MINUTE ITEM

This Calendar Item No. C78 was approved as Minute Item No. 78 by the California State Lands Commission by a vote of 3 to 0 at its 06/26/06 meeting.

CALENDAR ITEM
C78

A 35

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06/26/06
PRC 3314.1
J. Planck

CONSIDER REQUEST TO REDRILL TWO IDLE ONSHORE WELLS INTO STATE OIL AND GAS LEASE PRC 3314.1, WEST MONTALVO OIL FIELD, VENTURA COUNTY

APPLICANT:

Berry Petroleum Company
Attn.: Mr. Stephen T. Burke
5201 Truxtun Ave., Suite 300
Bakersfield, CA 93309-0640

AREA, LAND TYPE, AND LOCATION:

Approximately 5,340 areas of tide and submerged lands in the West Montalvo Oil Field, Ventura County.

BACKGROUND:

Oil and Gas Lease No. PRC 3314.1 was issued to Shell Oil Company in 1965. Through a series of assignments, the present lessee and operator is Berry Petroleum Company (Berry). Berry is requesting California State Lands Commission (Commission) consent to partially plug with cement (plug back) two wells drilled from onshore locations to areas outside lease PRC 3314.1, and to redrill them from the same onshore locations into the subsurface of offshore lease PRC 3314.1.

A single well was previously drilled into lease PRC 3314.1. The well was drilled in 1985 by Chevron pursuant to a farm-out agreement with Shell from an upland location on the east side of Harbor Boulevard. The well has produced steadily since it was drilled. The well location contains surface production facilities, including a processing facility and access to onshore pipelines.

The two redrills will test new areas of PRC 3314.1 and provide valuable geologic information needed for any further development of the lease. Both redrills will

employ high angle extended-reach drilling technology. If either of the wells is determined to be capable of producing in paying quantities, it will be completed and modified to produce the resource, which will be transported through onshore existing facilities.

The first well will be a redrill of the "Patterson Ranch 1014" well. This well was drilled into and completed in a private upland lease. The well is currently idle. It is located adjacent to the site of the actively producing PRC 3314.1 well. The "Patterson Ranch 1014" well will be plugged back (the current production interval will be cemented and abandoned) and then redrilled directionally from the current well bore to a subsurface bottom hole location about 1,900 feet offshore in lease PRC 3314.1. The second well will be a redrill of the "State 735 F-2" well. This well was drilled at the onshore drill site near McGrath Beach for all lease PRC 735.1 wells. It is currently idle. There are production facilities and pipeline access at the location of this well, just as there are at the location of the other well to be redrilled. The well is currently completed in offshore lease PRC 735.1. It will be plugged back and then redrilled directionally from the existing well bore to a location in lease PRC 3314.1, about 1,500 feet offshore.

The targeted locations of the bottom holes of the redrilled wells will be at a depth of 13,000 to 14,000 feet. As indicated previously, both redrills will be from existing onshore drill sites, away from the ocean (approximately 3,000 feet for the "Patterson Ranch 1014" redrill and 680 feet for the "State 735 F-2" redrill) and McGrath Lake (approximately 3,440 feet for the "Patterson Ranch 1014" redrill and 400 feet for the "State 735 F-2" redrill), and both are served by existing production facilities that are adequate to handle additional production, if any, from the redrilled wells.

The California Division of Oil, Gas and Geothermal Resources issued permits to Berry for both wells. Commission engineering staff reviewed the well plans and found them consistent with Commission regulations and good oilfield practices.

The total drilling time for both redrills is estimated at 85 days. This is a very short time for drilling wells to this depth, which is attributable to new technology for extended reach wells, new drill bit technology, the use of part of the current well bores (rather than drilling new wells), and the use of mineral oil based drilling fluids. Berry has provided a comprehensive mud handling procedure and will provide crew training for the use and cleanup of the muds and cuttings. Staff discussed the use of the mineral oil mud with Ventura County staff. The mud is used often in the County, and the conditions specified by the County in its

approval address its use.

Staff has reviewed the application and additional materials submitted by Berry, as well as the permits and reviews issued by the County of Ventura as the lead agency under CEQA. Staff concurs with the findings and conclusions reached by the County.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code section: 6804
B. Public Resources Code sections: 21065 and15301

OTHER PERTINENT INFORMATION

1. The County of Ventura, acting as the lead agency under the provisions of the California Environmental Quality Act (CEQA), determined that this activity, as described above, is categorically exempt from the CEQA pursuant to section 15301, under Class 1, Existing Facilities. Staff concurs with the County of Ventura's determination.

2. The Planning Director of the County of Ventura approved the Development Permits for the wells on December 23, 2005. No appeals were filed, and a notice of final decision was issued to Berry.

EXHIBITS:

A. Location Map.
B. Notice of Final Decision
C. Approval of Site Plan Adjustment (LU05—150) to CUP 477
D. Approval of Site Plan Adjustment (LU05-0151) to CUP 477

PERMIT STREAMLINING ACT DEADLINE:

November 10, 2006 (CSLC acting as a responsible agency under CEQA).

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

1. CONCUR WITH THE COUNTY OF VENTURA'S DETERMINATION THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, UNDER CLASS 1,

EXISTING FACILITIES; TITLE 14, CALIFORNIA CODE OF REGULATIONS SECTION 15301.

2. ADOPT THE FINDINGS OF THE COUNTY OF VENTURA AND THE CONDITIONS OF APPROVAL FOR THE SITE PLAN ADJUSTMENT (LU05-0150 AND LU05-151) TO THE CONDITIONAL USE PERMITS ISSUED FOR THE TWO WELLS.

AUTHORIZATION:

CONSENT TO THE PLUGBACK OF TWO IDLE WELLS AND REDRILLING THE WELLS FROM ONSHORE DRILL SITES INTO OIL AND GAS LEASE NO. PRC 3314.1, WEST MONTALVO FIELD, VENTURA COUNTY, CALIFORNIA.

EXHIBIT A

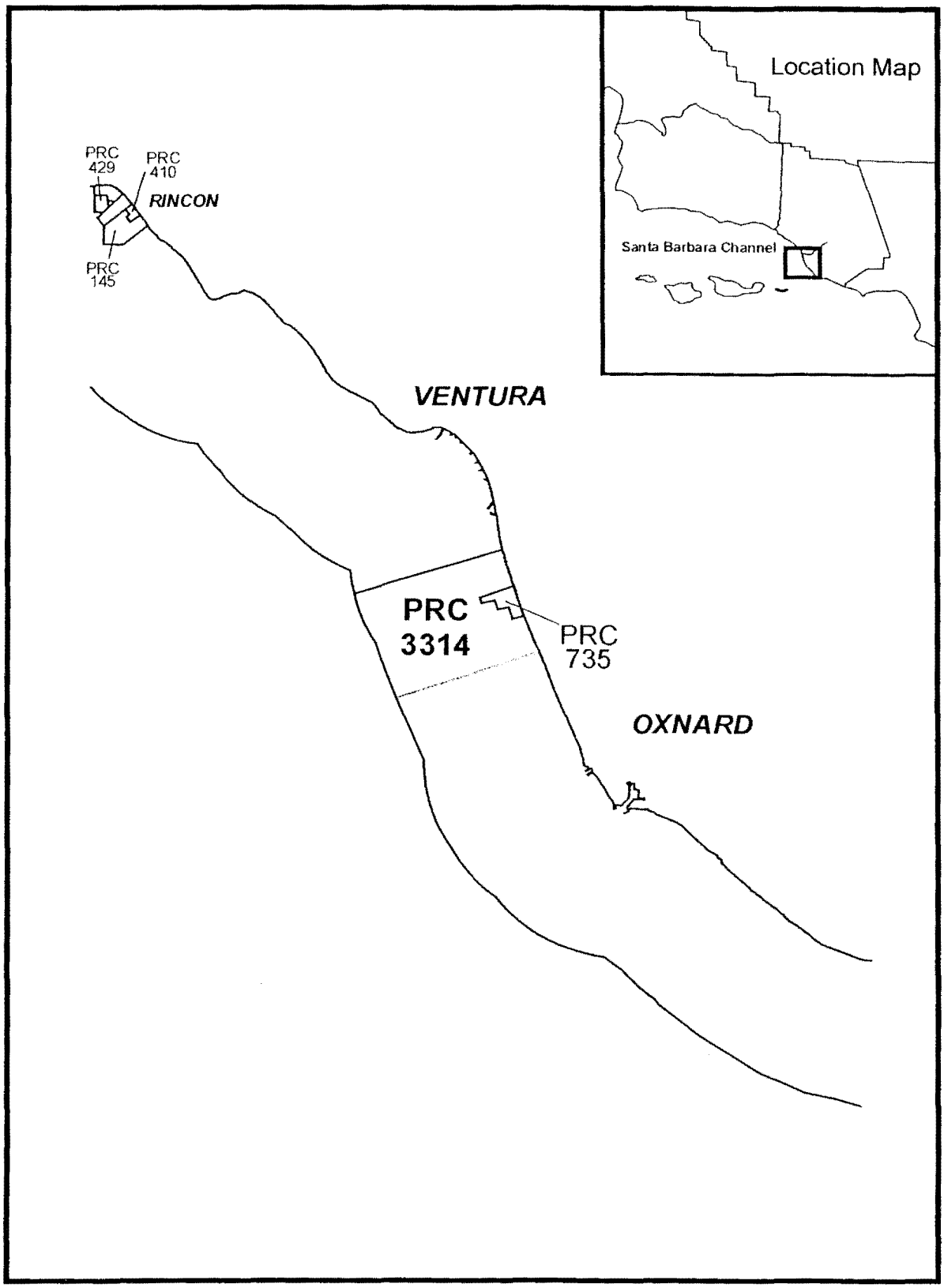
Location Map
Santa Barbara Channel
PRC 429
PRC 410
RINCON
PRC 145
VENTURA
PRC 3314
PRC 735
OXNARD

EXHIBIT B – NOTICE OF FINAL DECISION

RESOURCE MANAGEMENT AGENCY

REC'D JAN 10 2006

county of ventura

Planning Division
Christopher Stephens
Director

NOTICE OF FINAL DECISION

January 5, 2006

California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

On December 23, 2005, the Planning Director approved Planned Development Permit LU05-0150. No Appeals were filed with the County, so that decision is now final and effective at the end of the Coastal Commission Appeal period if no Appeals are filed. The permit is described as follows:

Applicant Name and Address: Berry Petroleum c/o Steve Burke
5201 Truxtun Ave, Suite 300
Bakersfield, CA 93309-0640

Project Location: McGrath Beach

Assessor Parcel No.: 183-0-010-185

Description of Request: Berry Petroleum Company, in compliance with the State of California Oil and Gas Lease PRC 3314, proposes to re-enter the existing Patterson Ranch 1014 well and directionally drill to a bottom hole location underlying State Lease PRC 3314. The proposed re-drill requires cutting and recovering the existing 7" production casing to a suitable depth below the surface casing (approximately 2,050 feet) and then laying a cement plug and directionally drilling the well from 1,810 feet to the bottom hole target approximately 1,900 feet offshore. The completion target is the Colonia Zone of the Sespe Formation at approximately 13,000 to 14,000 feet measured depth. It is estimated that it will take approximately **35 to 40 days** to complete this project.

The Patterson Ranch 1014 surface location is currently being used for oil production operations and is located adjacent to the surface location for the existing 3314-1 well. The project will not require any additional surface facilities. Existing tanks and pipelines will be utilized to transport crude oil production from the well.

Date Filed: October 21, 2005

Approval Date: December 23, 2005

End of County Appeal Period: January 3, 2005 (5:00 p.m.)

Findings and Conditions: See attached approval letter for the findings and conditions that apply to the proposed project.

Appeals: After receipt of this Notice, the Coastal Commission will establish its Appeal period. At the conclusion of that Appeal period, if no Appeals are filed, this decision will be final.

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Any inquiries regarding this Notice of Final Decision should be directed to Erik Nagy, Planner, at (805) 654-2493.

Pat Richards

PAT RICHARDS
Coastal Administrative Officer

Attachment: *Site Plan Adjustment Approval Letter*

Cc: *Berry Petroleum c/o Steve Burke, 5201 Truxtun Ave, Suite 300, Bakersfield, CA 93309-0640*

EXHIBIT C – APPROVAL OF SITE PLAN ADJUSTMENT

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Divisi
Christopher Stephe
Dire

December 23, 2005

Berry Petroleum
Attn: Steve Burke
5201 Truxtun Ave., Suite 300
Bakersfield, CA 93309-0640

SUBJECT: Approval of Site Plan Adjustment (LU05-0151) to Conditional Use Permit 12 for a Re-Drill of PRC 735 Well #F-2, located at McGrath Beach, Assessor Parcel Number 138-0-080-075

Dear Mr. Burke:

We received your application of October 21, 2005, requesting a Site Plan Adjustment to the above referenced permit. We have reviewed your request, and we understand your project description to be as follows:

Berry Petroleum Company, in compliance with the State of California Oil and Gas Lease PRC 3314, proposes to re-enter the existing PRC 735 F-2 wellbore and re-drill the well to a bottom hole location underlying State Lease PRC 3314. The surface location for this project is the existing onshore well site and the bottom hole location will be approximately 1,300 to 1,500 feet offshore. The completion target is the Colonia Zone of the Sespe Formation at approximately 13,000 to 14,000 feet measured depth. It is estimated that it will take approximately ***35 to 40 days*** *to complete this project.*

The existing F-2 wellbore was selected because of the proximity to the 3314 Lease. Various economic, regulatory, and mechanical issues make this well the best re-drill candidate. Well F-2 is located in an area where the surface is currently being used for oil producing operations.

The proposed re-drill requires requires cutting and recovering the existing 7" production casing to a suitable depth below the surface casing (approximately 1,800 feet) and then laying a cement kick-off plug and directionally drilling the well 1,500 feet to the bottom hole target offshore. Existing tanks and pipelines will be used to transport crude oil production form the well.

Your requested changes are found to be in keeping with the conditions of the approved permit referenced above, and they do not appear to change the findings of the permit as granted. Because the changes requested do not exceed a 10% change in the permit

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area, and because the requested changes will not alter the previous environmental findings on this permit, the request meets the requirements of a Site Plan Adjustment under Section 8181-10.4 of the Ventura County Coastal Zoning Ordinance. Therefore, the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act , and grants your Site Plan Adjustment request as of the date of this letter subject to the following conditions.

Conditions of Approval

Note: All previous conditions for CUP 12 remain in force and shall apply. All sections of the Ventura County Coastal Zoning Ordinance shall apply, especially Section 8175-5.7 (Oil and Gas Resources and Related Industrial Development), and Section 8175-5.7.8.g regarding light emanation. Additionally, please observe the courtesy of providing notice to the County if the project will take longer than 35-40 days as stated in your project description.

Resource Management Agency

Environmental Health

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

31. An adequate quantity of portable toilet(s) shall be provided for on-site personnel and maintained in a sanitary condition.

32. An adequate supply of potable water shall be provided for on-site personnel.

Public Works Agency

Transportation Department

33. If the project proposes to move any oversize loads to or from the project site, an oversize load permit should be obtained from the Transportation Department. The permittee shall contact 654-2055 for requirements of this permit.

Development and Inspection Services

34. Best Management Practices will need to be employed for both the drill site and the cutting storage site.

35. The County may cause the applicant to record with the County Recorder's office any or all of the approved conditions of development with the Final Map/Parcel Map.

36. Grading Permit: PRIOR TO ISSUANCE OF A ZONING CLEARANCE FOR CONSTRUCTION, unless determined by the Public Works Agency that a Grading Permit is not required, the developer/permittee shall submit to the Public Works Agency for review and approval a grading plan and shall obtain a Grading Permit. If the amount of grading is greater than 1,000 cubic yards, the grading plan shall be prepared by a Registered Civil Engineer. Grading involving less than 1000 cubic yards shall not require a Registered Civil Engineer to prepare unless the permittee chooses to have the grading performed by a Civil Engineer, or, the building official determines that special conditions or unusual hazards exist.

37. Geology Report: If it is determined that a Grading Permit is required, the Public Works Agency may request a Geology Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Geology Report with the submittal of the Grading Plans. The Grading Plan shall incorporate the recommendations of the approved report.

38. Soils Engineering Report: If it is determined that a Grading Permit is required, the Public Works Agency may request a Soils Engineering Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Soils Engineering Report with the submittal of the Grading Plans. The grading plan shall incorporate the recommendations of the approved report.

39. Geotechnical Report: PRIOR TO ISSUANCE OF A ZONING CLEARANCE FOR CONSTRUCTION, the applicant shall submit a geotechnical (soils) report to address potential hazards on the subject property and to discuss existing foundations relative to the proposed project.

Environmental and Energy Resources Division

40. Commercial Generator: Waste Diversion and Recycling Requirement: During both the construction and operation phases of this project, the permittee, as a commercial generator of waste, shall adhere to the requirements of Section 4770-2, Commercial Customer Waste Diversion Requirements, of the Codified Ordinances of the County of Ventura. That Section states, in part, that, "*...The Director may develop ,maintain, and publish, in consultation with Contract Collectors and other Diversion industry representatives, a ("Directors List of Commercial Recyclables") that shall be subject to the requirements of Section 4770-2.2"* (#40 immediately below).

41. Supply and Use of Separate Recyclables Containers for Commercial Customers: If the Division determines that any materials on the *Director's List of Commercial Recyclables* are being generated by the applicant, or his tenants, in sufficient quantities to justify a separate bin for collection and recycling, the permittee shall ensure that a permitted commercial, regular or temporary waste collector provide the required containers for the separate deposit of materials on the *Directors List of Commercial Recyclables* by the Commercial Customer. Please refer the applicant to Martha Symes, in the Environmental and Energy Resources Division EERD), at 805-289-3114 for assistance in meeting this condition).

Fire Department

42. Address Numbers: Address numbers, a minimum of 6 inches (6") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Where structures are set back more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

43. Fire Department Clearance: Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures. If property uses a private water system, submit plans for the private water system along with requirements for construction.

44. Oil Well Drilling: All oil well drilling shall be in accordance with the current adopted edition of the Uniform Fire Code, NFPA #30 and VCFPD requirements. The following Fire District conditions shall apply:

    a. At least two (2) weeks prior to drilling, a plot plan drawn to scale or with dimensions showing all buildings and improvements within a radius of 300 feet of the exact location of the proposed wellhead, a Uniform Fire Code Application for Permit, and appropriate fees shall be submitted to the Fire Prevention Division.

    b. No person shall drill, own operate, or maintain an oil well without a Uniform Fire Code Permit issued by the Fire Prevention Division. The permit for any new oil well shall be issued only after it has been determined by a field inspection that the oil well site complies with the provisions of the Uniform Fire Code.

    c. Main access roads to the drilling site shall be constructed and maintained so as to allow access by Fire Department apparatus.

d. When the production of oil or gas is attained at any drilling site, water for fire protection shall meet the fire flow requirements established by the Fire Prevention Division, and shall be provided prior to construction of tank farm.

e. Water for fire protection shall be required during all drilling operations or during maintenance of a hazardous nature. Unless an adequate water supply, such as a hydrant or reservoir, is otherwise available and approved by the Fire Protection District, a minimum 20,000-gallon tank (500-barrel baker tank) shall be installed. The water supply system shall be:

   i. Provided with a shutoff valve;
   ii. Equipped with a four inch (4") National Standard Threaded male outlet; and
   iii. Maintained by the applicant. The location of the outlet/supply shall be subject to acceptance by the Fire Prevention Division, which shall be contacted prior to the preparation of the drilling site. As a guide, the water supply should be between 150 feet to 300 feet from the drill rig.

f. A minimum of ten (10) fire extinguishers shall be maintained at well locations where drilling, servicing or repair work is being conducted. Each such extinguisher shall have a minimum classification of 20B as set forth in the Uniform Fire Code.

g. Adequate protection shall be provided to control and prevent the blowout of an oil well. Protection equipment shall meet the requirements as specified by Federal State or other applicable jurisdictions.

h. Smoking shall not be permitted at any oil well or tank location except as designated and posted areas approved by the Chief.

i. When soundproofing material is required during oil field operations, such materials shall be non combustible, provided that fire retardant treated material may be used and maintained, subject to the approval of the Chief.

j. All brush and other combustible materials surrounding the drilling site shall be cleared 100 feet or as directed by the Fire Prevention Division.

k. Spark arresters shall be installed and maintained on all internal combustion engines when the drilling site is located within 500 feet of a hazardous brush area.

l. No storage tank or boiler, fired heater, open flame device or other source of ignition shall be located nearer than 25 feet to any oil well. Engines used in the drilling production and servicing of oil wells are exempt from the above

provision.

m. No person shall permit, or cause to be permitted any oil, waste oil, refuse or waste material to be on the surface of the ground under, around or near any oil well pump boiler, oil storage tank or building, except within an oil sump or tank.

n. No oil well shall be drilled within:

   i. 75 feet of any dedicated Public Street, highway or railway;
   ii. 100 feet of any building not necessary to the operation of the well; and
   iii. 300 feet of any building used as a place of public assemblage, institution or school.

o. Each oil well location shall have posted in a conspicuous place a legible sign with the name of the owner or operator, name or number of the lease, and number of the well printed thereon. Such signs shall be maintained on the premises from the time materials are delivered for drilling purposes until the well is abandoned.

End of Conditions of Approval for LU05-0151

As stated in Section 8181-9.2, within 10 calendar days after the permit has been approved, conditionally approved 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 Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date. At the conclusion of the local appeal period, or following a final decision on an appeal, the County shall send a Notice of Final Decision to the Coastal Commission, who shall set another appeal period. Following the expiration of the Coastal Commission's appeal period, if no appeals are filed, the decision will be considered "effective."

Within 5 days of project approval, a $50.00 fee, payable to the Ventura County Clerk, is required from the applicant for the filing of the NOTICE OF EXEMPTION. Failure to file this document will result in an extended appeal period (from 35 days to 180 days) for legal challenges to project approval. Please contact the case planner to submit the fee.

If you have any questions on this matter, please contact the case planner, Erik Nagy, at (805) 654-2493.

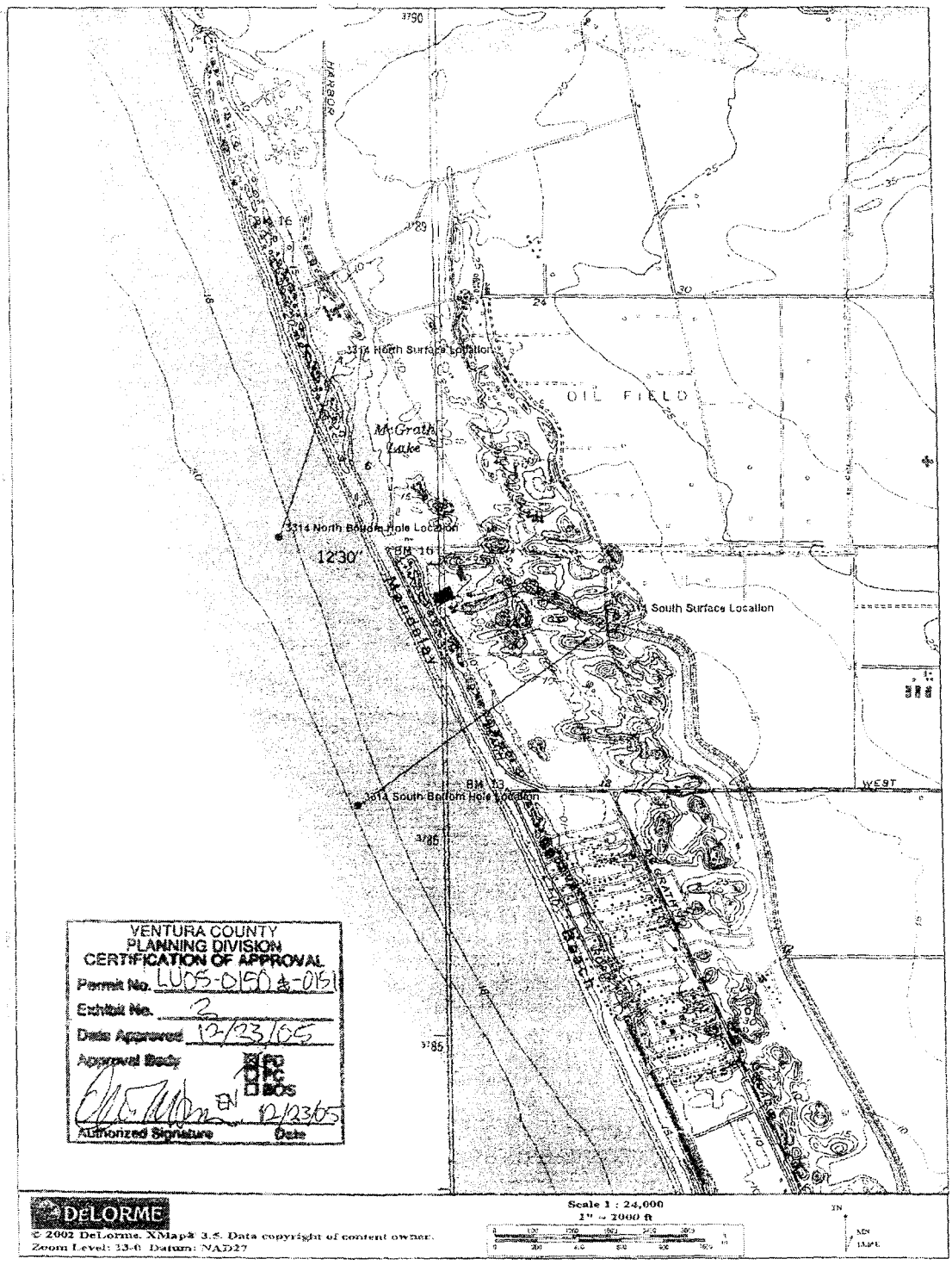
Sincerely,

M Francis for

Pat Richards, Manager
Commercial and Industrial Land Use Permits Section
Coastal Administrative Officer

Attachment: Site Plan (Exhibit "2")

CC: California Coastal Commission, Ventura Office
Assessor's Office, Jim Dodd (with site plan)
Pat Richards
Case File LU05-0150
John Dodd, Fire Department
Nazir Lalani, Transportation Department
Melinda Talent, Environmental Health Division
Development and Inspection Services Division
EERD



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CALENDAR PAGE

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MINUTE PAGE

EXHIBIT D – APPROVAL OF SITE PLAN ADJUSTMENT

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division
Christopher Stephens
Director

December 23, 2005

REC'D DEC 3 0 2005

Berry Petroleum
Attn: Steve Burke
5201 Truxtun Ave., Suite 300
Bakersfield, CA 93309-0640

SUBJECT: Approval of Site Plan Adjustment (LU05-0150) to Conditional Use Permit 477 for a Re-Drill of PRC 3314 South Well #1, located east of Harbor Boulevard between Gonzales and Fifth Streets, Assessor Parcel Number 183-0-010-185

Dear Mr. Burke:

We received your application of October 21, 2005, requesting a Site Plan Adjustment to the above referenced permit. We have reviewed your request, and we understand your project description to be as follows:

Berry Petroleum Company, in compliance with the State of California Oil and Gas Lease PRC 3314, proposes to re-enter the existing Patterson Ranch 1014 well and directionally drill to a bottom hole location underlying State Lease PRC 3314. The proposed re-drill requires cutting and recovering the existing 7" production casing to a suitable depth below the surface casing (approximately 2,050 feet) and then laying a cement plug and directionally drilling the well from 1,810 feet to the bottom hole target approximately 1,900 feet offshore. The completion target is the Colonia Zone of the Sespe Formation at approximately 13,000 to 14,000 feet measured depth. It is estimated that it will take approximately ***35 to 40 days*** *to complete this project.*

The Patterson Ranch 1014 surface location is currently being used for oil production operations and is located adjacent to the surface location for the existing 3314-1 well. The project will not require any additional surface facilities. Existing tanks and pipelines will be utilized to transport crude oil production from the well.

Your requested changes are found to be in keeping with the conditions of the approved permit referenced above, and they do not appear to change the findings of the permit as granted. Because the changes requested do not exceed a 10% change in the permit area, and because the requested changes will not alter the previous environmental findings on this permit, the request meets the requirements of a Site Plan Adjustment under Section 8181-10.4 of the Ventura County Coastal Zoning Ordinance. Therefore,

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the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act , and grants your Site Plan Adjustment request as of the date of this letter subject to the following conditions.

Conditions of Approval

Note: All previous conditions for CUP 477 remain in force and shall apply. All sections of the Ventura County Coastal Zoning Ordinance shall apply, especially Section 8175-5.7 (Oil and Gas Resources and Related Industrial Development), and Section 8175-5.7.8.g regarding light emanation. Additionally, please observe the courtesy of providing notice to the County if the project will take longer than 35-40 days as stated in your project description.

Resource Management Agency

Environmental Health

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

30. An adequate quantity of portable toilet(s) shall be provided for on-site personnel and maintained in a sanitary condition.

31. An adequate supply of potable water shall be provided for on-site personnel.

Public Works Agency

Transportation Department

32. If the project proposes to move any oversize loads to or from the project site, an oversize load permit should be obtained from the Transportation Department. The permittee shall contact 654-2055 for requirements of this permit.

Development and Inspection Services

33. Best Management Practices will need to be employed for both the drill site and the cutting storage site.

34. The County may cause the applicant to record with the County Recorder's office any or all of the approved conditions of development with the Final Map/Parcel Map.

35. Grading Permit: PRIOR TO ISSUANCE OF A ZONING CLEARANCE FOR CONSTRUCTION, unless determined by the Public Works Agency that a Grading Permit is not required, the developer/permittee shall submit to the Public Works Agency for review and approval a grading plan and shall obtain a Grading Permit. If the amount of grading is greater than 1,000 cubic yards, the grading plan shall be prepared by a Registered Civil Engineer. Grading involving less than 1000 cubic yards shall not require a Registered Civil Engineer to prepare unless the permittee chooses to have the grading performed by a Civil Engineer, or, the building official determines that special conditions or unusual hazards exist.

36. Geology Report: If it is determined that a Grading Permit is required, the Public Works Agency may request a Geology Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Geology Report with the submittal of the Grading Plans. The Grading Plan shall incorporate the recommendations of the approved report.

37. Soils Engineering Report: If it is determined that a Grading Permit is required, the Public Works Agency may request a Soils Engineering Report, the permittee shall, upon our request, submit to the Public Works Agency for review and approval, a Soils Engineering Report with the submittal of the Grading Plans. The grading plan shall incorporate the recommendations of the approved report.

38. Geotechnical Report: PRIOR TO ISSUANCE OF A ZONING CLEARANCE FOR CONSTRUCTION, the applicant shall submit a geotechnical (soils) report to address potential hazards on the subject property and to discuss existing foundations relative to the proposed project.

Environmental and Energy Resources Division

39. Commercial Generator: Waste Diversion and Recycling Requirement: During both the construction and operation phases of this project, the permittee, as a commercial generator of waste, shall adhere to the requirements of Section 4770-2, Commercial Customer Waste Diversion Requirements, of the Codified Ordinances of the County of Ventura. That Section states, in part, that, "... *The Director may develop ,maintain, and publish, in consultation with Contract Collectors and other Diversion industry representatives, a ("Directors List of Commercial Recyclables") that shall be subject to the requirements of Section 4770-2.2"* (#40 immediately below).

40. Supply and Use of Separate Recyclables Containers for Commercial Customers: If the Division determines that any materials on the *Director's List of Commercial Recyclables* are being generated by the applicant, or his tenants, in sufficient quantities to justify a separate bin for collection and recycling, the permittee shall

ensure that a permitted commercial, regular or temporary waste collector provide the required containers for the separate deposit of materials on the *Directors List of Commercial Recyclables* by the Commercial Customer. Please refer the applicant to Martha Symes, in the Environmental and Energy Resources Division EERD), at 805-289-3114 for assistance in meeting this condition).

Fire Department

41. Address Numbers: Address numbers, a minimum of 6 inches (6") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Where structures are set back more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

42. Fire Department Clearance: Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures. If property uses a private water system, submit plans for the private water system along with requirements for construction.

43. Oil Well Drilling: All oil well drilling shall be in accordance with the current adopted edition of the Uniform Fire Code, NFPA #30 and VCFPD requirements. The following Fire District conditions shall apply:

    a. At least two (2) weeks prior to drilling, a plot plan drawn to scale or with dimensions showing all buildings and improvements within a radius of 300 feet of the exact location of the proposed wellhead, a Uniform Fire Code Application for Permit, and appropriate fees shall be submitted to the Fire Prevention Division.

    b. No person shall drill, own operate, or maintain an oil well without a Uniform Fire Code Permit issued by the Fire Prevention Division. The permit for any new oil well shall be issued only after it has been determined by a field inspection that the oil well site complies with the provisions of the Uniform Fire Code.

    c. Main access roads to the drilling site shall be constructed and maintained so as to allow access by Fire Department apparatus.

    d. When the production of oil or gas is attained at any drilling site, water for fire protection shall meet the fire flow requirements established by the Fire Prevention Division, and shall be provided prior to construction of tank farm.

e. Water for fire protection shall be required during all drilling operations or during maintenance of a hazardous nature. Unless an adequate water supply, such as a hydrant or reservoir, is otherwise available and approved by the Fire Protection District, a minimum 20,000-gallon tank (500-barrel baker tank) shall be installed. The water supply system shall be:

   i. Provided with a shutoff valve;
   ii. Equipped with a four inch (4") National Standard Threaded male outlet; and
   iii. Maintained by the applicant. The location of the outlet/supply shall be subject to acceptance by the Fire Prevention Division, which shall be contacted prior to the preparation of the drilling site. As a guide, the water supply should be between 150 feet to 300 feet from the drill rig.

f. A minimum of ten (10) fire extinguishers shall be maintained at well locations where drilling, servicing or repair work is being conducted. Each such extinguisher shall have a minimum classification of 20B as set forth in the Uniform Fire Code.

g. Adequate protection shall be provided to control and prevent the blowout of an oil well. Protection equipment shall meet the requirements as specified by Federal State or other applicable jurisdictions.

h. Smoking shall not be permitted at any oil well or tank location except as designated and posted areas approved by the Chief.

i. When soundproofing material is required during oil field operations, such materials shall be non combustible, provided that fire retardant treated material may be used and maintained, subject to the approval of the Chief.

j. All brush and other combustible materials surrounding the drilling site shall be cleared 100 feet or as directed by the Fire Prevention Division.

k. Spark arresters shall be installed and maintained on all internal combustion engines when the drilling site is located within 500 feet of a hazardous brush area.

l. No storage tank or boiler, fired heater, open flame device or other source of ignition shall be located nearer than 25 feet to any oil well. Engines used in the drilling production and servicing of oil wells are exempt from the above provision.

m. No person shall permit, or cause to be permitted any oil, waste oil, refuse or waste material to be on the surface of the ground under, around or near any oil

well pump boiler, oil storage tank or building, except within an oil sump or tank.

n. No oil well shall be drilled within:

   i. 75 feet of any dedicated Public Street, highway or railway;
   ii. 100 feet of any building not necessary to the operation of the well; and
   iii. 300 feet of any building used as a place of public assemblage, institution or school.

o. Each oil well location shall have posted in a conspicuous place a legible sign with the name of the owner or operator, name or number of the lease, and number of the well printed thereon. Such signs shall be maintained on the premises from the time materials are delivered for drilling purposes until the well is abandoned.

End of Conditions of Approval for LU05-0150

As stated in Section 8181-9.2, within 10 calendar days after the permit has been approved, conditionally approved 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 Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date. At the conclusion of the local appeal period, or following a final decision on an appeal, the County shall send a Notice of Final Decision to the Coastal Commission, who shall set another appeal period. Following the expiration of the Coastal Commission's appeal period, if no appeals are filed, the decision will be considered "effective."

Within 5 days of project approval, a $50.00 fee, payable to the Ventura County Clerk, is required from the applicant for the filing of the NOTICE OF EXEMPTION. Failure to file this document will result in an extended appeal period (from 35 days to 180 days) for legal challenges to project approval. Please contact the case planner to submit the fee.

If you have any questions on this matter, please contact the case planner, Erik Nagy, at (805) 654-2493.

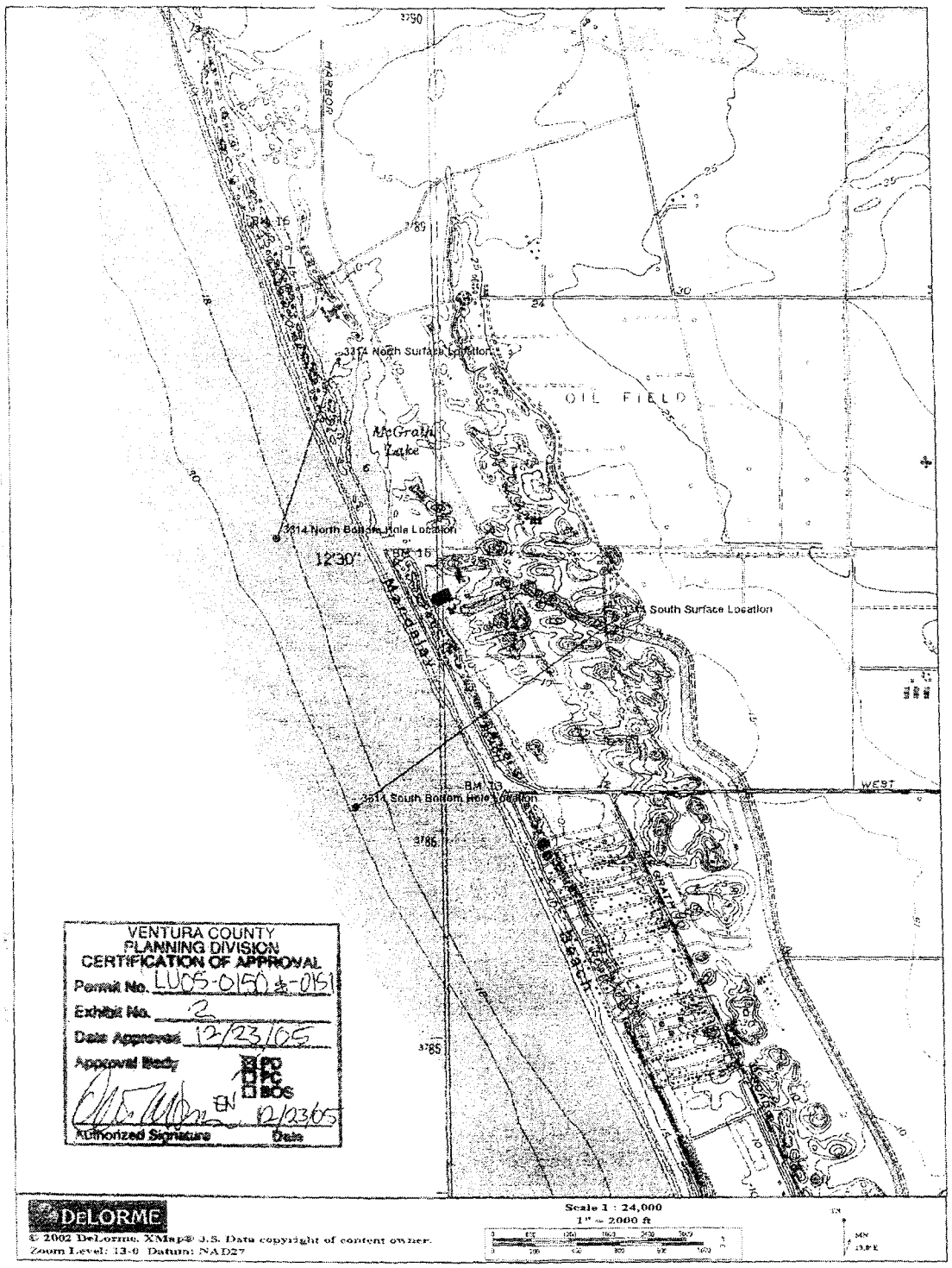
Sincerely,

MB Francis for

Pat Richards, Manager
Commercial and Industrial Land Use Permits Section
Coastal Administrative Officer

Attachment: Site Plan (Exhibit "2")

CC: California Coastal Commission, Ventura Office
Assessor's Office, Jim Dodd (with site plan)
Pat Richards
Case File LU05-0150
John Dodd, Fire Department
Nazir Lalani, Transportation Department
Melinda Talent, Environmental Health Division
Development and Inspection Services Division
EERD


3790
3789
BM 16
3814 North Surface Location
OIL FIELD
McGrath Lake
3814 North Bottom Hole Location
12'30"
BM 15
3814 South Surface Location
BM 13
3814 South Bottom Hole Location
WEST
3786
3785
VENTURA COUNTY
PLANNING DIVISION
CERTIFICATION OF APPROVAL
Permit No. LU05-0150 & -0151
Exhibit No. 2
Date Approved 12/23/05
Approval Body
PD
PC
BOS
EN
12/23/05
Authorized Signature
Date
DeLORME
© 2002 DeLorme. XMap® U.S. Data copyright of content owner.
Zoom Level: 13-0 Datum: NAD27
Scale 1 : 24,000
1" = 2000 ft