distribute/post a Consumer Confidence Report (CCR) by July 1st of each year. A copy of the CCR is to be submitted to DDW by July 1st of each year as well. A signed CCR Certification Form is due to DDW by October 1st of each year.

2.8 ELEMENT 8: OPERATOR COMPLIANCE WITH STATE REQUIREMENTS

SVG's distribution system is classified as a D1 distribution system. SVG provides precautionary disinfection, and its treatment system is classified as T/D meaning it can be operator by a D1 certified distribution operator or higher or a T1 certified treatment operator or higher. SVG contracts Richard Vanderburg to serve as Chief Operator of the water system, to meet the certified operator requirements for a public water system. Richard Vanderburg's operator certifications are listed below:

Table 5: Water System Facility Operator Certification Classifications

Operator	Treatment Classification	Distribution Classification
Richard Vanderburg	---	D2*

* Operator Number 39630; Expiration Date 12/1/2023.

III. CONCLUSIONS

The review of SVG's water system indicates that the water system is constructed, operated, and managed adequately for its intended use. The source and distribution system meet state requirements. A review of water quality monitoring results indicates that the water meets all primary maximum contaminant levels. A review of water quality monitoring results indicates that the well water has elevated levels of iron, manganese, specific conductance, sulfate, and total dissolved solids, which have secondary MCLs that are based on aesthetics (e.g., taste, odor, appearance) and do not apply to noncommunity water systems. Manganese in the well water does not exceed but is close to the Notification Level of 500 ug/L, which is an advisory level and not an enforceable standard, but nevertheless should be recognized by SVG.

Issuance of a domestic water supply permit to SVG is recommended, subject to the following conditions as set forth in Permit No. 04-06-21P-007:

- GENERAL -

1. Sun Valley Group shall comply with all the requirements set forth in the California Safe Drinking Water Act, California Health and Safety Code and any regulations, standards or orders adopted thereunder.

2. All water supplied by Sun Valley Group for domestic purposes shall meet all applicable Maximum Contaminant Levels (MCLs) established by the California State Water Resources Control Board. If the water quality from an approved domestic water source does not comply with the domestic water quality standards, treatment shall be provided to the water to bring it into compliance with the standards, subject to permit approval.

3. The only sources approved for potable water supply are as follows:

Source	PS Code	Status	Capacity
Well 03	CA5603125_001_001	Active	400 gpm

4. The only treatment facility approved for the portable water supply is precautionary chlorination.

5. No changes, additions, or modifications shall be made to the sources or treatment mentioned in Conditions Nos. 3 – 4 unless an amended water permit has first been obtained from DDW.

6. All personnel who operate the distribution and treatment facilities shall be certified in accordance with Title 22, Sections 63765 and 63770, California Code of

Regulations. Sun Valley Group shall be operated by a D1 certified distribution operator or higher or a T1 certified treatment operator or higher.

7. All chemicals used in the water system, including chlorine, shall be certified under NSF/ANSI Standard 60. All water system equipment and materials that come into contact with the drinking water shall be certified under NSF/ANSI Standard 61 to demonstrate the material does not leach any contaminants into the drinking water.

8. Prior to a change in ownership of the water system facilities, the owner shall notify the succeeding owner, by letter, of the existence of this permit, and a copy of the notification letter must be forwarded to DDW.

- DISTRIBUTION SYSTEM -

9. Sun Valley Group's distribution system shall comply with all applicable California Waterworks and American Water Works Association (AWWA) design and construction standards. Adequate separation with other pipelines shall be provided, in accordance with §64572 of the California Waterworks Standards. Special construction standards and materials shall be provided where the minimum separation cannot be met.

10. For newly installed water lines and repairs, Sun Valley Group shall follow American Water Works Association (AWWA) standards for Disinfecting Water Mains (C651).

11. In accordance with §63370(b), Title 22, of the California Code of Regulations, Valley Group shall utilize only certified distribution operators to make decisions addressing the following operational activities:
    a. Install, tap, re-line, disinfect, test and connect water mains and appurtenances.
    b. Shutdown, repair, disinfect and test broken water mains.
    c. Oversee the flushing, cleaning, and pigging of existing water mains.
    d. Pull, reset, rehabilitate, disinfect and test domestic water wells.
    e. Stand-by emergency response duties for after hours distribution system operational emergencies.
    f. Drain, clean, disinfect, and maintain distribution reservoirs.

12. Sun Valley Group shall maintain an active Cross-Connection Control Program in accordance with §7584, Title 17, of the California Code of Regulations. Annual cross-connection surveys shall be conducted by a person qualified in cross-connection control. All potential cross-connections shall be abated within 30 days of their identification. Backflow prevention devices shall be tested at least annually and replaced or repaired as needed.

13. In the event of an unplanned water outage that dewaters a portion of the Sun Valley Group water system distribution system, the following procedures shall be followed:

a. As soon as possible and within 24 hours, notify DDW of the unplanned water outage and discuss the need for public notification.
b. During and after the repair, properly disinfect the affected pipeline(s) according to AWWA Standards. This includes flushing and taking bacteriological samples.
c. Submit documentation to DDW of the outage. This documentation shall include the length of time of the outage and corrective measures taken by Sun Valley Group.

- RESERVOIRS –

14. Sun Valley Group shall submit to DDW for review the design drawings and specifications for each proposed distribution reservoir prior to its construction.

15. All storage reservoirs shall comply with the California Waterworks Standards and American Water Works Association (AWWA) design and construction standards. Distribution reservoirs shall be covered. Vents, overflows, and other openings shall be designed and constructed to prevent the entry of rainwater or runoff, and birds, insects, rodents, or other animals. Tanks shall be coved with a rigid structural roof or floating cover that prevents the movement of water or other liquids into or out of the reservoir. Reservoirs shall be equipped with at least one separate inlet and outlet and be designed to minimize short-circuiting and stagnation of the water flow through the reservoir. They shall be equipped with isolation valves and designed in a way that allows for continued distribution of water if the reservoir is removed from service.

16. Before a newly coated or lined reservoir is brought into service, a sample for volatile organic compounds (VOCs) shall be collected after the reservoir is filled and a minimum five-day soaking period is allowed. In addition to the chemicals on the standard list (Method 524), analyses shall be made for ortho-Xylene, para-Xylene, meta-Xylene, methylethylketone (MEK), methylisobutylketone (MIBK), and any other solvent included in the coating, lining, or adhesive Material Safety Data Sheets (MSDS). The results of the VOC analyses must be submitted to DDW.

- WATER QUALITY MONITORING -

17. Well production readings shall be recorded a minimum of once per month. Written water production records shall be maintained by the water system for a minimum of ten years and be available to DDW during the sanitary surveys. In accordance with the California Waterworks Standards (Section 64561, California Code of Regulations), monthly water production records shall be maintained for each active source, and shall be reported to DDW annually in the Electronic Annual Report described in Condition No. 27.

18. Well 03 shall be monitored for bacteriological activity and chemical concentrations, including for general physical parameters, general minerals, inorganic chemicals,

radiological chemicals, volatile organic compounds (VOCs), synthetic organic compounds (SOCs), total coliform bacteria, and fecal coliform bacteria (*E. coli*). All results shall be submitted to DDW's Santa Barbara District Office for determination of compliance with California's domestic water quality standards. A State-certified laboratory (i.e., certified by the Environmental Laboratory Accreditation Program; ELAP) shall perform all chemical analysis required for compliance purposes. The water system shall require the laboratory to report chemical water quality results to DDW via Electronic Data Transfer (EDT) using the appropriate Primary Station Code (PS Code).

Well 03 shall be routinely monitored at the frequencies listed below:

Constituent Category	**Well 03 (PS Code CA5603125_001_001) Monitoring Frequency**
General Physical Parameters & Minerals	Every 3 Years
Inorganic Chemicals & Nitrite	Every 3 Years*
Nitrate	Annually
Radiological Chemicals	Every 3, 6, or 9 Years**
VOCs	Every 3 Years
SOCs (Atrazine and Simazine)***	Every 9 Years
Coliform Bacteria****	Quarterly

* Inorganic chemicals are to be monitored once every three years, except asbestos and cyanide are waived to once every 9 years.

** Radiological chemical monitoring frequency depends on previous results. The monitoring frequency shall be no less than every nine years if below the DLR, no less than six years if between the DLR and half the MCL, and no less than every three years if above half of the MCL.

*** Monitoring for all SOCs except atrazine and simazine is waived.

**** Bacteria results cannot currently be submitted by laboratories via EDT, and so Sun Valley Group is to require that the analyzing laboratory submit bacteria results to DDW directly either by mail or email, by the tenth day of the month following the month in which samples were collected.

If results exceed an MCL, Sun Valley Group shall begin quarterly monitoring for the respective chemical(s). Exceedances of the nitrate or perchlorate MCLs of 10 mg/L as N or 6 µg/L, respectively, shall be reported to DDW as soon as possible and within 24 hours.

19. Sun Valley Group shall have at least one sample from its distribution system analyzed monthly for bacteriological quality in accordance with an approved Bacteriological Sample Siting Plan. The analyses shall be made by a laboratory that has been approved by the Environmental Laboratory Accreditation Program (ELAP). A bacteriological analyses report shall be submitted to DDW's Santa Barbara District Office by the tenth day of the month following the month in which samples were collected.

20. Bacteriological monitoring shall be conducted in accordance with the California Waterworks Standards for the following scenarios:
    a. prior to using newly installed water mains or water mains that have been taken out of service for maintenance or repair,
    b. prior to using new or repaired storage reservoirs or tanks,
    c. and after water outages in the distribution system or areas of low pressures.

    Records of such bacteriological monitoring shall be maintained and made available for DDW review as needed.

21. Chlorine dose rate calculations and free chlorine residual measurements from the distribution system are recommended to be performed and recorded at least weekly. For compliance with the Maximum Residual Disinfectant Level, Sun Valley Group shall measure the free chlorine residual at the same location and same time as bacteriological samples are collected from its distribution system. A quarterly chlorine residual report shall be submitted to DDW's Santa Barbara District Office by the tenth day of the month following each calendar quarter.

22. Sun Valley Group shall monitor its distribution system for disinfection byproducts at a location approved by DDW and in accordance with the standard or reduced monitoring requirements outlined in §64534, Title 22, of the California Code of Regulations.

23. Sun Valley Group shall test the corrosiveness of its water to lead and copper plumbing of at least 5 service connections by testing for lead and copper at least every three years during summer months, in accordance with an approved lead and copper sampling plan. The sample sites shall be selected in accordance with §64676, Title 22, of the California Code of Regulations.

- PUBLIC NOTIFICATION AND REPORTING -

24. The public shall be notified of all MCL and monitoring or reporting violations in accordance with the Tier 1, 2, and 3 DDW public notification requirements. All public notifications shall be reviewed and approved by DDW. DDW's Santa Barbara District Office shall be contacted by phone as soon as practical and within 24 hours concerning any acute violations or occurrences of hazardous situations.

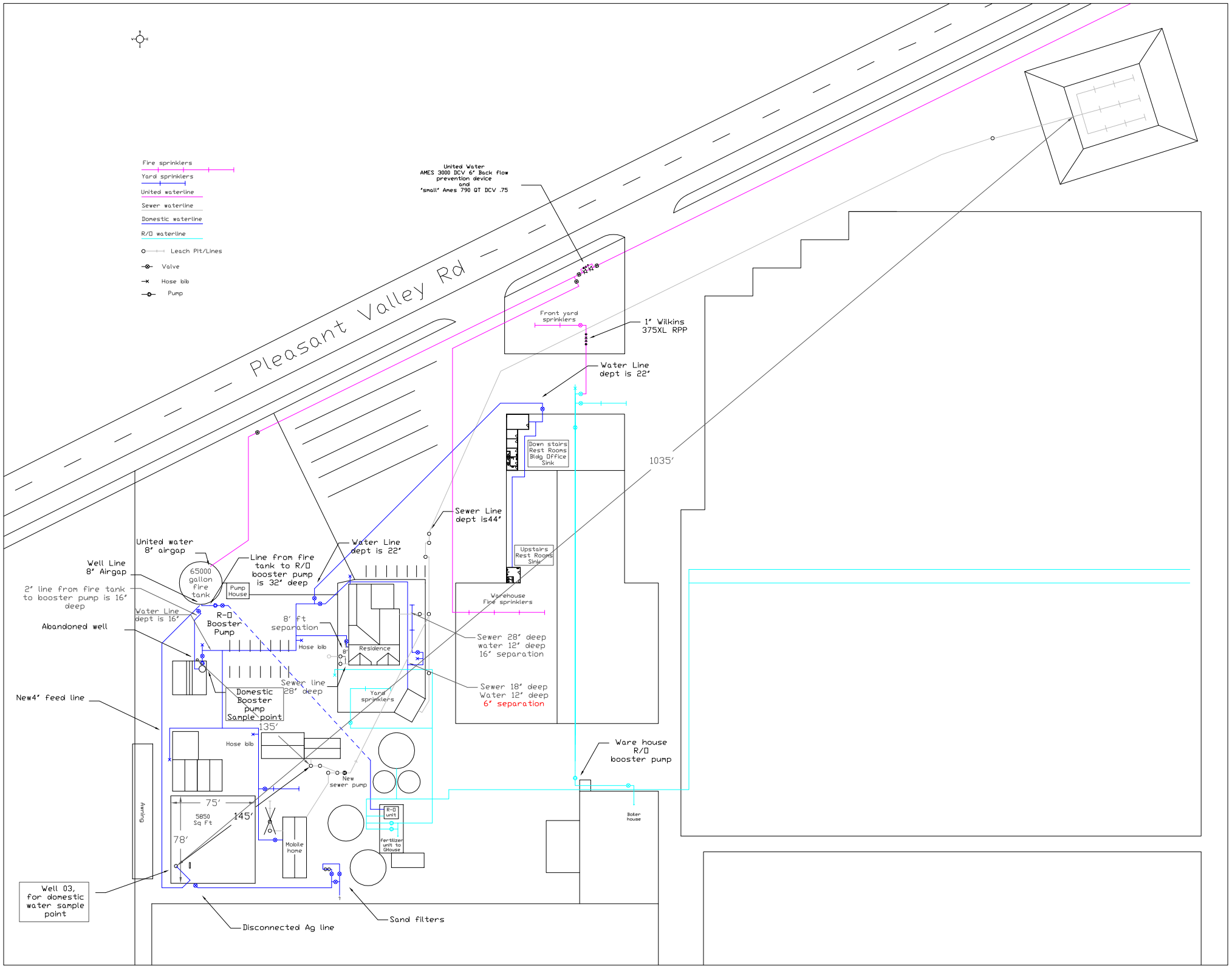
25. Sun Valley Group shall maintain an up-to-date Emergency Notification Plan (ENP) identifying how water users will be notified in the event of a water quality emergency. Sun Valley Group shall refer to the ENP for phone numbers to contact DDW after normal business hours in the event of a water quality emergency.

26. By July 1st of each year, Sun Valley Group shall prepare and distribute a Consumer Confidence Report to its water system users. A copy of the Consumer Confidence Report shall also be delivered to DDW by the same date. Within 3 months of delivery, Sun Valley Group shall submit to DDW a certification that the report has been distributed to water systems users and that the information is correct and consistent with the compliance monitoring data previously submitted to DDW.

27. An Electronic Annual Report for each calendar year shall be submitted to DDW that summarizes the operations of the water system during the year. The report shall be submitted through the Electronic Annual Report System, which can be accessed at the following internet address, or at another location as provided by DDW: https://ear.waterboards.ca.gov/

Enclosure 3

Water System Map


Fire sprinklers
Yard sprinklers
United waterline
Sewer waterline
Domestic waterline
R/O waterline
Leach Pit/Lines
Valve
Hose bib
Pump
Pleasant Valley Rd
United Water
AMES 3000 DCV 6" Back flow
prevention device
and
"small" Ames 790 QT DCV .75
Front yard
sprinklers
1" Wilkins
375XL RPP
Water Line
dept is 22"
Down stairs
Rest Rooms
Bldg Office
Sink
1035'
Sewer Line
dept is44'
Upstairs
Rest Rooms
Sink
Warehouse
Fire sprinklers
United water
8" airgap
Well Line
8" Airgap
65000
gallon
fire
tank
Pump
House
Line from fire
tank to R/O
booster pump
is 32" deep
Water Line
dept is 22"
2" line from fire tank
to booster pump is 16"
deep
Water Line
dept is 16"
R-O
Booster
Pump
8' ft
separation
Hose bib
Residence
Abandoned well
Sewer 28" deep
water 12" deep
16" separation
Sewer line
28" deep
Yard
sprinklers
Sewer 18" deep
Water 12" deep
6" separation
New4" feed line
Domestic
Booster
pump
Sample point
135'
Hose bib
Ware house
R/O
booster pump
New
sewer pump
75'
5850
Sq Ft
145'
78'
Awning
R-O
unit
fertilizer
unit to
Ghouse
Mobile
home
Boiler
house
Well 03,
for domestic
water sample
point
Disconnected Ag line
Sand filters

Enclosure 4

Well Data Sheet

State Water Resources Control Board, Division of Drinking Water

System Name: Sun Valley Group — Date: June/July 2021
Source of Information: Well Reports, etc. — Collected by: Richard Vanderburg

DATA SHEET GENERAL INFORMATION	
System Name	Sun Valley Group, Inc
System Number	5603125
Source of Information *(well log, DDW/County files, system, etc)*	Well Reports, etc.
Organization Collecting Information *(DDW, County, System, other)*	Sun Valley Group, Inc
Date Information Collected/Updated	June/July 2021
WELL IDENTIFICATION	
Well Number or Name	Well 03
DDW Source Identification Number (PS Code)	5603125-001-001
DWR Well Log on File? ("YES" or "NO")	Yes Believe So
State Well Number (from DWR)	01N22W13H03S
Well Status (Active, Standby, Inactive)	Active
WELL LOCATION	
Latitude	34.17085
Longitude	119.13110
Ground Surface Elevation (ft above Mean Sea Level)	20’
Nearest Cross Street	Pleasant Valley road
City	Oxnard
County	Ventura
Neighborhood/Surrounding Area	-
Site plan on file? ("YES" or "NO")	Yes
DWR Ground Water Basin	Santa Clara River Valley
DWR Ground Water Sub-basin	Oxnard
SANITARY CONDITIONS	
Distance to closest Sewer Line, Sewage Disposal, Septic Tank (ft)	145’
Distance to Active Wells (ft)	185’
Distance to Abandoned Wells (ft)	-
Distance to Surface Water (ft)	Unknown – Approx. 200’?
Size of controlled area around well (square feet)	200
Type of access control to well site *(fencing, building, etc)*	Wood
Surface Seal? (Concrete slab) ("YES", "NO" or "UNKNOWN")	Yes
Dimensions of concrete slab: Length(ft)/ Width(ft)/ Thick(in)	3’x3’x1’
Within 100-year flood plain? ("YES", "NO" or "UNKNOWN")	Unknown
Drainage away from well? ("YES" or "NO")	Yes
ENCLOSURE/HOUSING	
Enclosure Type *(building, vault, none, etc.)*	None
Floor material	Soil
Located in Pit? ("YES" or "NO")	No
Pit depth (feet) (if applicable)	-
WELL CONSTRUCTION	
Date drilled	June 30, 1971; liner installed in Feb 2014
Drilling Method	-
Depth of Bore Hole (feet below ground surface)	Originally 412’; silted in over time; in 2014 filled with gravel from 369’-335’
Casing Beginning Depth/Ending Depth (ft below surface); 2nd Casing Beginning Depth/Ending Depth; 3rd Casing, etc.	Originally 412’; silted in over time; in 2014 filled with gravel from 369’-335’
Casing Diameter (inches); 2nd Casing Diameter; 3rd Casing, etc.	Originally 14”; in 2014 installed 10.75” diameter liner casing from 335’-135’
Casing Material; 2nd Casing Material; 3rd Casing, etc.	Originally mild steel; in 2014, stainless steel wire wrap liner casing installed from 335’-135’

State Water Resources Control Board, Division of Drinking Water

System Name: Sun Valley Group | Date: June/July 2021
Source of Information: Well Reports, etc. | Collected by: Richard Vanderburg

WELL CONSTRUCTION (continued)	
Conductor casing used? ("YES", "NO" or "UNKNOWN")	Unknown
Conductor casing removed? ("YES", "NO" or "UNKNOWN")	Unknown
Depth to highest perforations/screens (ft below surface)	160'
Screened Interval Beginning Depth/Ending Depth (ft below surface); 2nd Screened Interval Beg. Depth/Ending Depth; 3rd Screened Interval, etc.	Originally 160'-240', 280'-340', 360'-400'; silted in over time; in 2014 gravel filled from 369'-335' and wire wrap casing liner installed from 335'-135' (with 135'-155' being tight wind, and 155'-335' being 0.065" slot)
Total length of screened interval (ft) *(default = 10% pump capacity in gpm)* (or "UNKNOWN")	Originally 180'; silted in over time; in 2014 liner installed with 180' of 0.065" slot
Annular Seal?("YES", "NO" or "UNKNOWN")	Yes
Depth of Annular Seal (ft)	150'
Material of Annular Seal *(cement grout, bentonite, etc.)*	Cement
Gravel pack, Depth to top (ft below ground surface)	-
Total length of gravel pack (ft)	-
AQUIFER	
Aquifer Materials	See well report 01N22W13H03S_Redacted(1)
Effective porosity (decimal percent) *(default = 0.2)* (or "UNKNOWN")	
Confining layer (Impervious Strata) above aquifer?	
Thickness of confining layer, if known (ft)	
Depth to confining layer, if known (ft below ground)	
Static water level (ft below ground surface)	Estimated 200'
Static water level measurement: Date/Method	June 21, 2021 – Pressure gauge 20 psi (46 ft)
Pumping water level (ft below ground surface)	
Pumping water level measurement: Date/Method	
WELL PRODUCTION	
Well Yield (gpm)	~400 gpm
Well Yield Based On (i.e., pump test, etc.)	
Date measured	Estimated
Is the well metered? ("YES" or "NO")	Yes (has Ranch system)
Production	Yes
Frequency of Use (hours/year)	-
Typical pumping duration (hours/day)	-
PUMP	
Make and Type	
Size (hp)	20
Capacity (gpm)	~400 gpm
Depth to suction intake (ft below ground surface)	-
Lubrication Type	Oil
Type of Power: *(i.e., electric, diesel, etc.)*	Electric
Auxiliary power available? ("YES" or "NO")	-
Operation controlled by: *(i.e., level in tank, pressure, etc.)*	Float switch on-off
Pump to Waste capability? ("YES" or "NO")	Yes
Discharges to: *(i.e., distribution system, storage, etc.)*	5,050-gal Domestic Storage Tank and 65,000-gal Fire Water Storage tank via air gap

Enclosure 5

Storage Tank Data Sheet

State Water Resources Control Board **Division of Drinking Water**

Reservoir Data

(Use For All Distribution Storage, Chlorine Contact Tanks, Etc)

System Name:	Sun Valley Group, Inc	
System Number:	5603125	
Source of Information:	On Site	
Collected By:	Richard Vanderburg	Date: 8/27/2021
Reservoir Number Or Name:	Domestic Storage Tank	
Location		
Cross Streets:	Pleasant Valley Rd	
Neighborhood:	Oxnard	
Size Of Lot:	26 Acres	
Fencing:		
Construction		
Date Constructed/Refurbished:	July 25, 2021 reconstructed	
Purpose (Storage, Chlorine Contact, Etc.):	Storage, Clorinate	
Design Capacity (MG):	5050 Gallon	
Operating Capacity (MG):	4000 Gallon	
Construction Type:	Above Ground	
Shape:	Round	
Construction Materials:	Polyethylene	
Sides:	Ribs	
Floor:		
Cover Or Roof:	1 Lid	
Interior Coating Type:	NA	
Dimensions		
Dimensions (H x L x W) Or (H & Diameter)(feet):	Height 7'7" x Diameter 10'9"	
Tank Bottom Elevation (feet):		
Height Of Tank (feet):	7'7"	
Surface Drainage To Reservoir Possible?	No	
Ventilation		
Screened (Y/N):	Y	
Cathodic Protection:	N	
Inlet Description		
Distance Above Bottom (feet):	7.7"ft	
Receives Water From:	Well source	
Outlet Description		
Distance From Inlet (feet):	7.5'Ft	
Distance Above Bottom (feet):	2"inch	
Delivers Water To:	Berkely pump	
Pressure Zone Served:	1	
Drain Location		
Distance Above Floor (feet):	2"	
Discharge Location:	Outside	
Overflow Location		
Overflow Elevation (feet):	8'	
Distance Above Bottom (feet):		
Discharge Location:	Outside	
If Hydropneumatic Tank		
Capacity (gal):		
Site Glass:		
Air Vent:		
Pressure Gage:		

Comments

Tank is housed in an enclosed and roofed storage building with concrete flooring

Enclosure 6

Booster Pump Station
Data Sheet

State Water Resources Control Board

Pumping Station Data

Division of Drinking Water

System Name: Sun Valley Group, Inc No: 5603125

Source of Information: On site

Collected By: Richard Vanderburg Date: 8/27/2021

Number or Name:	
Date Constructed:	Reconstructed July 25, 2021
Purpose:	Domestic watersupply
Location:	Red Barn
Housing:	
Insulation:	
Heating:	
Pit Depth *(if any)*:	
Drainage	
Relation to System:	
Receives From:	Holding tank
Delivers To:	Berkely Pump
Inlet Pressure:	Static 6'ft x 2.31 (12psi)
Outlet Pressure:	40-50 PSi
Maximum Capacity:	125gpm
Flood Hazard:	
Pumping Units:	
Make:	Berkely
Type:	B 1.5 TPLS
Capacity *(gpm)*:	125
Lubrication:	NA
Power:	5 HP
Auxiliary Power:	460
Control:	Pressure switch
Frequency of Use:	On-Off
Defects and Remarks:	Non

Enclosure 7

Sampling Results

SUN VALLEY GROUP Water System No. CA5603125 Source: Well 03 Source PS Code: CA5603125_001_001

	GROUP/CONSTITUENT IDENTIFICATION		DATE	LESS THAN	REPORTING LEVEL	RESULT	COUNTING ERROR (±)	DQ	MCL	DLR	TRIG	UNIT
GP	SECONDARY/GP											
	1994	AGGRESSIVE INDEX	6/11/2021		0.000	13.1	0		------	--------	--------	
	1928	ALKALINITY, BICARBONATE	6/11/2021		0.000	250	0		------	--------	--------	MG/L
	1919	CALCIUM	6/11/2021		0.000	193	0		------	--------	--------	MG/L
	1929	ALKALINITY, CARBONATE	6/11/2021	<	10.000	0	0		------	--------	--------	MG/L
	1017	CHLORIDE	6/11/2021		0.000	98	0		500	--------	250	MG/L
	1905	COLOR	6/11/2021		0.000	10	0		15	--------	15	UNITS
	1022	COPPER, FREE	6/11/2021	<	50.000	0	0		1000	50	1000	UG/L
	2905	FOAMING AGENTS (SURFACTANTS)	6/11/2021	<	0.100	0	0		0.5	--------	0.5	MG/L
	1915	HARDNESS, TOTAL (AS CACO3)	6/11/2021		0.000	716	0		------	--------	--------	MG/L
	1021	HYDROXIDE AS CALCIUM CARBONATE	6/11/2021	<	10.000	0	0		------	--------	--------	MG/L
	1028	IRON	6/11/2021		100.000	440	0		300	100	300	UG/L
	1031	MAGNESIUM	6/11/2021		0.000	57	0		------	--------	--------	MG/L
	1032	MANGANESE	6/11/2021		20.000	470	0		50	20	50	UG/L
	1920	ODOR	6/11/2021	<	1.000	0	0		3	1	3	TON
	1050	SILVER	6/11/2021	<	10.000	0	0		100	10	100	UG/L
	1052	SODIUM	6/11/2021		0.000	103	0		------	--------	--------	MG/L
	1064	CONDUCTIVITY @ 25 C UMHOS/CM	6/11/2021		0.000	1760	0		1600	--------	900	US
	1055	SULFATE	6/11/2021		0.500	571	0		500	0.5	250	MG/L
	1930	TDS	6/11/2021		0.000	1370	0		1000	--------	500	MG/L
	0100	TURBIDITY	6/11/2021		0.100	0.6	0		5	0.1	5	NTU
	1095	ZINC	6/11/2021	<	50.000	0	0		5000	50	5000	UG/L
IO	INORGANIC											
	1002	ALUMINUM	6/11/2021	<	50.000	0	0		1000	50	200	UG/L
	1074	ANTIMONY, TOTAL	6/11/2021	<	6.000	0	0		6	6	6	UG/L
	1005	ARSENIC	6/11/2021		2.000	4	0		10	2	5	UG/L
	1010	BARIUM	6/11/2021	<	100.000	0	0		1000	100	1000	UG/L
	1075	BERYLLIUM, TOTAL	6/11/2021	<	1.000	0	0		4	1	4	UG/L
	1015	CADMIUM	6/11/2021	<	1.000	0	0		5	1	5	UG/L
	1020	CHROMIUM	6/11/2021	<	10.000	0	0		50	10	50	UG/L
	1024	CYANIDE	6/11/2021	<	100.000	0	0		150	100	150	UG/L
	1025	FLUORIDE	6/11/2021		0.100	0.6	0		2	0.1	2	MG/L
	1030	LEAD	6/11/2021	<	5.000	0	0		------	5	15	UG/L
	1035	MERCURY	6/11/2021	<	1.000	0	0		2	1	2	UG/L
	1036	NICKEL	6/11/2021	<	10.000	0	0		100	10	100	UG/L
	1039	PERCHLORATE	6/11/2021	<	2.000	0	0		6	4	4	UG/L
	1045	SELENIUM	6/11/2021	<	5.000	0	0		50	5	50	UG/L
	1085	THALLIUM, TOTAL	6/11/2021	<	1.000	0	0		2	1	2	UG/L
NI	NITRATE/NITRITE											
	1040	NITRATE	6/11/2021	<	0.400	0	0		10	0.4	5	mg/L
	1038	NITRATE-NITRITE	6/11/2021	<	0.200	0	0		10	0.4	5	mg/L
	1041	NITRITE	6/11/2021	<	0.400	0	0		1	0.4	0.5	mg/L
RA	RADIOLOGICAL											
	4109	GROSS ALPHA	6/11/2021		2.400	5.12	2.05		15	3	5	PCI/L
	4020	RADIUM-226	6/11/2021		0.400	0.285	0.164		------	1	--------	PCI/L
	4030	RADIUM-228	6/11/2021		0.600	0.121	0.478		------	1	--------	PCI/L
	4006	COMBINED URANIUM	6/11/2021		1.000	2.45	0		20	1	20	PCI/L
S1	REGULATED VOC											
	2981	1,1,1-TRICHLOROETHANE	6/11/2021	<	0.500	0	0		200	0.5	0.5	UG/L
	2988	1,1,2,2-TETRACHLOROETHANE	6/11/2021	<	0.500	0	0		1	0.5	0.5	UG/L
	2985	1,1,2-TRICHLOROETHANE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2978	1,1-DICHLOROETHANE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L

	2977	1,1-	6/11/2021	<	0.500	0	0		6	0.5	0.5	UG/L
	2378	1,2,4-	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2968	O-DICHLOROBENZENE	6/11/2021	<	0.500	0	0		600	0.5	0.5	UG/L
	2980	1,2-DICHLOROETHANE	6/11/2021	<	0.500	0	0		0.5	0.5	0.5	UG/L
	2983	1,2-	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2413	1,3-	6/11/2021	<	0.500	0	0		0.5	0.5	0.5	UG/L
	2969	P-DICHLOROBENZENE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2990	BENZENE	6/11/2021	<	0.500	0	0		1	0.5	0.5	UG/L
	2982	CARBON	6/11/2021	<	0.500	0	0		0.5	0.5	0.5	UG/L
	2380	CIS-1,2-	6/11/2021	<	0.500	0	0		6	0.5	0.5	UG/L
	2964	DICHLOROMETHANE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2992	ETHYLBENZENE	6/11/2021	<	0.500	0	0		300	0.5	0.5	UG/L
	2251	METHYL TERT-BUTYL	6/11/2021	<	3.000	0	0		13	3	3	UG/L
	2989	CHLOROBENZENE	6/11/2021	<	0.500	0	0		70	0.5	0.5	UG/L
	2996	STYRENE	6/11/2021	<	0.500	0	0		100	0.5	0.5	UG/L
	2987	TETRACHLOROETHYLE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2991	TOLUENE	6/11/2021	<	0.500	0	0		150	0.5	0.5	UG/L
	2979	TRANS-1,2-	6/11/2021	<	0.500	0	0		10	0.5	0.5	UG/L
	2984	TRICHLOROETHYLENE	6/11/2021	<	0.500	0	0		5	0.5	0.5	UG/L
	2218	TRICHLOROFLUOROME	6/11/2021	<	5.000	0	0		150	5	5	UG/L
	2904	TRICHLOROTRIFLUORO	6/11/2021	<	10.000	0	0		1200	10	10	UG/L
	2976	VINYL CHLORIDE	6/11/2021	<	0.500	0	0		0.5	0.5	0.5	UG/L
	2955	XYLENES, TOTAL	6/11/2021	<	0.500	0	0		1750	0.5	1750	UG/L
S2	REGULATED SOC											
	2414	1,2,3-TRICHLOROPROPANE	6/11/2021	<	0.000	0	0		0.005	0.005	0.005	UG/L
	2110	2,4,5-TP	6/11/2021	<	1.000	0	0		50	1	1	UG/L
	2105	2,4-D	6/11/2021	<	10.000	0	0		70	10	10	UG/L
	2051	LASSO	6/11/2021	<	1.000	0	0		2	1	1	UG/L
	2050	ATRAZINE	6/11/2021	<	0.500	0	0		1	0.5	0.5	UG/L
	2625	BENTAZON	6/11/2021	<	2.000	0	0		18	2	2	UG/L
	2959	CHLORDANE	6/11/2021	<	0.100	0	0		0.1	0.1	0.1	UG/L
	2031	DALAPON	6/11/2021	<	10.000	0	0		200	10	10	UG/L
	2931	1,2-DIBROMO-3-	6/11/2021	<	0.000	0	0		0.2	0.01	0.01	UG/L
	2041	DINOSEB	6/11/2021	<	2.000	0	0		7	2	2	UG/L
	2005	ENDRIN	6/11/2021	<	0.100	0	0		2	0.1	0.1	UG/L
	2946	ETHYLENE DIBROMIDE	6/11/2021	<	0.000	0	0		0.05	0.02	0.02	UG/L
	2065	HEPTACHLOR	6/11/2021	<	0.000	0	0		0.01	0.01	0.01	UG/L
	2067	HEPTACHLOR EPOXIDE	6/11/2021	<	0.000	0	0		0.01	0.01	0.01	UG/L
	2274	HEXACHLOROBENZENE	6/11/2021	<	0.500	0	0		1	0.5	0.5	UG/L
	2042	HEXACHLOROCYCLOPE	6/11/2021	<	1.000	0	0		50	1	1	UG/L
	2010	BHC-GAMMA	6/11/2021	<	0.200	0	0		0.2	0.2	0.2	UG/L
	2015	METHOXYCHLOR	6/11/2021	<	10.000	0	0		30	10	10	UG/L
	2626	MOLINATE	6/11/2021	<	2.000	0	0		20	2	2	UG/L
	2388	AROCLOR 1016	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2390	AROCLOR 1221	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2392	AROCLOR 1232	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2326	PENTACHLOROPHENOL	6/11/2021	<	0.200	0	0		1	0.2	0.2	UG/L
	2040	PICLORAM	6/11/2021	<	1.000	0	0		500	1	1	UG/L
	2383	TOTAL	6/11/2021	<	0.500	0	0		0.5	0.5	0.5	UG/L
	2037	SIMAZINE	6/11/2021	<	1.000	0	0		4	1	1	UG/L
	2727	THIOBENCARB	6/11/2021	<	1.000	0	0		70	1	1	UG/L
	2020	TOXAPHENE	6/11/2021	<	1.000	0	0		3	1	1	UG/L
UA	STATE UCMR											
	2986	1,1,1,2-	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	1079	BORON, TOTAL	6/11/2021		100.000	700	0		------	100	1000	UG/L
	2212	DICHLORODIFLUOROM	6/11/2021	<	0.500	0	0		------	0.5	1000	UG/L
	C033	ETHYL-TERT-BUTYL	6/11/2021	<	3.000	0	0		------	3	--------	UG/L
	C034	TERT-AMYL-METHYL	6/11/2021	<	3.000	0	0		------	3	--------	UG/L
UB	UNREG. TABLE B											
	2418	1,2,4-	6/11/2021	<	0.500	0	0		------	0.5	330	UG/L

	2221	DIMETHOATE	6/11/2021	<	2.000	0	0		------	--------	--------	UG/L
	2030	P-ISOPROPYLTOLUENE	6/11/2021	<	0.500	0	0		------	--------	--------	UG/L
UC	UNREG. TABLE C											
	2077	PROPACHLOR	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
XX	GENERAL NON CHAP 15											
	2410	1,1-	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2420	1,2,3-	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2424	1,3,5-	6/11/2021	<	0.500	0	0		------	0.5	330	UG/L
	2967	M-DICHLOROBENZENE	6/11/2021	<	0.500	0	0		------	0.5	600	UG/L
	2412	1,3-	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2416	2,2-	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2965	O-CHLOROTOLUENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2966	P-CHLOROTOLUENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2356	ALDRIN	6/11/2021	<	0.000	0	0		------	0.075	0.002	UG/L
	2098	BROMACIL	6/11/2021	<	5.000	0	0		------	10	10	UG/L
	2993	BROMOBENZENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2430	BROMOCHLOROMETHA	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2214	BROMOMETHANE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2076	BUTACHLOR	6/11/2021	<	0.400	0	0		------	0.38	0.38	UG/L
	2216	CHLOROETHANE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2210	CHLOROMETHANE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2994	ISOPROPYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	--------	UG/L
	2408	DIBROMOMETHANE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2440	DICAMBA	6/11/2021	<	1.500	0	0		------	1.5	--------	UG/L
	2070	DIELDRIN	6/11/2021	<	0.000	0	0		------	0.02	0.002	UG/L
	2707	ESTRONE	6/11/2021	<	3.000	0	0		------	--------	--------	UG/L
	2246	HEXACHLOROBUTADIE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2994	ISOPROPYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	770	UG/L
	2045	METOLACHLOR	6/11/2021	<	1.000	0	0		------	--------	--------	UG/L
	2595	METRIBUZIN	6/11/2021	<	0.100	0	0		------	--------	--------	UG/L
	2248	NAPHTHALENE	6/11/2021	<	0.500	0	0		------	0.5	17	UG/L
	2422	N-BUTYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2998	N-PROPYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	260	UG/L
	8040	PROMETRYN	6/11/2021	<	2.000	0	0		------	2	2	UG/L
	2428	SEC-BUTYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L
	2426	TERT-BUTYLBENZENE	6/11/2021	<	0.500	0	0		------	0.5	0.5	UG/L

LA Testing
520 Mission Street South Pasadena, CA 91030
Phone/Fax: (323) 254-9960 / (323) 254-9982
http://www.LATesting.com / pasadenalab@latesting.com

LA Testing Order ID: 322111057
Customer ID: FGLE25
Customer PO:
Project ID:

Attn: FGL Environmental
853 Corporation St
Santa Paula, CA 93060

Phone: (805) 392-2024
Fax:
Received: 06/15/2021
Analyzed: 07/15/2021

Proj: SP 2107840

Test Report: Determination of Asbestos Structures >10µm in Drinking Water Performed by the 100.2 Method (EPA 600/R-94/134)

Sample ID Client / EMSL	Sample Filtration Date/Time	Original Sample Vol. Filtered (ml)	Effective Filter Area (mm²)	Area Analyzed (mm²)	ASBESTOS Asbestos Types	Fibers Detected	Analytical Sensitivity	Concentration	Confidence Limits
							MFL (million fibers per liter)		
1 322111057-0001	6/15/2021 03:40 PM	5	1288	1.3000	None Detected	ND	0.20	<0.20	0.00 - 0.73

Collection Date/Time: *06/11/2021 12:20 PM*

Sample ozonated prior to analysis due to lab receipt time exceeding 48 hour method hold time.

Analyst(s)
Kyeong Corbin (1)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

Any questions please contact Jerry Drapala.

Report amended: 07/15/2021 11:04:20 Replaces initial report from:06/25/2021 14:38:40 Reason Code: Client-Additional Analysis

Samples analyzed by LA Testing South Pasadena, CA CA ELAP 2283

June 17, 2021

Sun Valley Group
3132 E. Pleasant Valley Rd.
Oxnard,CA 93033

SP 2107840:1 **Coliform Bacteria Analysis**
Customer ID : 2027411

System Number : N/A
Project Name : Travel Blank

Analytical Results

ID	Sample Description	**Total**	**Fecal**	**E. Coli**	Units	Method	Prep	Footnote
1	Well #3	**<1.0 Absent**	---	**<1.0 Absent**	MPN/100ml	SM 9223B	Quanti Tray 18	

N/R Not Required MPN Most Probable Number A/P Absence/Presence

The samples listed above were Acceptable for both Total and Fecal Coliform

Sample Handling Information

ID	Sample Number	System Number	Sample Type/Reason	Sampler	Employed By	Sampled
1	SP 2107840-001	N/A	Source-Other	Richard Vanderburg	Sun Valley Group	2021-06-11 12:20

Field Analysis/QA Information

ID	Sample Description	Cl Total/Free mg/l	Temp	Analysis Started	Analysis Completed	Contact	Contacted
1	Well #3	---/---	---	2021-06-11 15:05 lm	2021-06-12 12:09 lm	N/R	

Analyses were performed at the FGL Santa Paula Laboratory using Standard Methods 20th edition. If you have any questions regarding your results, please call. The FGL Santa Paula Laboratory is certified by California ELAP #1573 and accredited to ISO/IEC 17025:2017 by PJLA certificate #75605,Testing.

Prepared By: SMH

Reviewed and Approved By **Raquel R. Harvey** Digitally signed by Raquel R. Harvey
Title: Tech Director Microbiology
Date: 2021-06-17

Corporate Offices & Laboratory
853 Corporation Street
Santa Paula, CA 93060
TEL: (805)392-2000
Env FAX: (805)525-4172 / Ag FAX: (805)392-2063
CA ELAP Certification No. 1573

Office & Laboratory
2500 Stagecoach Road
Stockton, CA 95215
TEL: (209)942-0182
FAX: (209)942-0423
CA ELAP Certification No. 1563

Office & Laboratory
563 E. Lindo Avenue
Chico, CA 95926
TEL: (530)343-5818
FAX: (530)343-3807
CA ELAP Certification No. 2670

Office & Laboratory
3442 Empresa Drive, Suite D
San Luis Obispo, CA 93401
TEL: (805)783-2940
FAX: (805)783-2912
CA ELAP Certification No. 2775

Office & Laboratory
9415 W. Goshen Avenue
Visalia, CA 93291
TEL: (559)734-9473
FAX: (559)734-8435
CA ELAP Certification No. 2810

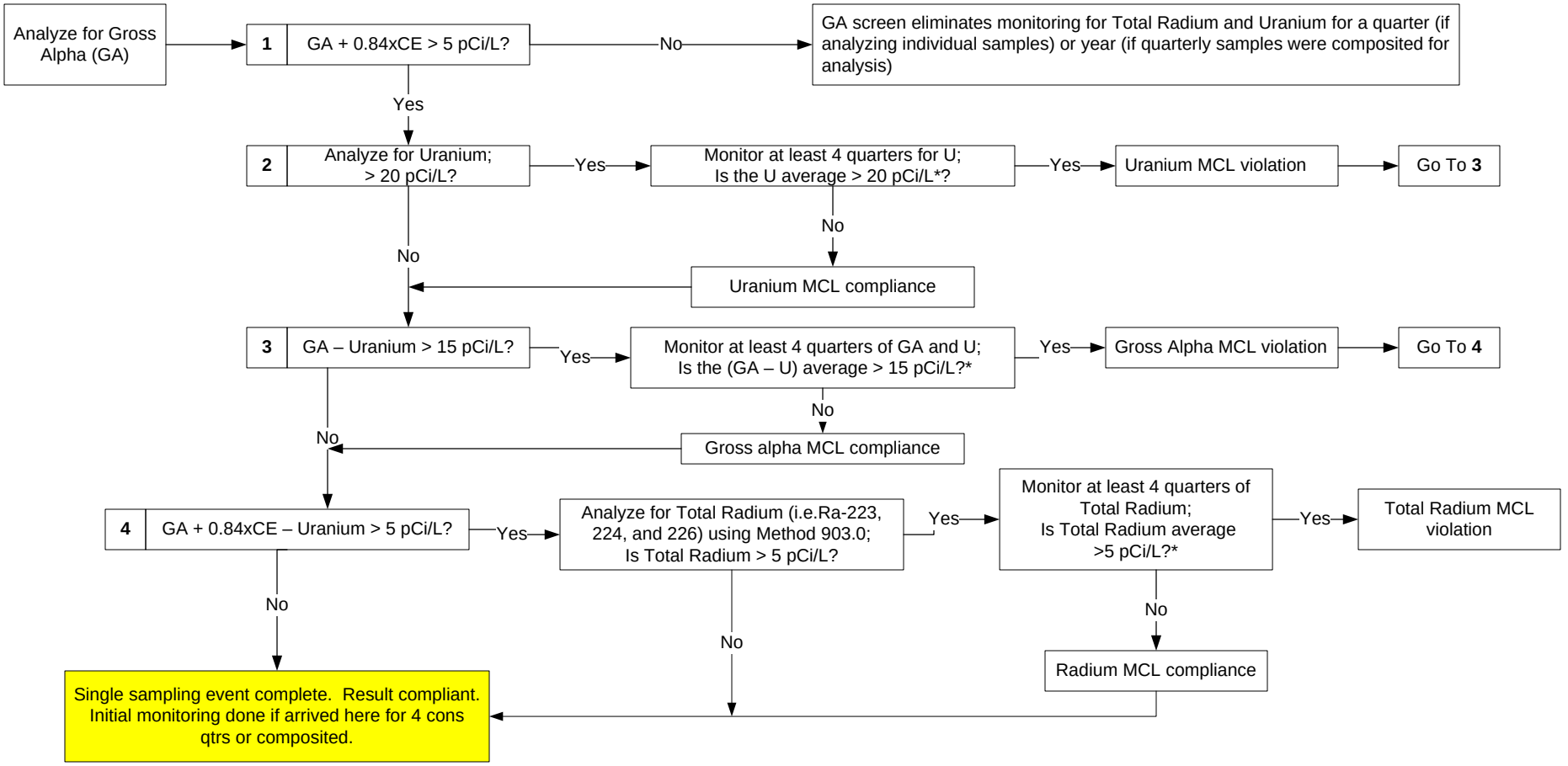
Enclosure 8

Radionuclide Monitoring Flow Chart

California Drinking Water Radionuclide Monitoring under Section 64442 of Title 22

Initial Monitoring for new sources and MCL compliance determination flow chart for Non-Transient Non-Community Water Systems (NTNCWS)

• Use this chart as a guide for <u>each</u> sampling event under Section 64442 of Title 22.
• For initial monitoring, each system must collect and analyze 4 individual quarterly samples or, if approved by the Department, collect a 4-quarter composite and analyze; if a composite result is > ½ MCL, at least 1 additional quarterly sample must be collected and analyzed. Four consecutive quarters reaching the final box completes initial monitoring. Samples must be collected in the same month (1st, 2nd, or 3rd) of each quarter. Gross alpha results in this chart exclude radon measurements.
• If analyzing quarterly samples during initial monitoring, the last 2 quarters may be waived if each of the first 2 quarters are < DLR for a radionuclide.



Monitoring Frequency based in Initial or Historic Results

Radionuclide results (average or composite; next round – single sample)	<DLR, collect 1 sample in 9 yrs
	DLR to ≤ ½ MCL, collect 1 sample in 6 yrs
	>½ MCL to MCL, collect 1 sample in 3 yrs.

Radionulcide	***DLR***	***MCL***
Gross Alpha	*3 pCi/L*	*15 pCi/L*
Uranium	*1 pCi/L*	*20 pCi/L*
Total Radium	*1 pCi/L*	*5 pCi/L total*

* If compositing, compliance is based on composite result

Use same number of significant figures as MCLs; CE=Counting Error

Enclosure 9

Certificate of Issuance

STATE OF CALIFORNIA

DIVISION OF DRINKING WATER

Certificate of Issuance

OF A

Water Supply Permit

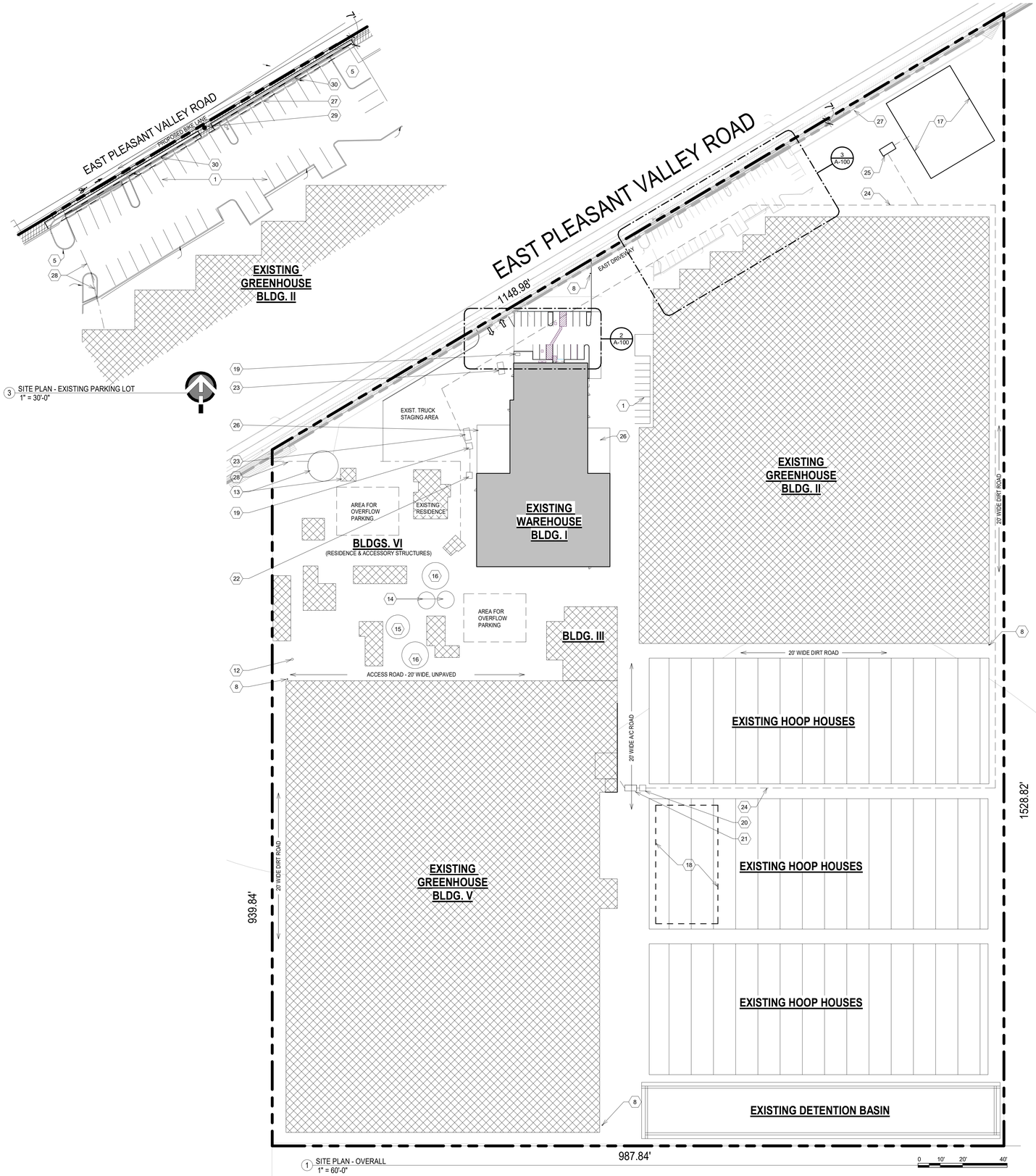
TO

SUN VALLEY GROUP

*This is to certify that a water supply permit (**Permit #04-06-21P-007**) has been issued to **Sun Valley Group** on September 10, 2021, to supply water for domestic purposes at the Sun Valley Group site in Ventura County. The permit was issued by the State Water Resources Control Board, Division of Drinking Water, pursuant to the provisions of Division 104, Part 12, Chapter 4, Article 7, of the California Health and Safety Code. The permit is subject to the requirements of Title 22, California Code of Regulations, and to the conditions provided in the water supply permit.*

A copy of the water supply permit is on file with the County of Ventura or may be obtained by contacting the Santa Barbara District Office of the Division of Drinking Water, 1180 Eugenia Place, Suite 200, Carpinteria, CA 93013-2000.

Jeff Densmore, P.E., District Engineer, Santa Barbara District



3 SITE PLAN - EXISTING PARKING LOT
1" = 30'-0"

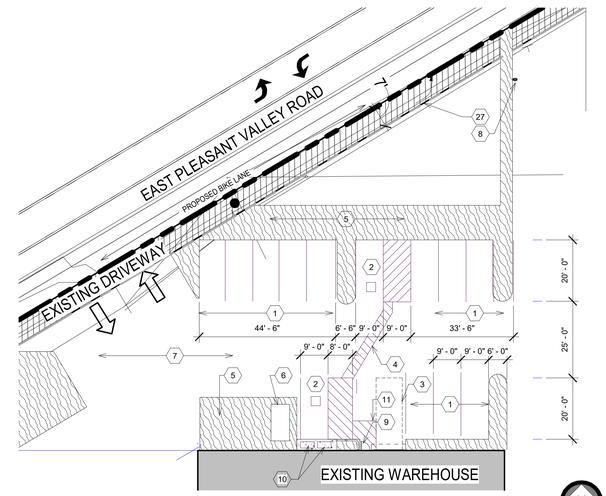
1 SITE PLAN - OVERALL
1" = 60'-0"

KEYNOTES

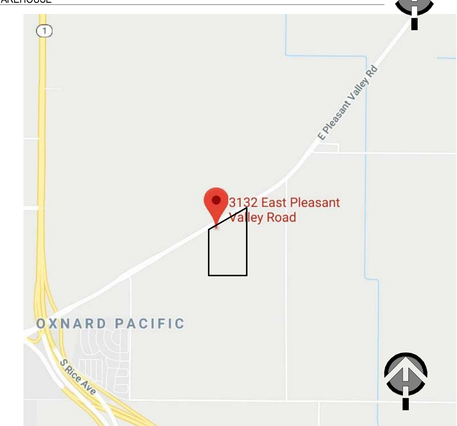
1	EXISTING PARKING - STANDARD SPACES
2	EXISTING PARKING : ACCESS COMPLIANCE SPACE
3	EXISTING LOADING ZONE AT ROLL-UP DOOR
4	EXISTING ACCESSIBLE PATH OF TRAVEL: MAX SLOPES NOT TO EXCEED 2% IN CROSS SLOPE, 5% IN DIRECTION OF TRAVEL.
5	EXISTING LANDSCAPE AREAS
6	EXISTING ELECTRICAL EQUIPMENT
7	EXISTING PAVED AREAS (A.C.)
8	EXISTING FIRE HYDRANT
9	EXISTING WAREHOUSE EXIT DOOR
10	EXISTING ELECTRICAL EQUIPMENT TO REMAIN
11	CLEAR SPACE AS REQUIRED AT BUILDING ENTRY
12	EXISTING WATER WELL LOCATION
13	EXISTING 250,000 GAL. WATER TANK & PUMPING FACILITY FOR FIRE SUPPRESSION
14	EXISTING WATER TANK - 21' DIA.
15	EXISTING WATER TANK - 30' DIA.
16	EXISTING WATER TANK - 33' DIA.
17	EXISTING PRIMARY MOUND
18	EXISTING EXPANSION MOUND
19	EXISTING TANK & PUMP TO SEPTIC MOUND
20	EXISTING 1,000 GAL. WET WELL
21	EXISTING 2,250 GAL. SEPTIC TANK
22	EXISTING SEWER INTERCEPTOR TANK & PUMP TO SEPTIC MOUND
23	EXISTING 1,500 GAL. SEPTIC TANK
24	EXISTING 3" TIGHT LINE TO DOSING TANK
25	EXISTING 5,000 GAL. DOSING WET WELL
26	EXISTING TRUCK DOCK
27	DEDICATED RIGHT OF WAY PER PL16-0145 COUNTY OF VENTURA
28	EXISTING FENCE AND ACCESS GATE
29	EXISTING POWER POLE
30	PROPOSED COMBO WALL AND LANDSCAPING, SEE PL16-0145 PLAN

SITE ANALYSIS

ASSESSOR PARCEL NO.:	218-0-041-330
CONDITIONAL USE PERMIT:	CUP-4542
GENERAL PLAN:	AGRICULTURE
SITE AREA:	1,176,555.6 S.F. (27.01 ACRES)
EXISTING ZONING:	A-E (40 ACRE)
EXISTING BUILDING AREAS:	
WAREHOUSE (BLDG. I):	
FIRST FLOOR:	38,097 S.F.
SECOND FLOOR:	14,315 S.F.
TOTAL BUILDING AREA	52,412 S.F.
GREENHOUSES (BLDG. II):	262,920 S.F.
METAL CANOPY & COOLER (BLDG. III)	4,900 S.F.
GREENHOUSES (BLDG. V):	254,175 S.F.
BLDG. VI:	
RESIDENCE:	2,900 S.F.
ACCESSORY STRUCTURES:	4,220 S.F.
TOTAL:	7,120 S.F.
TOTAL COVERAGE:	567,212 S.F. (48.21% of site)
PARKING:	
REQUIRED: (OFFICES = 3,268 S.F./300)	11 SPACES (1 ACCESSIBLE)
EXISTING:	67 SPACES



2 SITE PLAN - MAIN ENTRY AND WAREHOUSE
1" = 20'-0"



A VICINITY MAP
NO SCALE

SITE PLAN

LAUTERBACH & ASSOCIATES
ARCHITECTS, INC.
David C. Kesterson, Architect • Mark S. Pettit, Architect • Nona Scott, Architect
300 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93030 | 805-988-0912 | FAX 805-981-4310 | www.la-arch.com

SUN VALLEY GROUP
3132 E. PLEASANT VALLEY RD., OXNARD, CA 93033

Print Date: 3/19/2021 11:14:37 AM
Proj. No.: 20-2103030

TIME EXTENTION OF CUP 4542 FOR:
SUN VALLEY GROUP
3126 E. PLEASANT VALLEY RD., OXNARD, CA 93033
(NO PHYSICAL CHANGES)

County of Ventura
Planning Director Hearing
Case No. PL19-0030
Exhibit 4 - Site Plan

A-100

EXHIBIT 5

DRAFT CONDITIONS OF APPROVAL FOR SUN VALLEY FLORAL PACKING AND GREENHOUSE FACILITY CONDITIONAL USE PERMIT (CUP) NO. PL19-0030

The subject facility shall be maintained and operated in conformance with the following conditions of approval and approved project plans. Any change in the project must be reviewed by the County Planning Division for conformance with the terms of this permit. A change in the project may require a modification of this permit and additional environmental review in accordance with CEQA. A project change implemented without County approval may constitute a violation of this permit and applicable law.

Resource Management Agency Conditions

Planning Division

1. Project Description:

This permit authorizes the continued operation of an agricultural storage, packing and greenhouse operation for a 20-year period ending on December 31, 2039.

The following existing buildings and structures encompass approximately 48 percent of the subject property and will continue to be used as part of the subject facility.

Building No.	Type of Building	Size (SF)
I	Warehouse	52,412
II	Greenhouses	262,920
III	Metal canopy & cooler	4,900
V	Greenhouses	254,175
VI	Residence & Accessory structures	7,120
Total Coverage:		**581,527**

The area of the site not encumbered by buildings will continue to be used for open field agriculture (including hoop houses) and an existing stormwater detention basin.

Approximately 235 employees will continue to work at the authorized facility. During peak seasons, an additional 65 employees (for a total of 300) may work at the facility. The only authorized physical changes in the facility from its previously permitted condition are improvements in the onsite domestic water system. This system will be upgraded with a new storage tank and other equipment in order to satisfy current regulatory requirements and obtain a domestic water system permit from the State Water Resources Control Board.

Access to the site will continue to be provided by driveways connected to the adjacent Pleasant Valley Road. The existing 67 parking spaces will continue to be available on the site.

Sewage disposal will continue to be accommodated with the operation of the existing onsite wastewater treatment plant. Water will continue to be supplied to the facility by groundwater produced in accordance with an allocation issued by the Fox Canyon Groundwater Management Agency. Water is also available to the site from the United Water Conservation District.

The configuration of facilities shall remain in conformance with the approved project plans included herein as Condition of Approval No. 31.

2. Acceptance of Conditions and Schedule of Enforcement Responses: The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and faithfully comply with any conditions for the granting of this CUP shall constitute grounds for the implementation of enforcement procedures as provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which include, but are not limited to, the following actions:

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

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

3. Time Limits:

   a. Use Inauguration:

      (1) The decision on this CUP becomes effective upon the expiration of the decision's appeal period, or when any appeals filed regarding the decision on this CUP are resolved. After the decision on this CUP becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to effectuate this permit and inaugurate the uses listed in Condition No. 1 (Project Description).

(2) This CUP shall expire and become null and void if the Use Inauguration Zone Clearance has not been issued within one year [(see the *Ventura County Non-Coastal Zoning Ordinance* (2010, 8111-4.7) from the granting of this CUP. The Planning Director may grant a one-year extension of time to obtain the Use Inauguration Zoning Clearance if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the extension in writing prior to the one-year expiration date.

(3) Prior to the issuance of the Use Inauguration Zoning Clearance, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid in full. After issuance of the Use Inauguration Zoning Clearance, any final billed processing fees must be paid within 30 days of the billing date or this CUP is subject to revocation.

b. Operations Period: The use granted by this CUP will expire on December 31, 2039. Failure of the County to provide additional notification to the Permittee of the expiration date shall not constitute grounds for continuance of this CUP after the expiration date. The Planning Director may grant a time extension for this CUP, provided that:

(1) The Permittee files an application for a modification to this CUP prior to the expiration date. If the Permittee submits an appropriate modification application prior to the expiration date, this CUP may continue in force until action is taken on the modification, and on any appeals.

(2) The Permittee can demonstrate that the Permittee has continuously complied with all conditions of this CUP.

c. Upon expiration of this permit, or abandonment of the use, the premises shall be restored by the permittee to the conditions existing prior to the granting of the permit or converted to a use which is allowed in the subject zone and authorized by any required permit.

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

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.

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

6. Recorded "Notice of Land Use Entitlement": Prior to the issuance of a Zoning Clearance for Use Inauguration, and in accordance with the *Ventura County Non-Coastal Zoning Ordinance* (2010, §8111-8.3), the Permittee and property owner of record shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division, for each legal parcel within the project site. The "Notice of Land Use Entitlement" is to inform the present and future owners of the property on which the CUP site is located that: the affected real property has been granted a CUP which contains certain conditions for the operation and maintenance of the property; and the purchaser of the real property should be aware of those conditions. A copy of the recorded "Notice of Land Use Entitlement" shall be returned to the Planning Division to be filed with, and made part of, the case file.

7. 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.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision to grant this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of $500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 7.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, 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.

Within 10 calendar days of the effective date of the final decision to grant this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. PL19-0030, 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.

c. 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.

8. Defense and Indemnity:

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

(1) Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this

CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and,

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

b. Neither the issuance of this CUP nor compliance with the conditions thereof shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of this CUP serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.

c. Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP.

9. 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.

10. Consultant Review of Information and Consultant Work: The County and all other permitting agencies shall have the option of referring any and all special studies that may be required by these conditions to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

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

    The Permittee may hire private consultants to conduct work required by the County, provided the consultant and the proposed scope-of-work are acceptable to the County. However, the County retains the right to hire its own consultants to evaluate any work undertaken by the operator or consultants under the contract to the operator.

11. Relationship of CUP Conditions, Laws and Other Permits: The design, maintenance, and operation of the CUP area and facilities thereon shall comply with all applicable requirements and enactments of Federal, State, and County authorities, as amended, and all such requirements and enactments shall by reference become conditions of this CUP. In the event of conflicts between various requirements, the more restrictive requirements shall apply. In the event that any CUP condition contained herein is determined to be in conflict with any other CUP condition contained herein, then where principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

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

the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

12. Days and Hours of Operation: The subject facility is authorized to operate 24 hours per day and 7 days per week.

13. Comprehensive Sign Plan: All signage on the project site shall be installed and maintained in conformance with a Comprehensive Sign Plan reviewed and approved by the Planning Director. This Plan must include a sign at the facility entrance that identifies and provides the telephone number for the Contact Person.

    The Plan previously approved in accordance with CUP 4542-3 may be relied upon to satisfy this condition.

14. Parking: The existing 67 passenger vehicle parking spaces (including two accessible spaces), two receiving dock spaces, three truck dock loading spaces, and two large truck staging area spaces, as depicted on the approved plans (Condition 31), shall be maintained as part of facility operations unless a permit modification is granted. All parking spaces shall be surfaced and maintained with an all-weather surface and include wheels blocks or curbs where adjacent to landscaped areas.

15. Outside storage: All outside storage shall be located in accordance with the requirements of the Non-Coastal Zoning Ordinance.

16. Refuse Disposal: Trash disposal areas shall be located on the property such that they are screened from public views along Pleasant Valley Road. Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain the approval of the Planning Director of the location of all trash receptacles.

17. Landscaping: The landscaping on the site shall remain in conformance with the revised Landscape Plan approved by the County of Ventura with the granting of Permit Adjustment PL16-0145.

18. Lighting: Security lights on the property shall be installed and maintained to direct light away from the adjoining properties and shall be motion-activated to the extent feasible.

19. Noise: Noise generated by onsite operations shall not exceed the acceptable levels specified in the County General Plan.

20. Contact Person: Prior to the issuance of the Use Inauguration Zoning Clearance, the Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, phone number, mailing and email addresses, and business and cell phone numbers) of the Permittee's field agent and other representatives who receive all orders, notices, and communications regarding

matters of condition and code compliance at the CUP site. There always shall be a contact person designated by the Permittee. If deemed necessary by the Planning Director, one contact person shall be available via telecommunication, 24 hours a day, to respond to complaints by citizens and the County. If the address or phone number of the Permittee's agent should change, or the responsibility is assigned to another person or position, the Permittee shall provide the Planning Director with the new information within three calendar days.

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

    a. The Permittee shall post the phone number for the designated Contact Person as identified pursuant to Condition No. 14 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.

    b. If a written complaint is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.

    c. If, following a complaint investigation, a violation of Ventura County Code or a condition of this permit is confirmed, enforcement actions pursuant to Section 8114-3 of the Non-Coastal Zoning Ordinance will be initiated.

22. Correspondence from Other Agencies and Jurisdictions: Copies of all correspondence, reports, or information related to land use and environmental issues covered by this CUP which are received by the Permittee from, or sent by the Permittee to, other State or local jurisdictions or agencies shall be provided to the Planning Division within five calendar days of their receipt/issuance. This includes any water system permit issued by the State Water Quality Control Board or related agency.

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

24. Change of Ownership: At least 10 calendar days prior to the effective date of the change of property ownership, or of lessee(s) or operator(s) of the permitted uses, there shall be filed, as an initial notice with the Planning Director, the new name(s),

address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). A final statement that a transfer of ownership has occurred shall be provided to the Planning Director within 15 calendar days of the transfer. The statement shall include the following:

(a) Any changes in name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and company officer(s) from the initial notice;

(b) A letter from the new property owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP; and,

(c) The effective date and time of the transfer.

25. Proprietary Information: Proprietary information and/or trade secrets which are required to be submitted shall be so identified by the Permittee, submitted separately from the other required materials, and confidentially maintained by the public agencies having access to it. Such information shall be requested on an as needed basis only by the applicable County agency or department head. Use Inauguration "*Proprietary information" means information which the County determines would reveal such things as production, reserves, manufacturing processes and patented formulas, or rate of depletion of the operations of the Permittee. Any information which is not proprietary is a matter of public record.*

26. Business License: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall demonstrate to the satisfaction of the Planning Director that the Permittee has a temporary or permanent Ventura County Business License Tax Certificate or is exempt from such requirements. The Permittee shall maintain a current Tax Certificate and prominently display it at the place of business until this CUP expires.

27. Hazardous Materials

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

28. Water Impoundments

All water impoundment(s) shall be maintained in a manner, which will not create mosquito breeding sources.

29. Water System Permit

Pursuant to Section 116275(h) of the California Health and Safety Code, the Permittee (and all successors in interest) shall obtain and operate the subject

facility in accordance with a Water System Permit issued by the State Water Resources Control Board.

30. VC Fire Protection District requirements:

a. Fire extinguishers shall be installed and maintained in accordance with National Fire Protection Association Pamphlet #70 (or subsequently adopted standards). The placement of extinguishers shall be subject to review by the Fire District.

b. All driveways shall have a minimum vertical clearance of 13 feet 6 inches.

c. Approved turnaround areas or easements for fire apparatus shall be provided where the access road is 150 feet or further from the main thoroughfare.

d. Address numbers, a minimum of 10 inches in height, shall be installed prior to occupancy and maintained, shall be of contrasting color to the background, and shall be readily visible at night. Where the structures are set back more than 250 feet from the street, larger numbers shall be required so that they are distinguishable from the street. The address numbers shall be posted adjacent to the driveway entrance.

e. Any new structure greater than 5,000 shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance.

f. Prior to construction, the applicant shall submit plans to the Ventura County Fire District for approval of the location of hydrants. Plans shall show existing hydrants within 300 feet of the development as well as the location of new hydrants, size of water mains and location of control valves.

g. Plans for water systems supplying fire hydrants and/or fire sprinkler systems and not located within a water purveyor's easement, shall be submitted to the Fire District for review and approval prior to installation.

h. Fire hydrants and fire sprinklers shall be re-piped to be supplied from a new supply tank.

i. Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Ventura County Water Works Manual.

- Each hydrant shall be a 6-inch wet barrel design and shall have one 4 inch and two 2 1/2-inch outlet(s).

- The required fire flow shall be achieved at no less than 20 psi residual pressure.

- Fire hydrants shall be spaced 1,000 feet on center and so located that no structure will be farther than 500 feet from any one hydrant.

- Fire hydrants shall be set back from the curb face 24 inches on center.

The minimum fire flow required shall be determined as specified by the current adopted edition of the Uniform Fire Code Appendix lll-A and adopted Amendments. Given the present plans and information, the required fire flow is approximately 3,250 gallons per minute at 20 psi for a minimum three-hour duration. The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

j. All grass or brush exposing any structure(s) shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Fire Protection Ordinance.

k. Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers. (Uniform Fire Code, Article 11.)

l. The applicant shall obtain VCFD Form #610 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

m. The access road/driveway shall be constructed in accordance with Ventura County Fire Protection District Private Road Guidelines.

n. The permittee shall obtain all applicable Fire Code Permits

31. Approved Project Plans

(Sheet A-100 dated 3-19-21 and prepared by Lauterbach and Associates)