

Renaissance Petroleum Project, PL14-0103

Project Summary

Prepared by Brian R. Baca, CEG

Ventura County Planning Division

Updated 7-25-17

1. The proposed project involves changes to the existing Naumann oil and gas facility. This facility has been in operation since 1986.
2. The current permit for the Naumann facility is in effect until the Year 2037.
3. The Nauman facility is located approximately 1,600 feet southeast of the City of Oxnard.
4. The proposed project under review by the County includes the addition of 4 new oil and gas wells on the existing site of the Naumann oil and gas facility.
5. The area occupied by the Naumann facility (about 1 acre) will not be increased.
6. The increase in fluid production due to the proposed 4 new wells is estimated to result in an increase in average tanker truck traffic of 2.2 one-way trips per day (or 1.1 truckloads per day) based on the historic fluid production records for 2010-2014 obtained from the California Division of Oil and Gas and Geothermal Resources (DOGGR).
7. The current permit for the Naumann facility does not include a limit on total tanker truck traffic. (Only trips on "residential streets" are limited.) The recommended conditions of approval for the requested modified CUP would establish a limit of 20 one-way trips per day.
8. The Naumann facility receives produced fluid (oil, gas and wastewater) by pipeline from the separately permitted Rosenmund oil and gas facility located about 4,000 feet to the north. The Rosenmund facility includes 8 existing wells and is permitted for an additional 7 wells. The operation of the Rosenmund facility is not under review by the County. The permit that authorizes the Rosenmund facility expires in the Year 2032.
9. The Naumann facility is connected to a Southern California Gas Company (SoCalGas) natural gas pipeline. Approximately 90 percent of the produced gas is sold to SoCalGas. Gas that does not meet SoCalGas standards is flared.
10. The increase in air emissions due to the additional 4 wells will be less than significant in accordance with County-adopted Thresholds of Significance.

County of Ventura
Board of Supervisors
PL14-0103

**Exhibit B – Documents and
Correspondence submitted by CFROG**

APPROVAL LETTER

HEARING AND DECISION: On, August 23, 2007, the Planning Director, or the Planning Director's designee, conducted a Public Hearing for the Permit Application described below. All relevant testimony, information, and findings were considered. The decision of the Planning Director was made on August 27, 2007 to **APPROVE** the application, subject to the attached Conditions. The effective date of this decision is September 5, 2007.

1. **Entitlement:** Conditional Use Permit No. LU05-0096 (CUP)
2. **Applicant:** Marc Traut for Renaissance Petroleum, LLC
3. **Location:** The site is located in the Southeast Oxnard Plain, east of Hailes Road and north of Etting Road, .7 miles east of the City of Oxnard city limits in the unincorporated area of Ventura County
4. **Assessor's Parcel No(s):** 218-0-042-170
5. **General Plan Designation:** "Agriculture"
6. **Existing Zoning:** "AE-40ac" (Agricultural Exclusive, 40 acre minimum)
7. **Project Description:** The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to an existing natural gas pipeline transportation system located along Hailes Road in the Public Right of Way. Crude oil would be shipped via truck until a connection to existing oil transportation line(s) can be installed, which is proposed as part of full development.

FINDINGS:

COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Planning Division has reviewed the project to ascertain if there will not be a significant effect on the environment. A Negative Declaration has been prepared as the appropriate environmental document for this project and was certified by the Planning Director.

COMPLIANCE WITH ZONING ORDINANCE: Based upon the information and findings developed by staff, it has been determined that this application, with the attached conditions, meets the requirements of Ventura County Ordinance Code Section 8111-1.2.1.1 in that:



- a. ***The project is consistent with the intent and provision of the County's General Plan and Division 8, Chapters 1 and 2 of the Ventura County Ordinance Code;***

Pursuant to the Ventura County General Plan the subject parcel has a General Plan designation of "Agricultural". The subject lot also has a zoning designation of AE-40 (Agricultural Exclusive- 40 acre minimum lot size), which is compatible with the Agricultural designation (Ventura County General Plan, Figure 3.2a. Oil and Gas facilities are permitted in the AE -40 zone. The parcel is a legal non-conforming lot, under the 40 acre minimum required for the AE-40 zoning designation. No structures are proposed as part of the project, all activities are oil and gas production related.

- b. ***The project is compatible with the character of surrounding legally established development;***

The area surrounding the proposed development consists of large-scale commercial agricultural activities. The expansion of an existing oil production facility proposed is located within in the Cabrillo Oil Field and there are other oil production and exploration activities within the general area. The project has been conditioned to avoid conflict with existing agricultural activities in the area.

- c. ***The project would not be obnoxious or harmful, or impair the utility of neighboring property or uses;***

The proposed project has been reviewed by all of the appropriate county agencies and conditioned to ensure the proposed development will not be obnoxious or harmful, or impair the utility of neighboring property or uses. The size and location of the proposed activities were considered to avoid impacts on neighboring properties and uses.

- d. ***The project would not be detrimental to the public interest, health, safety, convenience, or welfare;***

Project conditions imposed by various County agencies will address drainage, noise, glare, dust, site remediation, screening, and procedures for resolving complaints are all designed to lessen or eliminate any noxious land use. Therefore, with the imposition of and the applicant's compliance with these project-specific conditions, the development of this project will not be detrimental to the public interest, health, safety, convenience, or welfare.

- e. ***The project is compatible with existing and potential land uses in the general area where the development is to be located; and,***

The subject property is located on, and within the vicinity of, lands that are developed and designated for agricultural uses. Oil and Gas production operations are a permitted use in the AE zone. The proposed project is consistent with the requirements of the

"Oil Development Standards" outlined in NCZO § 8107-5.6. Moreover, with the imposition of conditions of approval to ensure against nuisances from traffic, glare, and noise, the proposed project would be compatible with existing and planned land uses in the general area. Therefore, the proposed project would be consistent with the requirements of this finding.

f. The proposed development will occur on a legal lot.

The subject APN is legally created by gift deed recorded March 4, 1983, prior to regulation by the State Subdivision Map Act or Ventura County Subdivision Ordinance.

In addition, the following findings were made in regard to standards in the "A-E" zone, pursuant to Section 8111-1.2.1.2:

g. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area;

The area proposed for oil and gas development is currently in agricultural production, yet the activities are proposed in a location and to be conducted in a manner to not impact agricultural operations. Furthermore, the proposed new activities are located on the periphery of the lot, removed from agricultural activities. Also, the proposed development is consistent with the requirements for "Oil Development Standards" outlined in NCZO § 8107-5.6 and will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area.

h. Structures will be sited to minimize conflicts with agriculture, and that other uses will not significantly reduce, restrict, or adversely affect agricultural activities on-site or in the area, where applicable; and.

The proposed new activities do not include the construction of any structures and other activities are located as to not significantly reduce, restrict, or adversely affect agricultural activities on-site or in the area.

i. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible.

The area proposed for oil and gas development will remove only a small section of land from agricultural production capability. The location of the oil production activities was selected to minimize the impact on productive agricultural land.

APPEALS: As stated in Ventura County Ordinance Code Section 8111-7.3, 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 approval, conditional approval, or denial with the Planning Division who shall set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

Within 5 days of project approval, an **\$1850.00 fee**, payable to the Ventura County Clerk, is required from the applicant for the filing of the **NOTICE OF DETERMINATION**. 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.

ZONING CLEARANCE AND BUILDING PERMIT: Upon completion of the "prior to Zoning Clearance" conditions, the permittee may obtain a Zoning Clearance from the Planning Division and apply for a Building Permit with the Division of Building and Safety. Approval of this permit does not constitute approval of a Building Permit; the permittee must submit a separate application for a Building Permit with the Division of Building and Safety following issuance of a Zoning Clearance.

If you have any questions about the information presented above, please contact Haylin Alpert, the case planner, at (805) 654-2403 or via email at haylin.alpert@ventura.org.

AUTHORIZED SIGNATURE:


Pat Richards, Manager
Land Use Permits Section

Attachments:

- Exhibit "2" – Conditions of Approval
- Exhibit "3" – Site Plan (addressee only)
- Exhibit "4" – Stamped and approved project description
Notice of Land Use Entitlement (addressee only)
Recorded Negative Declaration Receipt (address only)

TO THE PERMITTEE:

Conditions that need to be completed prior to issuance of a Zoning Clearance are as follows:

Site Preparation and/or Drilling:

1. Condition # A-6 – Contact Person

2. Condition # A-7 -- Posted Notice of Permit
3. Condition # A-11 -- Inspection, Monitoring, Enforcement
4. Condition # A-13 -- Waste Storage
5. Condition # A-18 -- Abandonment and Site Restoration
6. Condition # A-21 -- Dust Prevention
7. Condition # A-23 (a,b,c) -- Env. Health
8. Condition # A-24 -- Air Pollution Control
9. Condition # A-25 (a) -- UFC Permit Application
10. Condition # A-27 (a, b)—Drainage & Grading Plan
11. Condition # A-28 (c) -- Construction & Demo Debris Waste Plan
12. Condition # A-32—Recorded "Notice of Land Use Entitlement"

Proposed Production Facilities:

1. Condition # A-6 -- Contact Person
2. Condition # A-7 -- Posted Notice of Permit
3. Condition # A-11 -- Inspection, Monitoring, Enforcement
4. Condition # A-13 -- Waste Storage
5. Condition # A-14 -- Shipping Tanks
6. Condition # A-23 (a,b,d) -- Env. Health
7. Condition # A-24 -- Air Pollution Control
8. Condition # A-25 (a) -- UFC Permit Application
9. Condition # A-28 (c) -- Construction & Demo Debris Waste Plan

Proposed Pipeline:

1. Condition # A-6 -- Contact Person
2. Condition # A-7 -- Posted Notice of Permit
3. Condition # A-21 -- Dust Prevention
4. Condition # A-23 (a,b,d) -- Env. Health
5. Condition # A-27 (c)—Right-of-way

c:

Public Works Agency, Brian Trushinski
Environmental Health Division, Melinda Talent
Air Pollution Control District, Alicia Stratton
Fire Protection District, Michelle Krieg
Watershed Protection District, Dave Panero, Paul Callaway
Case File

**OIL PERMIT CONDITIONS
for LU05-0096**

INFORMATION

1. **ORGANIZATION OF CONDITIONS:** The conditions and requirements for this permit includes (1) special conditions developed for this permit, (2) those requested by other County and non-County agencies, (3) those required to make findings regarding Zoning Ordinance permit standards, (4) standard oil requirements/conditions modified for this permit/site and (5) those standard conditions developed through prior actions taken to clarify and update permit conditions.
2. **APPLICABILITY OF PERMIT:** This permit is issued for the particular permit area or site referenced herein and runs with the land. This permit is not transferable to another site.
3. **RESPONSIBILITIES OF PERMITTEE/OPERATOR AND PROPERTY OWNER:** It is the permittee's/operator's (and their successors in interest) responsibility to be aware of and to comply with permit conditions and the rules and regulations of all jurisdictions having authority over these operations. Failure to comply with permit conditions, in addition to all other legal remedies, may result in one or more of the following enforcement actions:
 - a) Public reporting of violations to the Planning Commission;
 - b) Forfeiture of penal securities;
 - c) Suspension of permit operations;
 - d) Modification of permit conditions;
 - e) Revocation of the permit;
 - f) Recording a Notice of Noncompliance on the property;
 - g) Issuance of a citation ("ticket") subject to Bail Schedule charges;
 - h) Filing of a complaint with the appropriate law enforcement agency.
4. **ENFORCEMENT RESPONSIBILITIES:**

Pursuant to Section 8114-3 of the Ventura County Zoning Ordinance, the "Planning Director or his designee is hereby designated as the enforcing agent" for all permits authorized under the Zoning Ordinance. At his/her discretion, the Planning Director may delegate primary enforcement responsibility for one or more of the following conditions to other Divisions or Agencies. This enforcement responsibility includes the routine interpretation and administration of permit requirements and their specific enforcement should a violation arise. While various entities may be delegated primary enforcement responsibility for various conditions, the Planning Director retains final enforcement authority. The delegation of enforcement responsibility may occur, or be altered, at any time during the life of this permit.
5. **DEFINITION:** For the purposes of Oil and Gas projects/permits, the use of the terms "Landowner or Property Owner" as used in the Ordinance Code means "Mineral Rights Owner."

PART A - PERMIT SPECIFIC CONDITIONS

PROJECT DESCRIPTION

The drilling, production, processing of oil and natural gas on a three (3) acre portion of a 24.3 acre parcel. The complete development of the site shall have fifteen (15) wells and a variety of equipment and storage tanks to process and store produced fluids, which include natural gas, crude oil and produced water. These fluids will be separated onsite and then transported via trucks and existing collection pipeline system for natural gas and crude oil. If the exploration wells are successful, two gathering pipelines will be constructed and will connect the facilities at the subject site with gathering pipelines approved as a part of LU-0086. One pipeline will carry natural gas and the other will transport produced oil and water. The proposed Doud Drillsite pipeline corridor is along existing farm access roads and the corridor route will cross Hailes Road. A complete Project Description dated January 23, 2007 is on file as part of LU05-0096 and is by reference incorporated herein. This Project is permitted under the Ventura County Non-Coastal Zoning Ordinance as an "Oil Exploration and Production Facility".

A-1. PERMITTED USES

The permit is granted for the use of four (4) exploratory oil and gas wells, and if successful, the drilling of up to eleven (11) additional wells within the three (3) acres portion of a 24.3 acre parcel located as shown on Site Plan "Figure 2", and the production, transporting operations, facilities, equipment and other appurtenances accessory thereto as shown on "Figure 4".

The only processing operations permitted within the permit area are the separation of natural gas and produced water from crude oil and those processing operations required for on-site injection well purposes and the off-site storage and transportation of produced gas and crude oil products from the site, unless otherwise required by the California State Division of Oil and Gas.

The flaring of gas shall be permitted during drilling and/or production operations only in accordance with the permits and conditions prescribed by the Air Pollution Control District (APCD), in consultation with the Planning Director. (Refer to Condition A-24).

The proposed location of production phase gas flaring equipment shall be reviewed by the County, including the APCD, in association with the overall review of production facilities, as described below under Condition A-25 (c).

A-2. PERMIT TIME LIMITS

The permit is granted for a 30-year period of time, ending August 27, 2037. Drilling of all approved wells must be completed in a timely manner ending within three years of the issuance of CUP LU05-0096, August 27, 2010. The Planning Director is authorized to administratively extend the drilling phase up to two (2) additional years, provided the Planning Director determines that the permittee has complied with the terms and provisions of CUP LU05-0096 and the extended drilling period will not result in a use incompatible with surrounding occupied sensitive uses. Any redrilling of an existing well requires a modification of the permit pursuant to Condition A-4.

This permit shall become null and void if:

- a) A Zoning Clearance for site preparation and drilling of at least one well has not been issued within one (1) year of the granting of the permit, August 27, 2008 (Section 8111-4.7). Failure of the County to notify the permittee of the permit's imminent expiration shall not be grounds for the continuation of the permit beyond this deadline.

- b) All the permitted well(s) have been abandoned pursuant to California State Division of Oil and Gas requirements.

Standard Process Requirements

A-3. CONDITIONS/REQUIREMENTS WITH SPECIFIC TIME LIMITS

The following conditions and/or requirements have specific time limits for submittal of reports, and programs, which the permittee shall submit no later than the specified dates [See Chart which follows]:

Zone Clearance #1 (Site Preparation and/or Drilling

Cond/Or d Req.No.	Condition Req. Topic	Time Limits And Applicable Actions				
		Time Limit	Resp Dept	Req'd To Be Filed		Where Rpt. Or Data Retained
				Actual Permit Or Study	Evidence Or Verification	
A-4	Issuance of Zone Clearance	Prior to Construction	Ping			Ping Case File
A-6	Contact Person	Prior to Zone Clearance	Ping			Ping Case File
A-7	Posted Notice of Permit	Prior to Zone Clearance	Ping			Ping Case File
A-8	Notice of Commenceme nt of Site Preparation or Drilling	10 days prior to commencement of drilling	Ping			Ping Case File
A-9	Change of Ownership	10 Days Prior to Change	Ping			Ping Case File
A-11	Inspection, Monitoring, Enforcement	Prior to Zone Clearance	Ping			Ping Case File
A-13	Waste Storage	Prior to Zone Clearance	E.H.			Env. Health Case File
A-18	Abandonment and Site Restoration	Prior to Zone Clearance	Ping			Ping Case File
A-21	Dust Prevention	Prior to Zone clearance	Ping			Ping Case File
A-23 (a), (b) and (d)	Potable Water, Sanitary Facilities and Hazardous Materials	Prior to Zone Clearance	E.H.			Env. Health Case File
A-24	Air Pollution Control	Prior to Zone Clearance	Ping			Ping Case File

Conditions for: LU05-0096 Conditional Use Permit
Public Hearing Date: August 23, 2007

Permittee: Renaissance Petroleum
Approval Date: August 27, 2007

A-25 (a)	Ufc Permit Application	Prior To Zone Clearance	Fire			Fire Dept.
A-27 (a) and (b)	Drainage and Grading Plan	Prior to Zone Clearance	P.W.			Public Works
A-28 (c)	Construction and Demolition Debris Waste Plan	Prior to Zone Clearance	P.W.			Public Works
A-32	Record "Notice of Land Use Entitlement"	Prior to Zone Clearance	Ping			Ping Case file

Zone Clearance #2 (Production Facilities)

Cond/Or d Req.No.	Condition Req. Topic	Time Limits And Applicable Actions				
		Time Limit	Resp Dept	Req'd To Be Filed		Where Rpt. Or Data Retained
				Actual Permit Or Study	Evidence Or Verification	
A-4	Issuance of Zone Clearance	Prior To Construction	Ping			Ping Case File
A-6	Contact Person	Prior to Zone Clearance	Ping			Ping Case File
A-7	Posted Notice of Permit	Prior to Zone Clearance	Ping			Ping Case File
A-13	Waste Storage	Prior to Zone Clearance	E.H.			Env. Health Case File
A-14	Shipping Tanks	Prior to Zone Clearance	Ping			Ping Case File
A-16	Oil Spills and Containment	Within 14 days of submittal to federal and state agency	Ping			Ping Case File
A-17	Compatibility Review	Every tenth year	Ping			Ping Case File
A-20	Landscape	Within 3 years following issuance of Zone Clearance	Ping			Ping Case File
A-23 (a), (b) and (d)	Potable Water, Sanitary Facilities and Hazardous Materials	Prior to Zone Clearance	E.H.			Env. Health Case File
A-24	Air Pollution Control	Prior to Zone Clearance	Ping			Ping Case File
A-25 (a)	Ufc Permit	Prior To Zone Clearance	Fire			Fire Dept.

Conditions for: LU05-0096 Conditional Use Permit
Public Hearing Date: August 23, 2007

Permittee: Renaissance Petroleum
Approval Date: August 27, 2007

A-28 (c)	Construction and Demolition Debris Waste Plan	Prior to Zone Clearance	P.W.			Public Works
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Zone Clearance #3 (Proposed Pipelines)

Cond/Or d Req.No.	Condition Req. Topic	Time Limits And Applicable Actions				
		Time Limit	Resp Dept	Req'd To Be Filed		Where Rpt. Or Data Retained
				Actual Permit Or Study	Evidence Or Verification	
A-4	Issuance of Zone Clearance	Prior to construction	PIng			PIng Case File
A-6	Contact Person	Prior to Zone Clearance	PIng			PIng Case File
A-7	Posted Notice of Permit	Prior to Zone Clearance	PIng			PIng Case File
A-21	Dust Prevention	Prior to Zone Clearance	PIng			PIng Case File
A-23 (a), (b) and (d)	Potable Water, Sanitary Facilities and Hazardous Materials	Prior to Zone Clearance	E.H.			Env. Health Case File
A-27 (c)	Right-of-Way	Prior to Zone Clearance	P.W.			Public Works

A-4. ISSUANCE OF ZONING CLEARANCE/S

Prior to the issuance of any Zoning Clearance for Use Inauguration, the permittee shall furnish the County, in a form approved by County staff, one copy of all the most current exhibits and plot plans which reflect the conditions, provisions, and terms associated with the permit as finally approved unless this has already been provided with the application. Within 30 days of any subsequent modification of the permit, revised exhibits and plot plans shall be submitted to the Planning Director.

A separate Zoning Clearance shall be issued for each of the three primary components of the project, one for **Site Preparation/Drilling**, another for **Production Facilities** activities and the third for the **Proposed Pipeline**. The zoning clearance for site preparation activities shall be issued first, with each of the "prior to zoning clearance" requirements summarized in the **Site Preparation/Drilling** Table of Condition A-3 satisfied prior to the issuance the zone clearance. The zoning clearance for the **Production Facilities** shall be issued second, upon fulfillment of all "prior to zoning clearance " requirements and the zone clearance for the **Proposed Pipeline** issued last, upon completion of all unfulfilled prior to zoning clearance requirements enumerated in the **Proposed Pipeline** summary table of Condition A-3.

Zone Clearance #1 shall be obtained prior to initiating site preparation and/or drilling activity. Prior to issuance of this Zone Clearance, the permittee shall submit to the Planning Director, together at one time, written documentation that the provisions of the following conditions and requirements have been complied with: Conditions A-6 Contact Person, A-7 Posted Notice of Permit Requirements, A-11 Inspection, Monitoring, Enforcement and Cost Recovery, A-13 Waste Storage, A-18 Abandonment and Site Restoration, A-21 Dust Prevention, A-23 (a) Potable Water, A-23 (b) Sanitary Facilities, A-23 (d) Hazardous Materials, A-24 Air Pollution Control District, A-25 (a) UFC Permit Application, A-27 (a) Drainage Course, A-27 (b) Grading Plan, A-28 (c) Construction & Demolition Debris Waste Diversion Plan, A-32 Recorded "Notice of Land Use Entitlement" as described herein. Pursuant to Ordinance Section 8107-5.4 (Ventura County Ordinance), a Zone Clearance must be obtained by the permittee to confirm consistency with the Zoning Ordinance and/or Conditional Use Permit prior to the drilling of each well, commencing site preparation for such well(s), or installing related appurtenances, as defined by the Planning Director. A Zoning Clearance may be issued for more than one well or drill site or structure.

Zone Clearance #2 shall be obtained prior to initiating the construction of any oil and gas production facilities, including pipelines. Prior to issuance of this Zone Clearance, the permittee shall submit to the Planning Director, together at one time, written documentation that the provisions of the following conditions and requirements have been complied with: Conditions A-6 Contact Person, A-7 Posted Notice of Permit Requirements, A-13 Waste Storage, A-14 Shipping Tanks, A-16 Oil Spills/Containment, A-21 Dust Prevention, A-23 (a) Potable Water, A-23 (b) Sanitary Facilities, A-23 (d) Hazardous Materials, A-24 Air Pollution Control District, A-25 (a) UFC Permit Application, A-27 (a) Drainage Course, A-28 (c) Construction & Demolition Debris Waste Diversion Plan. Within three years following issuance of Zone Clearance #2, the permittee shall submit to the Planning Director written documentation to comply with provisions of Condition A-20 Landscaping.

Zone Clearance #3 for the Proposed Pipelines shall be obtained prior to initiating site preparation and/or construction activity related to the pipelines. Prior to issuance of this Zone Clearance, the permittee shall submit to the Planning Director, together at one time, written documentation that the provisions of the following conditions and requirements have been complied with: Conditions A-6 Contact Person, A-7 Posted Notice of Permit Requirements, A-23 (a) Potable Water, A-23 (b) Sanitary Facilities, A-27 (c) Right-of-Way, as described herein.

A-5. PROPOSED PERMIT MODIFICATION/S

All facilities and uses other than those specifically identified on the Plot Plan (Exhibit "A") and in the conditions of the permit are prohibited until and unless they have been authorized by the Planning Director or Planning Commission. No permit shall be required for the repair, maintenance and normal operations of facilities approved in this permit. All proposed changes to the conditions of this permit, or the existing proposed uses, facilities, structures or improvements (including construction of pipelines to and from the site) shall be presented in written and mapped form to the Planning Director who shall determine what type of permits, if any, the proposal will necessitate.

The Planning Director may grant a modification to allow for time extensions to deadlines herein referenced, if the permittee can demonstrate that he has diligently attempted to meet the deadline specified. Modifications may also be granted by the Planning Director for the re-drilling of the approved well(s) or additional time beyond that allowed in Condition A-2 to complete all permitted drilling if there would be no significant change in the approved plot plans and if there has been no significant changes in the land use of adjacent areas and if the permittee has complied with the terms and provisions of the permit to the satisfaction of the Planning Director.

A-6. CONTACT PERSON/COMPLAINT PROCESSING

Prior to the issuance of any Zoning Clearance, the permittee shall provide the Planning Director with the current name and/or position title, address, fax, phone numbers and e-mail address of the permittee's field agent and other representatives who shall receive all orders and notices as well as all communications regarding matters of condition and code compliance at the permit site. There shall always be such a contact person(s) designated by the permittee. If the address, fax, phone number or e-mail address of the permittee's agents should change, or the responsibility be assigned to another person or position, the permittee shall provide the Planning Director with the new information without delay.

- a. A third-party 24-hour a day telephone service shall be established and paid for by the permittee during the drilling phase of the project, and during any potential construction of production facilities on the drill site, to receive and log noise, night-lighting, dust, and other complaints by citizens and the County.
- b. All adjacent residences and businesses within 1000 feet shall be notified in writing of the 24-hour telephone service, its telephone number and intent.
- c. The third-party telephone service shall maintain a log of all complaints and, once logged, shall immediately transfer the call to the permittee's 24-hour contact person who will address the complaint as appropriate.
 1. As soon as possible after receiving a noise or dust complaint from any person, but not more than three hours later, the permittee shall either remedy the cause of the complaint as necessary, or, if the complaint is noise-related, cause informal measurements to be taken of the project's noise in accordance with the adopted Noise Measurement Guidelines and Procedures (NMGP).
 2. As to noise complaints, the permittee shall report his remedy/findings to the complainant within three hours unless a longer time period is otherwise agreed to by the parties in question.
 3. If noise measurements indicate a possible violation, the permittee shall take immediate action to take corrective action as may be appropriate. The measurements taken informally shall not be sufficient grounds to make an official determination that a violation has occurred.
 4. If any person refers the matter to the County Planning Division through the formal complaint process, the County may require additional informal tests or inspections to determine if a violation may exist.
 5. If noise complaints continue, the Planning Director may require a formal noise evaluation to be made by a qualified noise expert at the permittee's expense. The noise evaluation shall be conducted in accordance with the NMGP and in a manner approved by the Planning Director.
- d. The permittee shall maintain, and make available to the Ventura County Planning Division upon request, a log of the timing and method of complaint disposition.

- e. The permittee shall permanently install a metal sign posted at the entry gate of the lease area having the name and phone number of an emergency contact person painted there on as per Section 8107-5.6.21 of the Ventura County Ordinance.

A-7. NOTICE OF PERMIT REQUIREMENTS

The permittee shall post a current set of permit conditions at the drill site during drilling for use by persons participating in the drilling of said well(s).

Unless otherwise required by the Planning Director, the permittee shall, **prior to the issuance of any Zoning Clearance**, provide copies of the conditions applicable to the permit to the surface owner of record, the drilling contractor and shall submit to the Planning Director proof that all other parties and vendors involved with the daily operation of the proposed drilling activities have been informed of the conditions and their posting.

A-8. NOTICE OF COMMENCEMENT OF SITE PREPARATION OR DRILLING

At least ten (10) days prior to commencement of site preparation or drilling, the permittee shall notify, in writing, the surface owner and all residents within a 1000 foot radius of the drill site that such activities are about to occur.

A-9. CHANGE OF OWNERSHIP NOTICE

No later than ten days after any change of mineral rights ownership or of lessee(s) or operator(s) of the subject use, there shall be filed with the Planning Director the name(s) and address(es) of the new owner(s), lessee(s) or operator(s), together with a letter from any such person(s) acknowledging and agreeing to comply with all conditions of this permit. Furthermore, amendments and updates of all the applicable materials required pursuant to Conditions/Requirements A-6 Contact Person/Complaint Processing, A-7 Notice of Permit Requirements, and A-11 Inspection, Monitoring and Cost Recovery, shall also be submitted at the same time.

It is the responsibility of the new owner/permittee/operator to file this notice, acknowledgement and agreement.

A-10. REQUIREMENTS OF REGULATORY AGENCIES

- a. The permittee agrees to comply with all the adopted Ordinance and Resolution requirements in effect at the time of permit issuance which are applicable to oil and gas production facilities. Failure of the permittee to comply with all such adopted Ordinance and Resolution requirements shall be a violation of this permit.
- b. In support of Section 8107-5.4, the design, maintenance and operations of the permit area/s and facilities shall comply with all applicable requirements of federal, State, and County authorities and all such requirements shall, by reference, become conditions of this permit.

A-11. INSPECTION, MONITORING, ENFORCEMENT AND COST RECOVERY

Pursuant to County Ordinance Sections 8114-3.4 and 8107-5.6.27, (hereinafter referred to as Section/s) the permittee shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to resolution of confirmed violations. Inspection and monitoring may take place during site preparation, drilling, production, and/or restoration/rehabilitation of the site (if a producing well was not achieved) and during periodic reviews pursuant to Condition A-17. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty

hearings, forfeiture of securities and suspension of permits. The permittee shall be billed for said fees pursuant to the applicable section of the Zoning Ordinance.

The permittee shall deposit a fee determined by the Ventura County Planning Division Fee Schedule with the Planning Division prior to the issuance of Zoning Clearance #1 to ensure funds are available for the legitimate and anticipated costs incurred for inspections, monitoring and enforcement. The funds shall also cover the costs for any other necessary inspections or the resolution of confirmed violations that may occur. The Planning Director may, once the project is in the production phase, eliminate or reduce the required deposit fee to an amount commensurate with the anticipated costs of monitoring and enforcing the permit. One deposit may be made to cover all of the permittee's various permits.

The permittee shall, upon receiving notice from the County that the required deposit fee is below the required level or that the County is to be reimbursed for its costs associated with the permit, have 30 days to bring the deposit fee up to the required level or pay the costs billed to him/her. Such notice shall be accompanied by an accounting of how deposited funds have been spent. Failure to pay the required bill or maintain the required deposit fee balance is a violation of the permit and subjects the permittee/bond owner to enforcement.

The County shall, prior to engaging any independent consultants or contractors pursuant to this condition, confer with the permittee over the work to be contracted for and the costs of such work, and receive the approval of the Board of Supervisors. Unless otherwise required, the permittee may waive the requirement of Board approval. Whenever feasible, the lowest bidder will be used.

The permittee may hire private consultants to undertake work required by the County provided the consultant and the proposed scope of work are acceptable to the County.

A-12. LEGAL STIPULATIONS

a. Permittee Defense Costs

The permittee, as a condition of Permit issuance and use of this permit, including any adjustment, modification or renewal of the Permit, 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 Permit or the manner in which the County is interpreting or enforcing the conditions of this Permit; 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 its obligations under this condition.

b. Severability

If any of the conditions of this permit are held to be invalid, the holding shall not invalidate any of the remaining conditions or limitations set forth.

c. Liability (Other Responsibilities)

Neither the issuance of a use permit hereunder nor compliance with the conditions thereof shall relieve an operator from any responsibility otherwise imposed by law for damage to persons or

property, nor shall the issuance of any use permit hereunder serve to impose any liability upon the County of Ventura, its officers or employees for injury or damage to persons or property.

d. Indemnity

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, expenses, including attorney's fees, judgments or liabilities arising out of the construction, maintenance, operations or abandonment of the facilities described herein under Condition A-1, as it may be subsequently modified pursuant to the conditions of this permit.

STANDARD OPERATING REQUIREMENTS

A-13. WASTE STORAGE

The storage, use and transport of wastes shall be in accordance with Ventura County Ordinance Code Section 8107-5.6.4. All waste shall be removed within thirty (30) days after completion of drilling or maintenance.

A-14. SHIPPING TANKS

Any production shipping tank(s) installed on the subject permit site shall have a collective rated capacity of not more than required to service any particular drill pad(s), and said tank(s) and appurtenances shall be painted within 30 days of erection of said tanks in accordance with the paint scheme approved by the Planning Director. Said tanks shall be kept painted and maintained in good condition at all times.

A-15. ON-SITE QUARTERS

No one associated with this use shall reside in the permit area except those individuals who are required to be on the site 24 hours per day. These individuals include, but are not limited to, the foreman, drilling mud specialist, mud logger, and directional drilling technicians.

A-16. OIL SPILLS/CONTAINMENT

The permittee shall provide to the Planning Director a copy of each revised site plan prepared for compliance with federal and state requirements. Revised plans shall be submitted within fourteen (14) days of submittal to the federal and state agency.

ORDINANCE IMPLEMENTATION

A-17. Compatibility Review

Every tenth year (or longer as determined by the Planning Director) from the date of permit approval, the permit shall be reviewed by the Planning Director at the permittee's expense. The permittee shall initiate the review, after receiving a letter from the Planning Director, by filing an application for said review and paying the deposit fee then applicable. Said fees shall be no greater than those for a Planning Director-approved Conditional Use Permit. No application materials, other than an updated site plan, the appropriate application form and application fee, are required by the permittee to file the application.

The purpose of the review is to ascertain whether the permit, as conditioned, has remained consistent with its findings for approval and if there are grounds for the filing of an application for modification or revocation of the permit. If such an application is filed, it shall be at the County's expense and would include duly noticed hearings.

A-18. Abandonment and Site Restoration

Upon abandonment, expiration, revocation or voluntary surrender of this permit, the County will not exonerate the penal securities under Ventura Ordinance Code Section 8107-5.6.5 until it has received evidence from the District DOGGR Supervisor that the lease/site restoration has been completed, or until any special County conditions of this permit related to restoration, have been fulfilled.

The Planning Division will coordinate review of the site restoration plan with DOGGR and the applicant will bear the cost of the Planning Division's review of the proposed plan.

A Ventura County Grading Permit for earth movement associated with site restoration may also be required.

A **Zoning Clearance # 1 for Site Preparation and/or Drilling** shall be obtained prior to initiating the site preparation work and/or drilling activity. **Prior to issuance of this Zoning Clearance**, the permittee shall place a bond with Ventura County for the abandonment and site restoration per Ventura Ordinance Code Section 8107-5.6.5 in the amount determined by the Planning Director or Planning Commission at a future date.

A-19. Transporting Oil, Gas and Waste Products

Pursuant to Ordinance Sections 8107-5.5.5, 8107- 5.6.4 and 8107- 5.6.19, at any time during the life of the permit, if the Planning Director determines that transport of oil, gas or waste products off-site by truck is creating traffic problems, oil and gas products shall be transported off-site by pipeline when pipeline connections are determined by the Planning Director to be available and feasible. The installation of the necessary pipelines shall occur in accordance with a reasonable time schedule established by the Planning Director and requires the issuance of a Zoning Clearance. Where pipeline connections are not available or feasible, oil products may be removed by truck. All tanker trucking shall be limited to Monday through Saturday, between the hours of 7:30 a.m. and 6:30 p.m. of the same day. Except under emergency circumstances, as determined by the Planning Director, no more than two (2) equivalent round- trip tanker truck trips per day shall be permitted to haul oil and waste products generated from an area under an oil permit through residential streets unless the Planning Director authorizes additional trips.

In addition to the provisions of Ordinance Section 8107-5.5.5, installation of pipelines and utility lines (as applicable) shall be within the road prism of project access roads, to the extent practicable, to prevent additional loss of habitat.

During pipeline excavation in areas other than the road prism or drill pads, pipeline excavating and installation shall minimize scarring and erosion.

A-20. Landscape Plan

Within three years following issuance of Zoning Clearance 2, the permittee shall submit to the Planning Director written documentation to comply with provisions of Condition A-20 Landscaping.

The site shall be landscaped so as to screen production equipment from view from neighboring residences and public right of way in a manner consistent with the natural character of the area. This shall be accomplished pursuant to a reasonable time schedule established by the Planning Director once the Director determines that fencing, landscaping, or screening is necessary. The plans for said work shall be prepared in accordance with the County's Landscape Guidelines and shall be submitted to the County for review with the then current landscape review fee. Such plans shall include specifications and a maintenance program and shall be approved by the

Planning Director prior to their implementation. Wherever practical, native drought-tolerant materials shall be used for landscaping and revegetation, unless their use would not provide effective and timely screening. Consideration shall also be given to above ground pipelines which are part of the project. Landscape maintenance shall be subject to periodic inspection by the County. The permittee shall be required to remedy any defects in landscape maintenance within 30 days of notification by the County.

At the expense of the permittee, the County, or a County approved landscape architect, shall determine whether the visual impacts of the Drill Pad production facilities have been screened from view.

A-21. Dust Prevention

In order to provide dust control, the permittee shall treat unpaved access roads by either oiling and chipping, or use of an APCD-approved chemical dust palliative (such as Dust-Off[®] - MgCl₂) or use of other APCD-approved mechanisms.

A-22. Noise Standards

- a. Prior to drilling activity on the Drill site, and at the expense of the permittee, the County, or a County approved noise consultant, shall determine ambient noise levels in the immediate vicinity of Drill site and in close proximity to the residences along Hailes Road on a direct line from Drill site.
- b. Having established ambient noise levels at these locations, the County or the County's approved noise consultant will monitor project related noise to determine if noise exceeds specified standards.
- c. Noise from the project shall be considered in excess of the standard when the average sound level, measured over one hour, is greater than the standard described immediately below. The determination of whether a violation has occurred shall be made in accordance with the provisions of the permit in question.

The maximum allowable average sound level is as follows:

One Hour Average Noise Levels (LEQ)

<u>Time Period</u>	<u>Drilling and Maintenance Phase</u>	<u>Producing Phase</u>
Day (6 AM to 7 PM)	55 dB(A)	45 dB(A)
Evening (7 PM to 10 PM)	50 dB(A)	40 dB(A)
Night (10 PM to 6 AM)	45 dB(A)	40 dB(A)

- d. A violation of the permit's applicable noise standard shall have occurred when the average noise level (LEQ), measured in accordance with the adopted "Noise Measurement Guidelines and Procedures" (NMGP), exceeds the applicable noise standard, unless the permittee can demonstrate that the average ambient noise level at the occupied sensitive use in question is within 10 dB of the applicable noise standard as measured in accordance with the NMGP. If this can be demonstrated, a violation will have occurred if the average noise level (LEQ) exceeds the applicable noise standard plus 3 dB.
- e. Readings of the average ambient noise level are to be taken at the same location as noise level readings for the project prior to the commencement of operations. These measures shall be taken pursuant to the NMGP and shall be used to determine if the 3 dB tolerance factor can be

used in determining if a noise violation exists at a sensitive use. If it is later determined that ambient noise level readings were not taken at a previously undetermined noise sensitive area, and a violation is alleged, the Planning Director shall decide if the readings taken at other suspected locations are comparable enough to be used.

CONDITIONS REQUIRED BY OTHER COUNTY AGENCIES

A-23. Environmental Health Division Requirements

a. **Potable Water**

An adequate quantity of potable (drinking) water shall be provided to personnel on site.

b. **Sanitary Facilities**

An adequate quantity of portable toilet facility (ies) shall be provided, and shall be maintained in a sanitary manner.

c. **Cross-Connection Control**

Cross-connection control measures as deemed necessary by the Environmental Health Division and the water purveyor shall be provided where a potable water distribution system supplies water to the project.

d. **Hazardous Materials**

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

2) Prior to use inauguration, the applicant shall contact the Hazardous Materials Section of the Environmental Health Division and obtain all necessary permits.

A-24. Air Pollution Control District

a. The permittee shall comply with all the APCD rules, regulations and permits. Failure to comply shall be a violation of the terms and conditions of this CUP No. LU05-0096. Such violations shall be reviewed pursuant to the provisions of Information Statement 4.

b. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavations operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.

c. An APCD Authority to Construct shall be obtained for all equipment subject to permit, prior to construction (see Attachment 1, Form AB3205). To determine if proposed new equipment is subject to APCD Permitting, the applicant should submit the attached APCD Questionnaire (AB3205) to the District. This form can be mailed or faxed to APCD. If an applicant has additional questions about this process please contact District Staff at (805) 645-1445 or (805) 645-1401.

d. All trucks that will haul excavated or graded material off site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

- e. All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.

A-25. Fire Department

a. UFC Permit Application

Permittee must submit evidence of Uniform Fire Code Permit Application to the Planning Division prior to obtaining a Zoning Clearance for site preparation.

b. UFC Permit

Prior to issuance of the Zoning Clearance for Oil and Gas Production Facilities, permittee shall submit evidence of a UFC Permit Application(s). The UFC Permit for any new oil, gas, or injection wells shall be issued only after it has been determined by a field inspection that the drilling site complies with the provisions of the Uniform Fire Code.

The permittee shall comply with the rules, regulations and requirements of the Fire Department and the UFC Permit. Failure to comply shall be a violation of the terms and conditions of this CUP No. LU05-0096.

The Fire Department may, at its discretion, require additional CUP permit conditions:

- 1) 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.
- 2) 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.
- 3) If new main access roads are required to the proposed drilling site, these roads shall be constructed and maintained so as to allow access by Fire Department apparatus.
- 4) 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.
- 5) 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:
 - a. Provided with a shutoff valve;
 - b. Equipped with a four inch (4") National Standard Threaded male outlet; and
 - c. 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.
- 6) 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.
- 7) 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.
 - 8) Smoking shall not be permitted at any oil well or tank location except as designated and posted areas approved by the Chief.
 - 9) 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.
 - 10) All brush and other combustible materials surrounding the drilling site shall be cleared 100 feet or as directed by the Fire Prevention Division.
 - 11) 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.
 - 12) 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.
 - 13) 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.
 - 14) No oil well shall be drilled within:
 - a. 75 feet of any dedicated Public Street, highway or railway;
 - b. 100 feet of any building not necessary to the operation of the well; and
 - c. 300 feet of any building used as a place of public assemblage, institution or school.
 - 15) 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.
 - 16) **Access Road Width-** If a new onsite access road needs to be constructed, the width of 20' feet and off-street parking shall be provided. The new access road shall be extended so as to reach all areas of the drilling site, be an all weather access surface, and be able to support a 20,000 lb fire truck in all weather conditions.
 - 17) **Parking Prohibited** – The lessee/property owner(s) are hereby advised that parking on access roads is prohibited. In addition to access roads/driveways, there shall be no parking in fire department turnaround areas.
 - 18) **Fire Lanes** - Prior to use, lessee shall install on all fire lanes a sign stating "NO PARKING- FIRE LANE-TOW AWAY" on the lessee's leasing area in accordance with California Vehicle Code, the Uniform Fire Code and current VCFPD Fire Lane Standards. All signs and or Fire Lane markings shall be within recorded access easements.

- 19) **Access Road Certification** – If new access road(s)/driveways(s) are to be constructed, these road(s)/driveway(s) shall be certified by a registered civil engineer as having an all weather surface in conformance with Public Works and/or Fire District standards. Certification shall be submitted to the Fire District for review and approval prior to occupancy.
- 20) **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.
- 21) **Turning Radius** - The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road.
- 22) **Vertical Clearance** - All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6").
- 23) **Turnarounds** – If new turnarounds are to be constructed, approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads / driveways exceed 150 feet. **Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road / driveway.**
- 24) **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.
- 25) **Fire Sprinklers** – All new structures shall be provided with an approved automatic fire sprinkler system.
- 26) **Hazard Abatement** – All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure and shall be maintained in accordance with VCFPD Ordinance.

c. Oil and Gas Production Facility Piping and Equipment Construction Plans

Oil and gas production facility piping and equipment construction plans shall be prepared, to scale, by a State licensed engineer and submitted to the Fire Protection District, of all equipment, valving, flanges, tanks, piping, and facility appurtenances (above and below ground), as directed by the Fire Protection District. These plans shall demonstrate permittee compliance with the provisions of the Uniform Fire Code. To the extent required by law, the County will not disclose any of the records, reports or data resulting from this permit condition.

A-26. Sheriff's Department

a. Equipment Security

Construction equipment, tools, etc., will be properly secured during non-working hours.

b. Gate Lockbox

Gate shall have a Knox lockbox or Fire Department combination padlock to allow both police/fire access to the area during off hours.

A-27. Public Works Agency

a. Drainage Course Obstruction

In addition to the requirements of Ordinance Section 8107-5.6.2, drill sites and access roads shall not obstruct natural drainage courses. Diverting or channeling such drainage courses may be permitted only with the authorization of the Public Works Agency and as may be required through, but not limited to, the California Department of Fish and Game and Army Corps of Engineers.

b. Grading Plan

Prior to developing any access road and prior to initiating site preparation or drilling activity, and when determined by the Public Works Agency that a grading permit is necessary, the permittee shall submit a Grading Plan, prepared by a Registered Civil Engineer, to the Public Works Agency for approval. A copy is to be provided to the Planning Director at the same time. Upon approval of the Grading Plan by the Public Works Agency, the permittee shall provide the Planning Division with written documentation of Grading Plan approval and the issuance of the necessary Grading Permit. Upon written notification by the Planning Division, the permittee may proceed, subject to the conditions of this permit and any additional conditions resulting from Grading Plan review and approval.

c. Right-of-Way

If the connection to the existing natural gas pipe system involves work within the County right-of-way, before any construction work is conducted within the County right-of-way, the developer/permittee shall obtain an encroachment permit from the Transportation Department.

d. Prior to the issuance of a Building Permit, the permittee shall submit to the Public Works Agency for review, a site plan showing existing and proposed elevations. A grading permit shall be obtained **unless determined by the Public Works Agency that a Grading Permit is not necessary**. If a grading permit is determined necessary, a State of California licensed civil engineer shall prepare the grading plans and a grading permit shall be obtained.

e. If it is determined that a Grading Permit is required, the permittee shall submit to the Public Works Agency for review and approval, a Geotechnical/ Soils Engineering Report that provides recommendations for the Grading Plans submitted.

The grading plan shall incorporate the recommendations of the approved report.

f. If it is determined that a Grading Permit is required, the permittee shall, **upon our request**, submit to the Public Works Agency for review and approval, a Geology Report that provides recommendations for the Grading Plans submitted.

The grading plan shall incorporate the recommendations of the approved report.

g. Prior to the issuance of a Zoning Clearance for grading and/or construction of a structure, all Public Works Agency permit processing and enforcement fees owed must be paid. After issuance of the Zoning Clearance, any additional processing fees must be paid within thirty (30) calendar days of the billing date.

A-28. Environmental and Energy Resources Division

a. 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" (#b immediately below).*

b. 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 **Ivor Benci-Woodward**, in the Environmental and Energy Resources Division (EERD), at 805-289-3119 for assistance in meeting this condition).

c. Construction & Demolition Debris Waste Diversion Plan

PRIOR TO THE ISSUANCE OF A ZONING CLEARANCE FOR CONSTRUCTION, the permittee shall get a *Construction & Demolition Debris Waste Diversion Plan (Form B)* for the project approved by the Director of the EERD. The plan shall outline how all recyclables on the *Director's List of Commercial Recyclables*, which are generated in volumes large enough to warrant separate collection, will be recycled. For this project, this includes, at a minimum, the recyclable wood, glass and metals generated during the project's construction phases.

The requirements outlined in the *Construction & Demolition Debris Waste Diversion Plan (Form B)* shall be printed on the demolition and construction plans, and shall read: "*It is required that the following recyclable construction materials generated from this project be deposited in appropriate recycling bins and recycled: (the list to be determined from the plan)*"

d. Construction & Demolition Debris Waste Diversion Reporting Form

At the conclusion of construction, and **PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY**, the permittee shall get a *Construction & Demolition Debris Waste Diversion Reporting Form (Form C)* for the project approved by the Director of the EERD.

e. Mixed Use Projects –Space Allocation Guidelines

This project may be subject to space allocation and guidelines for collection and loading areas, under AB 1327 the California Solid Waste Reuse and Recycling Access Act of 1991. These guidelines recommend enclosures, recycling plans, and signage. Please refer the applicant to Ivor Benci-Woodward, in the Environmental and Energy Resources Division (EERD), at 805-289-3119 for assistance in meeting this condition).

f. Usage of Recycled Building Materials

Recycled-content building materials, such as drywall, steel, aluminum, ceramic tile, cellulose insulation and composite engineered wood products, shall be incorporated into building design and construction where economically feasible and where compatible with design objectives.

g. Private Passenger, Commercial and Agricultural Vehicle Used Oil Recycling

The permittee shall arrange for the proper recycling of all discarded recyclable materials, including motor oil, used oil filters, batteries and antifreeze removed from any private passenger, commercial or agricultural vehicles which are maintained and/or repaired onsite during the operation of the facility.

h. Commercial Generator/Accumulator: Hazardous Waste disposal requirement

During both the construction and operation phases of this project, the permittee, as a commercial generator or accumulator of hazardous waste, shall adhere to all Federal and State Regulations. As defined in the Code of Federal Regulations (40 CFR 261.5), That Section states, in part, that, a generator/accumulator is a Conditionally Exempt Small Quantity Generator (CESQG) in a calendar month if he/she generates no more than 100 kilograms (220 pounds or approximately 27 gallons) of hazardous waste, or 1 kilogram (2.2 pounds) of acutely hazardous waste in that calendar month. Businesses that do not exceed this generation amount may dispose of the waste at a local Household Hazardous Waste Collection Facility. Businesses that do exceed this generation amount are required by law to have their waste managed by a licensed and permitted environmental contractor. It is unlawful to dispose of hazardous or acutely hazardous waste in garbage or recycling collection containers. ***Materials that are flammable, corrosive, toxic or reactive are generally considered to be hazardous and must be managed accordingly.***

(Please refer the applicant to Don Sheppard of EERD, at 805-289-3110 for assistance in meeting condition g & h)

A-29. Transportation

- a. Pursuant to the Traffic Impact Mitigation Fee Ordinance, the developer/permittee shall deposit with the Transportation Department a Traffic Impact Mitigation Fee (TIMF). Based on the information provided by the applicant, the TIMF due the County would be:

$$6 \text{ ADT} \times \$50.58/\text{ADT} = \underline{\$ 303.48}$$

The above estimated fee may be subject to adjustment at the time of deposit, due to provisions in the Traffic Impact Mitigation Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record (ENR) construction cost index. The above is an estimate only based on information provided in the application form.

- b. This project is below the threshold limits identified in the Reciprocal Traffic Mitigation Agreement between the City of Oxnard and the County of Ventura dated February 2, 1993. Therefore, the developer/permittee does not have to pay to the City of Oxnard a TIMF.
- c. This project will cross county road right-of-way at one location one at Hailes Road. Before any construction work is conducted within the County right-of-way, the developer/permittee shall obtain an encroachment permit from the Transportation Department.
- d. The driveway entrance to the property shall be according to Ventura County Road Standard Plate E-7 for rural roadways. The developer/permittee shall obtain an encroachment permit from the Transportation Department for work within the County right-of-way.

Additional Conditions

A-30. Caltrans

Any transportation of heavy construction equipment and/or materials that require the use of oversized-transport vehicles on State Highways will require a CALTRANS transportation permit. Large size truck trips shall be limited to off-peak commute periods.

A-31. California Department of Conservation/DOGGR

- a. Prior to commencing operations, the permittee shall consult with the Ventura District Office of DOGGR for information on the wells located in the project area.
- b. If any structure is to be located over or in the proximity of a plugged and/or abandoned well, remedial work may be needed to plug and abandon the well to current DOGGR specifications.
- c. If a plugged and abandoned well is damaged or any unknown well is discovered during excavations or grading, remedial plugging operations may be required by the Division of Oil and Gas. If damage to a well occurs or an unknown well is discovered, the Ventura District Office of DOGGR shall be contacted for information on the requirements for and approval to perform remedial operations.
- d. If construction over an abandoned well is unavoidable, an adequate gas venting system shall be placed over the well as required by DOGGR.

A-32. Recorded "Notice of Land Use Entitlement" and Permit Summary

PRIOR TO THE ISSUANCE OF THE INAUGURAL ZONING CLEARANCE, and in accordance with the Non-Coastal Zoning Ordinance Code Section 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. Said Notice is to inform the present and future owners of the permit site that the affected real property has been granted a land use permit which contains certain conditions for the operation and maintenance of the property and said purchaser of this real property should be aware of those conditions. A copy of said recorded Notice shall be returned to the Planning Division to be filed with, and made part of the case file.

End of Conditions for LU05-0096 (CUP)

DEC 19 2006

December 5, 2006

Ms. Kim Rodriguez
Planning Director
Ventura County Planning Division
800 South Victoria Avenue
Ventura, CA 93009-1740

**SUBJECT: Oil and Gas Permit Application (Renaissance Petroleum, LLC)
LU05-0096 ("Doud Drillsite")**

Dear Ms. Rodriguez,

I own real property interests within Ventura County that are in the vicinity of two oil and gas facilities. One is a producing site located on the south side of Etting Road between Dodge and Hailes roads that is operated by Renaissance Petroleum, LLC ("Renaissance") under Ventura County conditional use permit CUP-4384. The other is a soon-to-be producing site located northeast of the intersection of Pleasant Valley Road and Dodge Road that is operated by Renaissance under Ventura County conditional use permit CUP-5252. I am aware that Renaissance has a hearing on December 28, 2006 when their application for a new multipurpose drillsite will be considered. This new site is referred to as LU05-0096, or the Doud Drillsite, and it is located northeast of the intersection of Etting and Hailes roads.

I am in support of Renaissance's request and urge your approval of conditional use permit LU05-0096 with conditions that are consistent with the most recently granted new permit in the area (CUP-5252).

Sincerely,


Real Property Owner Representative

Nancy J. Carroll, Ph.D.
Printed Name

Ocean View School District
Attn: Nancy J. Carroll, Ph.D.
2382 Etting Road
Oxnard, CA 93033

232-0-010-025

**Renaissance Petroleum, LLC
Commercial & Industrial Permit Application
Proposed Doud Oil and Gas Multipurpose Site
Assessor's Parcel Number 218-0-042-170
Project Description (Version 1-23-07)**

Renaissance Petroleum, LLC (Renaissance), a California-based limited liability corporation located in Bakersfield, California, has identified a site for oil and gas development on the Oxnard Plain. In pursuit of this resource, Renaissance has accumulated a block of oil and gas leases from property owners who own mineral rights co-incident with the prospective area. These property owners, the majority of whom are Ventura County residents, have entered into a contract with Renaissance, by which Renaissance will define, delineate, produce and market their respective oil and gas resources in a manner which is in accordance with the ordinances of Ventura County and the State of California.

With this application, Renaissance is requesting that the Planning Director of Ventura County issue Renaissance a Conditional Use Permit (CUP) for a three (3) acre multipurpose (drilling, production, processing) site from which the oil and natural gas resources beneath the permit and surrounding area can be developed. The proposed multipurpose site is located northeast of the intersection of Hailes Road and Etting Road, and approximately 3.5 miles northeast of Ormand Beach. The site is located outside of the coastal zone. The proposed multipurpose site is located on Parcel APN 218-0-042-170, a 24.38-acre parcel zoned A-E. All 24.38 acres of this parcel is currently cultivated in row crops (strawberries). There are no residences on the property. The parcel fronts Hailes and Etting roads. The proposed Doud multipurpose site is approximately 2,500 feet northeast of existing CUP-4384, a one-acre site where a single oil and gas well is currently operated by Renaissance.

The proposed 3-acre Doud multipurpose site has dimensions of 300' by 436' (Figure 1), and is situated at the northwest corner of the subject parcel. Access to the site is from Hailes Road via an intersecting access road which serves as access for the property owner and for farming operations on the parcel. That portion of the parcel which represents the proposed site is presently cultivated in strawberries. The site will accommodate up to fifteen (15) producing oil and gas wells with the necessary processing facilities for the separation and transportation of produced natural gas, oil and water. The closest occupied sensitive-use structure to the proposed site is located approximately 400' northwest of the proposed site. Each well will require 20-25 days to drill. As currently planned, the 15 wells will be drilled intermittently over a 24-36 month period and drilling equipment will be removed from the site when drilling operations are not being conducted. Each well will be directionally drilled. All drilling and directional programs will be pre-approved by the California Division of Oil, Gas and Geothermal Resources, in accordance with the California Code of Regulations.

The proposed facilities at the Doud multipurpose site will include a variety of equipment and storage tanks to process and store produced fluids. These fluids, which include natural gas, crude oil and produced water, will be separated onsite prior to their transportation to market (gas and oil) or disposal (water). Prior to initial production, the site will be connected to the existing regional natural gas pipeline collection system. Prior to full development, oil and produced water

will be trucked from the site. Following full development, it is possible that the site will be connected to an existing crude oil pipeline collection system. Produced water will either be trucked offsite to a waste-water disposal facility, re-injected into the producing reservoir, or shipped via pipeline to a waste-water disposal facility. By using a multipurpose site, as recommended by Non-Coastal Zone ordinances 8107-5.5.2 and 8107-5.5.4, with multiple directional wells and shared processing facilities, the impact of surface land use necessary to develop this resource will be kept to a minimum and will be much less than if 15 individual sites (one per well) were utilized.

A phased development of the site is proposed, with 5 phases comprising a fully developed site. Each of these 5 phases is described in the following:

Phase 1 – Exploration

Phase 1 of site development and construction will encompass the drilling of up to four exploratory wells (Figure 2). For this initial phase, a site of approximately 1.1 acres will be required. Equipment utilized on the site in this first phase will consist of a drilling rig and its associated components, as depicted in Appendix 1. As each of the initial wells is drilled, the rig and its supporting components will be skidded approximately 25 feet to the next drilling location. Each well will require 20-25 days to drill. Site preparation will comprise smoothing of the surface to eradicate the vestiges of agricultural use. The site will then be covered with geofabric and compacted road base, to a thickness of approximately 6". This will provide a stable, all-weather surface for drilling and production operations, as well as fire access. Because the site surface is already level, no cut and fill operations are necessary or considered. The existing southeasterly drainage gradient will be maintained. For the purposes of burying utilities and oil/gas flowlines, trenching to a maximum depth of approximately 4 feet will be necessary. Trenching to this depth will remove approximately 1 cubic yard of material for every 22.5 feet of trench that is dug. All such material removed in association with trenching will be backfilled and compacted. As each succeeding phase of the project is triggered, an estimate of the trenching associated with that phase can be made, once the routing of underground utilities and/or piping has been decided. Prior to the drilling of each well, it will be necessary to excavate a cellar, approximately 8 feet in diameter and 4 feet in depth (approximately 7.5 cubic yards of material for each well). These cellars then will be lined with corrugated steel pipe. All material removed in excavating the cellars will be balanced onsite.

Phase 2 – Facilities

If the results from the first wells are sufficiently encouraging and indicate the presence of production of oil and gas in commercial quantities, permanent oil production facilities will be installed. The proposed layout of facilities for Phase 2 is illustrated on Figure 3. At the time of initiating construction of oil and gas production facilities, the initial 1.1 acre site will be expanded to the full 3 acre footprint as shown on Figures 1 and 3. The production equipment contemplated in Phase 2 of site development will be comprised of oil and wastewater storage tanks, as well as a wash tank to provide final separation of the oil and any produced water. In addition to the tanks, there will be equipment to separate the gas and liquid phases of produced fluids and a loading rack for shipment of produced oil. The above mentioned equipment and storage tanks will be situated within an oil spill containment area. A gas flare stack will be installed for the occasional combustion of natural gas and/or recovered tank vapors. Each

completed well will be connected to the production equipment by a 2" steel flow line, buried 24-36" beneath the surface. The estimated volume of trenching and filling for the placement of these lines is 1 cubic yard of material for each 27 foot segment of trench excavated. Each well will have an electrically-powered pumping unit placed on it within an estimated 36 months following initial production. Please refer to Appendix 2 for illustrations of representative production equipment.

Since the time that permit application LU05-0096 was submitted to the Planning Division in July of 2005 for the Doud Drillsite, Renaissance inaugurated CUP-5252 by drilling three wells in early 2006 on the Rosenmund Drillsite. At this time, two of those three new wells are capable of producing oil and gas. In October of 2006, the Division of Oil and Gas and Geothermal Resources (DOGGR) established the administrative boundary of the resource area that encompasses the wells drilled from the Naumann and Rosenmund drillsites and designated this area the Cabrillo Oil and Gas Field. The Doud Drillsite is located within this boundary. At this time Renaissance is finalizing the facilities plans for the Rosenmund Drillsite and has submitted a plan to the Planning Division describing its plan to construct two 5" pipelines interconnecting its Rosenmund and Naumann drillsites. One of these 5" pipelines will transport natural gas; the other will be used to transport produced liquids (oil and water), as required.

If the exploration wells drilled from the Doud Drillsite are successful, Renaissance will acquire a pipeline corridor from private landowners in which it will construct two 5" pipelines. These pipelines will interconnect with the pipelines that are planned for the pipeline corridor that has been acquired by Renaissance for the line connecting its Rosenmund and Naumann drillsites. One of the two pipelines to be constructed in the Doud Drillsite pipeline corridor will be a 5" natural gas pipeline through which natural gas from the Doud Drillsite will be transported to the Naumann Drillsite for processing and distribution into the SoCalGas system by way of the existing SoCalGas interconnection. The second pipeline will be a 5" pipeline intended for the transportation of produced liquids between the Doud Drillsite and the Rosenmund Drillsite, as required. The length of the proposed pipeline corridor is approximately 2100'. The construction of these pipelines is in accordance with Ventura County Non-coastal Zoning Ordinance Sec. 8107-5.5.7.

The proposed Doud Drillsite pipeline corridor is along existing farm access roads (see attached), and there is no sensitive habitat or native vegetation that will be disturbed in this area. The corridor route will cross Hailes Road. In this case Renaissance will obtain an encroachment permit from the Ventura County Transportation Department.

Pipeline Construction

Pipeline construction operations will consist of the following:

1. Survey pipeline route;
2. Horizontally drill/bore road crossing;
3. Trench route segments;
4. Spool pipelines into trench segments;
5. Backfill and compact trench segments;

6. Pressure test pipelines.

The pipeline route will be completely surveyed and marked by a licensed surveyor. The County road crossing will be horizontally drilled using a track mounted horizontal drilling machine (see attached photo). This trenchless technology will result in no disruption of traffic. The road boring will be sleeved with 12' standard weight carbon steel pipe. During the construction phase, the road boring access holes will be covered with trench plate when not in use.

Both pipelines will be laid side-by-side in the same trench (see attached trench detail). The trench will be dug using backhoes with 12-18" buckets. The trench will be a minimum of 36" deep. The excavated material will be piled adjacent to the trench. It is estimated that one backhoe can trench approximately 1000 feet per day. The pipe itself will be constructed of a carbon fiber material and has the trade name Fiberspar LinePipe. The pipe to be used will have a pressure rating of 750 psi. This material has benefits over steel pipe in that Fiberspar LinePipe does not corrode. Hence, its use eliminates concerns over corrosion related failures. Fiberspar LinePipe meets the American Petroleum Institute (API) standards for linepipe. Fiberspar LinePipe is transported on spools and the pipe is unspooled directly into the adjoining trench. This greatly increases the progress of the overall construction process, eliminates the need for welders and the risks associated with welding and handling steel pipe, and the time during which trench segments are opened.

The trench will be back filled in a series of 6-12 inch lifts. The trenched area will be recomacted to the degree of pre-trenching compaction. Any remaining material will be balanced onsite. The pipeline construction period is estimated to be one week.

Pipeline Operation

The pipelines will be operated in accordance with Section 3106 of California's Public Resources Code. The Supervisor of the DOGGR is the regulatory authority for pipeline operations within the administrative boundary of the Cabrillo Oil and Gas Field. The DOGGR requires that all pipelines shall be maintained in good condition at all times to safeguard life, health, property, and natural resources. The pipeline corridor location will be marked on the surface as required by the DOGGR. The pipelines will be installed with pressure activated shut-off valves at the Doud site so that a line will be shut-down if there are any pressure events outside of normal operating range. The anticipated operating range for the pipelines is between 25-375psi. A pipeline pig launcher and receiver will be installed at the Doud Drillsite.

Phase 3 – Development Drilling

After the installation of production facilities (Phase 2), the drilling of development wells will commence (Phase 3, Figure 4). Completion of this phase (full development) could take as long as 2-3 years, as wells are drilled in 3-5 well groups. This grouping of wells will provide time between groups for evaluation of information gained from drilling and for the positioning of subsequent wells to be drilled. Equipment utilized on the site for Phase 3 will consist of a drilling rig and its associated components, as depicted in Appendix 1. As each of the development wells is drilled, the rig and its supporting components will be skidded approximately 25 feet to the next drilling location. Each well will require 20-25 days to drill. Prior to the drilling of each well, it

will be necessary to excavate a cellar, approximately 8 feet in diameter and 4 feet in depth (approximately 7.5 cubic yards of material for each well). These cellars then will be lined with corrugated steel pipe. All material removed in excavating the cellars will be balanced onsite. Each completed development well will be connected to the production equipment by a 2" steel flow line, buried 24-36" beneath the surface. The estimated volume of trenching and filling for the placement of these lines is 1 cubic yard of material for each 27 foot segment of trench excavated. Each completed development well will have an electrically-powered pumping unit placed on it within an estimated 36 months following initial production.

Phase 4 – Gas Pipeline Connection

Phase 4 of site development (Figures 5 and 6) comprises the installation of a 4-6" natural gas pipeline to connect directly with gas consumers, or to SoCalGas. Figure 6 shows several possible options for such routes. Option 1 is a direct interconnect to SoCalGas line 324. Option 2 involves either an interconnect to the SoCalGas line that parallels 5th Street, or a direct connection to several large gas consumers in the vicinity of the intersection of 5th Street and Del Norte. Option 3 is a pipeline to CSUCI to supply gas to the co-generation facility that supplies electricity for the campus. Any such pipeline will be constructed to specifications provided in Non-Coastal Zone ordinance 8107-5.5. It is anticipated that for options 1 and 2, the majority of the pipeline right-of-way will be across easements secured from property owners. Encroachment permits will be obtained from the County where any such proposed pipeline crosses the County roadway or utilizes the County roadway prism. It is anticipated that for option 3 the route will utilize the County roadway for the majority of the route. Again, encroachment permits will be obtained prior to construction in the County right-of-way. Triggering of Phase 4 will occur when the volume of produced gas, sent via the gas gathering line shown in Figure 3, causes the Naumann production facility to approach its maximum gas-handling capacity. At the same time as the implementation of one of the Phase 4 options, gas processing equipment and a gas meter set will be installed on the production site (Figure 5). Please refer to Appendix 3 for descriptions of specific equipment to be installed.

Phase 5 – Oil Pipeline Connection

Should daily oil production from this site reach a level high enough to justify an oil pipeline connection, Phase 5 of site development would be triggered. Phase 5 comprises construction of a 4-6" oil pipeline, possible routes for which are depicted in Figure 8. Any such pipeline will be constructed to specifications provided in Non-Coastal Zone ordinance 8107-5.5. It is anticipated that the majority of the pipeline right-of-way will be across easements secured from property owners. Encroachment permits will be obtained from the County where the proposed pipeline crosses the County roadway or utilizes the County roadway prism.

Landscaping

As the site is developed, it is the intention of Renaissance to screen the site utilizing fencing, and landscaping elements if required by the Planning Director, according to Non-Coastal Zone ordinance 8107-5.6.24. At such time, a formal landscaping plan would be developed by mutual agreement between the Planning Director and Renaissance. As required, screening would be accomplished using fencing and appropriate trees and tall shrubs, such as Afghan pine trees and oleanders, to mitigate the visual impact of the site and its installed equipment. A pro-forma plot

plan is provided herein as Figure 15. Photo simulations of the site at full build out, both landscaped and unlandscaped, are provided as Figures 9-14.

Through all phases of development, the site will be maintained so as to be fully and immediately accessible by the Ventura County Fire Department. A 21,000 gallon fire water tank will be located just inside and to the right of the site entrance to the facility during development phases (Figures 3, 4, 5, 7, 8) and on the north edge of the facility during exploration (Figure 2).

Transportation

The issue of trucking of crude oil for sales and produced water for disposal is dependent on the level of commercial success encountered in drilling from the site. Initial production operations (few wells) will depend on trucking for transport of crude oil to a sales point. If daily oil production rises to a level higher than can be adequately addressed by approximately three truck trips per day, then steps may be taken to connect to a pipeline system to transport oil.

Currently, there is no water being produced from our well at the CUP 4384 location. It is expected that a similar situation will result from wells drilled within the application area. When, and if, water production begins, water shipments for disposal will be handled in a similar fashion to shipments of oil for sales. As water production rises, either a water disposal well will be drilled, a pipeline will be laid to transport produced water to a licensed commercial disposal facility, or water will continue to be trucked to a disposal site. The economies of water production and disposal will govern this decision.

At the present time, no other byproducts are envisioned which would require trucking for transportation from the site. There will, however, be a continuing requirement for the import of some raw materials and/or equipment to the site, such as paraffin inhibitors for treatment of produced oil and methanol or glycol for dehydration of natural gas. However, consumption of inhibitors is relatively low, so trucking necessary for replenishment of raw materials should be relatively infrequent – less than 1 per week.

After connection to the oil pipeline and drilling of a water disposal well (or installation of a water disposal pipeline), relatively infrequent truck trips will still be necessary for the delivery of consumables or for well servicing.

A suggested haul route will utilize Pleasant Valley Road, via Dodge Road, to reach the site. (See Figure 16)

Estimated Traffic Flow

<u>Project Phase</u>	<u>Phase Duration</u>	<u>Autos/ Trucks</u>	<u>Heavy Trucks</u>
Setup/Drilling	30 days	30-40/day	3/day
Testing	20 days	10-12/day	3/day
Initial Prod.	9 months	2-3/day	2-3/day
Production	>30 years	3-4/day	1-2/week

At the time at which oil and gas can no longer be economically produced from the site, all wells will be abandoned and all facilities will be removed per State of California (DOGGR) and Ventura County ordinances and land owner conditions, and the site will be restored as nearly as possible to its pre-construction condition.

In addition to Renaissance and its investors, the direct economic benefits of a successful project will extend to the owners of mineral interests in the area, to the County of Ventura in the form of increased property tax revenue, to the State of California in the form of increased income tax revenues and to the local oil field service industry.

Note:

The original Project Description was submitted to the Planning Division on 7-16-06. This revised version of the Project Description was submitted to the Planning Division on 1-23-07.

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- Enclosure 11 – Photosimulation – Landscaped View from the Northwest

From: Kim Rodriguez
To: Doug Anthony
CC: Haylin Alpert; Patrick Richards
Date: 04/18/2007 6:38 PM
Subject: RE: RenPet_Memo_Financial_Assurances_3_4.pdf - Adobe Reader
Attachments: Kim Rodriguez.vcf

Thanks for the input Doug. We have simply asked the operator to provide full financial assurances for site reclamation...in any combination between DOGGER, the County and any other means that they can be held accountable for. Seems reasonable to me but change is difficult...especially in the oil industry!

Thanks for your comments Doug. Our Oil/Gas Planner may be contacting you for the additional information that you have offered.

Kim Rodriguez, AICP
 Planning Director
 County of Ventura
 805.654.2481
kim.rodriguez@ventura.org

>>> "Anthony, Doug" <Doug@co.santa-barbara.ca.us> 04/18/2007 8:39 AM >>>
 Kim,

We do not require any financial assurances and, as a result, run the same risk and encounter similar problems that you are encountering. What I do know is that DOGGR funds cover downhole well plugging and abandonment only, and it typically will not cover removal of surface structures, nor remediation and restoration. We have a similar problem where the Orphan Well Fund was not sufficient to cover plugging and abandonment of all wells. So you could easily craft financial assurance rules that supplement, rather than duplicate, DOGGR assurances. You may first establish via DOGGR the exact extent of its coverage and extent of willingness to accept regulatory responsibility for cases like the one you encountered. This first step, I believe, would clarify gaps in the system.

I have been working on financial assurance rules to cover onshore facilities that support offshore oil and gas. We have an internal draft of rules and also have a wealth of information about the need for and issues encountered with drafting such rules. I also have information on similar situations nationwide where companies have deserted oil and gas operations, leaving quite a mess behind. The reference that SBC has no rules is not sufficient to justify reversal of your efforts.

Doug

From: Kim Rodriguez [<mailto:Kim.Rodriguez@ventura.org>]
Sent: Tuesday, April 17, 2007 11:27 AM
To: Anthony, Doug
Cc: Haylin Alpert; Kim Rodriguez; Patrick Richards
Subject: RenPet_Memo_Financial_Assurances_3_4.pdf - Adobe Reader

Doug -

I was just talking to Heather of your staff about the issue of financial assurances for the rededication of oil/gas facilities and she thought you may have the answer to my question -

Recently, an oil operator in the County of Ventura, abandoned their site and left DOGGER to clean it up - turns out that DOGGER did not have the funds to complete the task and it is still ongoing. That made me think that the County may need to be collecting our own reclamation financial assurances on new operators to ensure this doesn't happen again.

Well, of course, this concept was not met with open arms. When we broached the issue with Renaissance Petroleum of Bakersfield, they wrote back with the following 8 pages of reasons why they shouldn't have to pay the County. The reason I'm asking you is that they brought up Santa Barbara as one of the Counties who does not require the collection of financial assurances for well abandonment and site reclamation. I wanted to confirm that as well as your understanding of the responsibility that DOGGER takes under PRC 3237 & 3250. Seems to me that this issue would be similar to the SMARA program where the state requires the Lead Agency to collect the full reclamation amount.

So my question is does SB collect any additional financial assurance or do you rely on DOGGER for site rededication if the operator

fails to do so?

Any assistance you can give me would be much appreciated.

Kim

**Department of Fish & Game Environmental Filing
Transmittal Memorandum/Filing Cash Receipt**

Please complete the information and submit a transmittal with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing. Thank you.



20070831-10015509-0 1/1

Ventura County Clerk and Recorder
Philip J. Schmit
08/31/2007 03:10:01 PM
124249 \$1850.00 MO

(for office use only)

Project Title: LU05-0096- Conditional Use Permit

Name of Agency Ventura County Resource Management Agency - Planning Division
filing attached document:

The above named agency is filing as: ☒ Lead Agency ☐ Responsible Agency ☐ Trustee Agency

Address of Filing Agency: 800 S. Victoria Ave, Ventura, CA 93009

Document Type (check one):

☒ Negative Declaration ☐ Mitigated Neg. Declaration ☐ Environmental Impact Report ☐ Exemption

Project Applicant: Marc Traut for Renaissance Petroleum, LLC

Project Applicant Address: PO BOX 20456

Project Applicant Phone Number: 661 324 9901

Project Applicant is (check one):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

If the agency presenting this document is filing as the responsible agency, **provide a copy** of the Lead Agency's filed documents and complete the following:

Lead Agency: _____

Lead Agency's Project Title: _____


Lead Agency's State Receipt #: _____ Lead Agency's Document #: _____

Check Applicable Fees (check all that apply):

- ☒ Negative Declaration (\$1,800.00)
☐ Environmental Impact Report (\$2,500.00)
☐ Categorically Exempt
☐ Statutorily Exempt
☒ County Administrative Fee (\$50.00)
☐ De Minimus Impact (**EXEMPT - Provide a Certificate of Fee Exemption**)
☐ Filed by responsible agency, fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt.)
☐ Fees have already been paid (Attach a copy of the prior filing and proof of payment.)

Prepared by: Haylin Alpert

Planner II

Signature: 

Name

8/31/07

Date

Title

805 654-2403

Phone #

DO NOT WRITE BELOW THIS LINE - The following portion will be completed by the Ventura County Clerk's Office.

Total \$ received: 1850

Linda Mora

Signature of person receiving payment: _____, Deputy County Clerk

(07/2004) CC&R

Posted: AUG 31 2007 through OCT - 2 2007

DATE: AUG 31 2007
PHILIP J. SCHMIT, County Clerk
By: Linda Mora, DeputyKimberly L. Rodriguez
Director**FINAL NEGATIVE DECLARATION**AUG 31 2007
PHILIP J. SCHMIT, County Clerk
OCT 7 2 2007

By: R. QUELL, Deputy

A. PROJECT DESCRIPTION:

1. **Entitlement:** Conditional Use Permit No. LU05-0096
2. **Applicant:** Marc Traut for Renaissance Petroleum, LLC.
3. **Location:** The site is located in the Southeast Oxnard Plain, east of Hailes Road and north of Etting Road, 0.7 miles east of the City of Oxnard city limits in the unincorporated area of Ventura County.
4. **Assessor Parcel No(s) & Size:** 218-0-042-170 (24.38 Acres)
5. **General Plan Designation:** "Agricultural"
6. **Existing Zoning:** "AE-40ac" (Agricultural Exclusive 40 Acre Minimum)
7. **Responsible and/or Trustee Agencies:** None
8. **Project Description:** The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to an existing natural gas pipeline transportation system located along Hailes Road in the Public Right of Way. Crude oil would be shipped via truck until a connection to existing oil transportation line(s) can be installed, which is proposed as part of full development.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

1. **Legal Notice Method:** Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.
2. **Document Posting Period:** November 13, 2006 to December 13, 2006
3. **Public Review:** The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department,

800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm
Monday through Friday.

4. **Comments:** The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Haylin Alpert at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2503. You may also e-mail the Case Planner at haylin.alpert@ventura.org

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

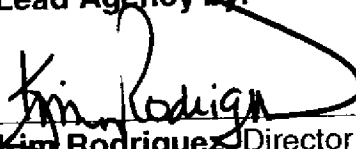
Prepared by:


Haylin Alpert, Project Planner
(805) 654-2403

Reviewed for Release to the Public by:


Pat Richards, Manager
Land Use Permits Section

**Recommended for Approval by
Lead Agency by:**


Kim Rodriguez, Director
Planning Division

NOTICE OF DETERMINATION

TO: ☒ **County Clerk**
County of Ventura
800 South Victoria Ave., L#1210
Ventura, CA 93009

FROM: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

☐ **Office of Planning and Research**
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: LU05-0096 (Conditional Use Permit)

STATE CLEARINGHOUSE NO.:

CONTACT PERSON: Haylin Alpert

TELEPHONE NO.: 805/654-2403

PROJECT LOCATION: The site is located in the Southeast Oxnard Plain, east of Hailes Road and north of Etting Road, .7 miles east of the City of Oxnard city limits in the unincorporated area of Ventura County

PROJECT DESCRIPTION: The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to an existing natural gas pipeline transportation system located along Hailes Road in the Public Right of Way. Crude oil would be shipped via truck until a connection to existing oil transportation line(s) can be installed, which is proposed as part of full development.

This is to advise that on August 27, 2007, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project.

1. The project **will not** have a significant effect on the environment.
2. A Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA.

The Negative Declaration and record of project approval may be examined at:
Planning Division, Hall of Administration, County Government Center.

3. Mitigation Measures **were not** made a condition of the approval of the project.
800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



4. Findings **were not** made pursuant to Section 15091 of the State CEQA Guidelines (applies only to Environmental Impact Reports).
5. A Statement of Overriding Considerations **was not** adopted for this project.

DATE RECEIVED FOR FILING: August 30, 2007

Prepared by:

Haylin Alpert, Case Planner

Approved by:

A handwritten signature in cursive script, appearing to read "Patrick Richards", written over a horizontal line.

PATRICK RICHARDS, Manager
Commercial/Industrial Land Use Permits Section

SECTION A
PROJECT DESCRIPTION

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

Project Location

The Renaissance Petroleum, LLC project is located on the northeast corner of Hailes Road and Etting Road approximately 0.7 miles east of Oxnard City limits in the unincorporated area of Ventura County. The project is located on a 24.38-acre parcel. The property is zoned "AE-40ac" (Agricultural Exclusive – 40 acres minimum).

Permit Area, Buildings, Utilities and Operations

The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development (see Exhibit "3"). The Conditional Use Permit (CUP) will be constructed in the following manner:

PHASE 1

TYPE OF BUILDING	QUANTITY	SIZE
Exploratory wells – Drilling rig Well Sites	4	1.1 acres
Water Tank	1	500 barrels
Shale Tank	2	500 barrels
Mixing Pit	1	500 barrels
Mixing Tank	1	500 barrels
Fuel Tank	1	500 barrels
Mud Tank	3	500 barrels
Fire Protection Water	1	21,000 gallon
Pump	2	160 sq ft
Generator	1	400 sq ft
Doghouse	1	400 sq ft

PHASE 2

TYPE OF BUILDING	QUANTITY	SIZE
Test Manifold	1	100 sq ft
Test Separator	1	100 sq ft
Oil Storage Tank	1	5000 barrels
Waste Water Tank	1	2000 barrels
Wash Tank	1	2000 barrels
Gas Line – Doud Site to Naumann Site	1	4100 ft

PHASE 3

TYPE OF BUILDING	QUANTITY	SIZE
Production – Drilling Rig Well Sites	11	1.9 acres

PHASE 4

TYPE OF BUILDING	QUANTITY	SIZE
Gas Scrubber	1	100 sq ft
Compressor	1	100 sq ft
Glycol Dehydration Unit	1	200 sq ft
Chiller/Heat Exchanger	1	100 sq ft
Gas Metering Station	1	100 sq ft
Gas Line – Doud Site to SoCalGas Line 324	1	Pending on Option

PHASE 5

TYPE OF BUILDING	QUANTITY	SIZE
Oil Line – Doud Site to	1	Pending on Option

The 15 oil wells with supporting equipment will encompass 3 acres of the 24.38 acres of the property. The oil wells will be drilled using the drilling rig which will require 20 -25 days to drill. All of the development is shown on the site plan (See Attachment No. 3) for each phase of the project.

SECTION A

PROJECT DESCRIPTION

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

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The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development (see Exhibit "3"). The Conditional Use Permit (CUP) will be constructed in the following manner:

PHASE 1

TYPE OF BUILDING	QUANTITY	SIZE
Exploratory wells – Drilling rig Well Sites	4	1.1 acres
Water Tank	1	500 barrels
Shale Tank	2	500 barrels
Mixing Pit	1	500 barrels
Mixing Tank	1	500 barrels
Fuel Tank	1	500 barrels
Mud Tank	3	500 barrels
Fire Protection Water	1	21,000 gallon
Pump	2	160 sq ft
Generator	1	400 sq ft
Doghouse	1	400 sq ft

PHASE 2

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TYPE OF BUILDING	QUANTITY	SIZE
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TYPE OF BUILDING	QUANTITY	SIZE
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Glycol Dehydration Unit	1	200 sq ft
Chiller/Heat Exchanger	1	100 sq ft
Gas Metering Station	1	100 sq ft
Gas Line – Doud Site to SoCalGas Line 324	1	Pending on Option

PHASE 5

TYPE OF BUILDING	QUANTITY	SIZE
Oil Line – Doud Site to	1	Pending on Option

The 15 oil wells with supporting equipment will encompass 3 acres of the 24.38 acres of the property. The oil wells will be drilled using the drilling rig which will require 20 -25 days to drill. All of the development is shown on the site plan (See Attachment No. 3) for each phase of the project.

The property has historically been used to grow various row crops. Phases 2, 3 and 4 will increase the proposed use and will not interfere with the current growing of crops on the parcel. The expected completion for this project is scheduled to be 5 years following project approval.

Water for the site will be located in two different locations. One will be a water tank that will be used for the drilling purposes. The other will be a water tank for the Fire Department use only. The rest of the site will use the current water system that is on the property. All used water will be stored in containers that will be shipped off site via trucks as not be introduced into the groundwater.

The project does not appear to require a grading permit from the County of Ventura for the construction of the containment area as the site is currently flat and the construction of the containment area berms will not require a grading permit. Perimeter fencing will be installed on all sides with landscaping on the north, west and south borders to screen the project from another private property, Hailes and Etting Roads.

Fire lines will be constructed throughout the project and a 21,000-gallon storage reservoir at the northwest corner for fire protection as required by the fire department.

The project proposes to construct all-weather access roads to satisfy the fire department requirements.

Employees and Equipment

The project site will employ 10–12 staff employees during the Drilling Period of 24/7 for 20 – 25 days per well. There will be portable chemical toilets located on site to be used by the workers.

The project site is not opened to the public.

Project Traffic

The traffic generated by the proposed project, pedestrian vehicles will be on site about 30–40 times a day and heavy trucks 3 times a day during the setup/drilling phase of the project. Crews will work 24/7 during the time for about 30 days. This traffic will decrease as heavy trucking will be on site 2–3 times per week and pedestrian vehicles to 10–12 times per week during the Production Period and then will be reduced, after Phase 2 in which pipelines will be connected, to 1–2 times per week for heavy trucks and 3–4 times for pedestrian vehicles.

SECTION B

INITIAL STUDY CHECKLIST

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096
 APPLICANT: Renaissance Petroleum, LLC
 LOCATION: Hailes Road and Etting Road, Oxnard, CA

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS- M	PS	N	LS	PS- M	PS
GENERAL:	1. <u>GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.):</u>		X				X		
LAND USE:	2. <u>LAND USE (PLNG.)</u>								
	A. COMMUNITY CHARACTER:		X				X		
	B. HOUSING:	X				X			
	C. GROWTH INDUCEMENT:	X				X			
RESOURCES:	3. <u>AIR QUALITY (APCD)</u>								
	A. REGIONAL		X				X		
	B. LOCAL:		X				X		
	4. <u>WATER RESOURCES (PWA)</u>								
	A. GROUNDWATER QUANTITY:		X				X		
	B. GROUNDWATER QUALITY:		X				X		
	C. SURFACE WATER QUANTITY (FC&PWA)		X				X		
	D. SURFACE WATER QUALITY:	X				X			
	5. <u>MINERAL RESOURCES (PLNG.)</u>								
	A. EROSION/ SILTATION:	X				X			
	B. PETROLEUM:		X				X		
	6. <u>BIOLOGICAL RESOURCES</u>								
	A. ENDANGERED, THREATENED, OR RARE SPECIES:	X				X			
	B. WETLAND HABITAT:	X				X			
	C. COASTAL HABITAT:	X				X			
	D. MIGRATION CORRIDORS:	X				X			
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES:	X				X			
	7. <u>AGRICULTURAL RESOURCES (AG. DEPT.)</u>								
	A. SOILS:		X			X			
	B. WATER:		X				X		
	C. AIR QUALITY/MICRO-CLIMATE:		X				X		

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS- M	PS	N	LS	PS- M	PS
	D. PESTS/DISEASES:		X				X		
	E. LAND USE INCOMPATIBILITY:		X				X		
	8. <u>VISUAL RESOURCES</u>								
	A. SCENIC HIGHWAY (PLNG.):		X				X		
	B. SCENIC AREA/FEATURE:		X				X		
	9. <u>PALEONTOLOGICAL RESOURCES:</u>		X				X		
	10. <u>CULTURAL RESOURCESX</u>								
	A. ARCHAEOLOGICAL:		X				X		
	B. HISTORICAL (GSA):	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS:	X				X			
	11. <u>ENERGY RESOURCES:</u>	X				X			
	12. <u>COASTAL BEACHES & SAND DUNES:</u>	X				X			
HAZARDS:	13. <u>SEISMIC HAZARDS (PWA)</u>								
	A. FAULT RUPTURE:	X				X			
	B. GROUND SHAKING:		X				X		
	C. TSUNAMI:	X				X			
	D. SEICHE:	X				X			
	E. LIQUEFACTION:		X				X		
	14. <u>GEOLOGIC HAZARDS (PWA)</u>								
	A. SUBSIDENCE:	X				X			
	B. EXPANSIVE SOILS:		X				X		
	C. LANDSLIDES/MUDSLIDES:	X				X			
	15. <u>HYDRAULIC HAZARDS (PWA/FCD)</u>								
	A. EROSION/SILTATION:		X				X		
	B. FLOODING:		X				X		
	16. <u>AVIATION HAZARDS (AIRPORTS):</u>	X				X			
	17. <u>FIRE HAZARDS (FIRE):</u>		X				X		
	18. <u>HAZARDOUS MATERIALS/WASTE</u>								
	A. ABOVE-GROUND HAZARDOUS MATERIALS. (FIRE):		X				X		
	B. BELOW-GROUND HAZARDOUS MATERIALS. (EH):		X				X		
	C. HAZARDOUS WASTE (EH):	X				X			
	19. <u>NOISE AND VIBRATION:</u>		X				X		
	20. <u>GLARE:</u>		X				X		
	21. <u>PUBLIC HEALTH:</u>		X				X		

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*				
		N	LS	PS- M	PS	N	LS	PS- M	PS	
PUBLIC FACILITIES/ SERVICES:	22. <u>TRANSPORTATION/CIRCULATION</u>									
	A. PUBLIC ROADS AND HIGHWAYS									
	(1) LEVEL OF SERVICE (PWA):		X				X			
	(2) SAFETY/DESIGN (PWA):		X				X			
	(3) TACTICAL ACCESS (FIRE):		X				X			
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE)									
	(1) SAFETY/DESIGN:		X				X			
	(2) TACTICAL ACCESS:		X				X			
	C. PEDESTRIAN/BICYCLE									
	(1) PUBLIC FACILITIES (PWA):		X				X			
	(2) PRIVATE FACILITIES:	X				X				
	D. PARKING (PLNG.):	X				X				
	E. BUS TRANSIT:	X				X				
	F. RAILROADS:	X				X				
	G. AIRPORTS (AIRPORTS):	X				X				
	H. HARBORS (GSA):	X				X				
	I. PIPELINES:	X				X				
	23. <u>WATER SUPPLY</u>									
	A. QUALITY (EH):	X				X				
	B. QUANTITY (PWA/EH):		X				X			
C. FIRE FLOW (FIRE):		X				X				
PUBLIC FACILITIES/ SERVICES (CONT.):	24. <u>WASTE TREATMENT/DISPOSAL</u>									
	A. INDIVIDUAL SEWAGE DISPOSAL SYSTEM (EH):	X				X				
	B. SEWAGE COLLECTION/TREATMENT FACILITIES:	X				X				
	C. SOLID WASTE MANAGEMENT (SWMD):		X				X			
	D. SOLID WASTE FACILITIES (EHD)	X				X				
	25. <u>UTILITIES</u>									
	A. ELECTRIC:		X				X			
	B. GAS:	X				X				
	C. COMMUNICATION:	X				X				
	26. <u>FLOOD CONTROL/DRAINAGE</u>									

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	A. FCD FACILITY (FCD):	X				X			
	B. OTHER FACILITIES (PWA):	X				X			
	27. LAW ENFORCEMENT/EMERGENCY SERVICES. (SHERIFF)								
	A. PERSONNEL/EQUIPMENT:		X				X		
	B. FACILITIES:		X				X		
	28. FIRE PROTECTION (FIRE)								
	A. DISTANCE/RESPONSE TIME:		X				X		
	B. PERSONNEL/EQUIPMENT/FACILITIES:		X				X		
	29. EDUCATION								
	A. SCHOOLS:	X				X			
	B. LIBRARIES (LIB. AGENCY):	X				X			
	30. RECREATION (GSA)								
	A. LOCAL PARKS/FACILITIES:	X				X			
	B. REGIONAL PARKS/FACILITIES:	X				X			
	C. REGIONAL TRAILS/CORRIDORS:	X				X			

DEGREE OF EFFECT:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

AGENCIES:

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Ag. Dept. - Agricultural Department

FCD - Flood Control District

Airports - Department Of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

Lib. Agency - Library Services Agency

SECTION C
INITIAL STUDY CHECKLIST - DISCUSSION OF RESPONSES

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The *Ventura County General Plan* contains a large number of goals, policies and programs which are used to evaluate proposed projects within the unincorporated county. The proposed project site is zoned "A-E" (Agricultural Exclusive). The General Plan designation for the site is Agricultural. An oil exploration and production operation is a conditionally permitted use in the "A-E" zone and is consistent with the Agriculture designation. The proposed project has the potential to conflict with General Plan Policy No. 1.6.2, which requires that discretionary development be sited and designed to incorporate all feasible measures to mitigate any significant impacts to agricultural resources, and with General Plan Policy No. 2.16.2 -1(4), which requires that noise generators proposed to be located near any noise sensitive use shall incorporate noise control measures so that outdoor noise levels received by the sensitive receptor does not exceed General Plan standards. With the imposition and implementation of the standard conditions set by Ventura County, the impacts will be less than significant. Therefore, the proposed use is consistent with all environmental Goals and Policies of the General Plan.

LAND USE

2. LAND USE:

Item A - Community Character

The proposed project is a request for four (4) exploratory oil and gas wells with equipment on a three (3) acres lease within an existing 24.38 acre parcel. If the exploratory wells are successful, the applicant plans to drill up to eleven (11) additional wells within the three acre site. The parcel is located on the northeast corner of Hailes Road and Etting Road where the parcel is currently cultivating strawberries and will remain a farming parcel. The project is on a parcel zoned "A-E" (Agricultural Exclusive). The immediate surrounding land uses are as follows:

NORTH:	Agriculture (Berries)
SOUTH:	Agriculture (Strawberries)
EAST:	Agriculture (Flowers with Greenhouses)
WEST:	Agriculture (Strawberries)

During the drilling period, a drill rig will be operating on site 24 hours a day, seven days a week. Each well will require 20 – 25 days, totaling 80 – 100 days over a 7 month period. The facilities to be erected on site if the wells produce will be a variety of heights, none of which will exceed 30 feet. If the wells produce, there will be no permanent light sources, as there will be no nighttime work. Security lighting will be motion activated. The applicant has proposed fencing and landscaping around the perimeter of the project site to preclude visual impact.

The proposed project is expected to have **less than significant** impacts to the community character for the following reasons:

1. The public access road exists and will not be expanded.
2. The site is located in an agricultural area and surrounded by existing agricultural uses.
3. The public access roads (Hailes Road and Etting Road) are paved and currently carrying truck and vehicle traffic from surrounding agricultural uses.
4. The proposed project will not result in a change to the General Plan designations or zone districts in the area.

Item B – Housing

Per site visit on October 27, 2006 by the Case Planner, Joseph Heredia, there is no existing housing units would be removed or destroyed as a result of this project. The drilling operation will require a crew of 10–12 personnel in two, 12-hour shifts, 24 hours a day, 7 days a week. Generally, two such crews will alternate working the twelve-hour shifts, from 6 am to 6 pm and 6 pm to 6 am. If four wells are drilled, the exploratory phase will last 80 – 100 days over a 7-month period (20-25 days per well). Once drilling is complete and the wells are successful, only one employee will be on site. Based on the nature of the project and the small number of employees, the project contribution to the cumulative housing demand is considered to have **no adverse impact**.

Item C - Growth Inducement

The proposed project is an exploratory and production wells for oil production. The petroleum industry is generally considered to be a service sector to urban development, and not in and of itself, growing-inducing. Therefore, the project is expected to have **no adverse impacts** to growth inducement.

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the proposed project will have a **less than significant impact** on regional air quality (Memo dated July 19, 2005 per Ventura County Air Pollution Control District).

Item B - Local Air Quality Impacts

Based on the information presented in the project application, the subject project will generate local air quality impacts however; those impacts are expected to be **less than significant** to local air quality (Memo dated July 19, 2005 per Ventura County Air Pollution Control District).

4. WATER RESOURCES:

Item A - Groundwater Quantity

Groundwater Quantity is deemed **Less than Significant** because this project is in the Groundwater Management Agency which regulates the quantity of water pumped. During the drilling phase of the project the proposed annual use of the groundwater has not been determined; however, if the water use exceeds the historical baseline water allocation, the well will be subject to GMA surcharges. The onsite well has a baseline allocation of 6.0 acre-feet annually approved by the (GMA). The current GMA surcharge for exceeding the approved allocation is \$725 per acre foot (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item B - Groundwater Quality

Groundwater Quality is deemed **Less than Significant** because the project proposes to use portable toilets during the drilling phase which will not have a significant effect on the groundwater quality. The project does not have an onsite septic system. The drilling operations in the freshwater zones are closely monitored under permit by the State of California Conservation Department, Oil and Gas Division, Ventura Office (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item C - Surface Water Quantity

After review of the report by County of Ventura Public Works Agency received on November 18, 2005 from Renaissance Petroleum, LLC., as prepared by Mike Simmons, P.E... The above project does not appear to change the impervious area of the parcel, and will have a **less than significant** impact.

Item D - Surface Water Quality

The Watershed Protection District of County of Ventura reviewed the subject project on July 22, 2005 and has determined that the project will have an "N" or **no adverse impact** on surface water quality. At this time, the subject project does not propose any grading activity, new development, or significant redevelopment that is expected to result in any negative changes to storm water quality.

5. MINERAL RESOURCES:

Item A – EROSION/ SILTATION

The project will have **no impact** on erosion or siltation. All surface runoff and drainage from activities will be controlled by berms, revegetation, and/or other approved measures to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation, and contamination.

Item B - Petroleum

A review of the DOGER Maps in the Planning Division revealed that there are no oil and gas Conditional Use Permits for drilling in the immediate area of the drill site. Approximately 2800 feet to the southwest is an oil operation on a ten-acre site. There is another oil operation located 3500 feet to the northwest on a 33-acre site. One additional oil production is located 3200 feet northeast on a 100-acre site. The project has an impact on petroleum resources because it is an exploratory well for a possible future oil and gas development project. Furthermore, petroleum resources will be used for the vehicles used by the employees. However, petroleum resources are considered to be a worldwide, nation and statewide resource beyond the scope of local governments to manage or control. There, there will be **no adverse impact** on these resources as a result of approval of the proposed project.

6. BIOLOGICAL RESOURCES:

Item A - Endangered, Threatened or Rare Species, Item B - Wetland Habitat, Item C - Coastal Habitat, Item D - Migration Corridors, and Item E - Locally Important Species/Communities

The entire project area is under cultivation with row crops. The entire project area is not adjacent to native vegetation areas as evidenced by recent aerial photos viewed August 11, 2005 on the Planning GIS System. There are no marshes, small washes, intermittent lakes, streams, springs, perennial streams or other wetlands in the vicinity. The project site is approximately 5 miles from the coast. Therefore there are **no adverse impacts** to wetland or coastal habitat.

7. AGRICULTURAL RESOURCES:

Item A – Soils

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any project that would result in the direct or indirect conversion of agricultural soil classified on the Department of Conservation Important Farmland Inventory (2004) map as "Prime" farmland exceeding 5 acres is considered to have a significant impact. This project proposes the conversion of 3 acres of farmland soil classified as "Prime" for an oil and gas facility consisting of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is being proposed as part of full development. Pipeline construction is a temporary activity and would not permanently convert any farmland. The permanent conversion of 3 acres of "Prime" farmland does not exceed the threshold. Therefore, direct impacts for Item 7a are deemed **less than significant** (Memo dated August 10, 2006 from Office of Agricultural Commissioner).

Item B – Water

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any development, direct or indirect, that would use the same water resource as agriculture is presumed to have some impact. Uses that may increase the net utilization of ground water in an over drafted basing or one in hydrologic continuity with an over drafted basin are considered to have a significant impact. The Oxnard Plain Pressure Basin may be considered to be over drafted. The applicant's project description indicates that a water tank, 20 x 24 ft in size, and a "fire water" tank of undetermined size are part of the project. Additionally, according to the Guidelines (2000 Ed.), a use that will decrease the quality of ground water to a level greater than 1200 mg/L Total Dissolved Solids (TDS) is considered to have a significant impact. The applicant's project description indicates that waste water tanks will capture runoff. Therefore, TDS is unlikely to cause significant impacts. For the reasons stated above, direct impacts to item 7b are deemed **Potentially Significant** (Memo dated August 10, 2006 from Office of Agricultural Commissioner).

Item C - Air Quality/Micro-Climate

The County's Agricultural Commissioner states in a memo dated August 10, 2006 that any development, direct or indirect, that is on or within one-half mile of farmland is presumed to have some impact on air quality and microclimate. Temporary construction activities are likely to cause increased dust; however, the standard Conditions of Approval of the Agricultural Commissioner with reduce these impacts to less than significant. The permanent activity of the working oil and gas wells, tank operations, loading and other operations including associated truck trips for construction and operations are likely to cause a permanent increase in dust of 10 percent or greater. Therefore, mitigation measure has been recommended, following this analysis. Neither the impairment of solar

access or removal of a tree row is likely to occur as a result of the proposed project. Direct impact for Item 7c is deemed **Potentially Significant**.

Item D - Pests/Diseases

The proposed oil and gas project would not introduce pests or diseases to the project site or surrounding parcels that would be harmful to existing agricultural production. Therefore, the project would have **less than significant** impact to pests/diseases.

Item E - Land Use Compatibility

This project proposes an oil and gas facility consisting of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system approximately 3.5 miles to the north. Crude oil would be shipped via truck until a connection to existing oil transportation lines approximately 3.8 miles to the north can be installed; this is part of the project description. Construction activities and temporary and permanent truck traffic is part of the project description. Oil and gas facilities are allowed by CUP in the AE zone and there are many such facilities currently operating in the County of Ventura. Because this project is a non-human-intensive non-farm use, the Agricultural Policy Advisory Committee (APAC) is not recommending a vegetative buffer for the protection of workers from the affects of surrounding agricultural operations and the protection of agriculture. Proposed setbacks are 30-feet to the north property boundary and 30-feet to Hailes Road. Western and southern boundaries are over 300-feet distance each. The Agricultural Commissioner's Office has imposed a Condition of Approval to require vegetative or other screening in the event code enforcement activity occurs in the future related to land use incompatibility. Therefore, direct impacts for Item 7e are deemed **less than significant** (Memo dated August 10, 2006 from the Office of the Agricultural Commissioner).

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

The drill site is located on a parcel currently in strawberry production, adjacent to Hailes Road and Etting Road, which are not designated nor eligible State Scenic Highways. The proposed site is within 3300 feet of a State Scenic Highway of Highway 1. There is also a resident across the street of Hailes Road. In the project description, the applicant has proposed to plant trees and shrubs around the perimeter of the 3 acres project site to obscure the operations from motorists passing along Hailes Road and Etting Road. During Phase 1, the drill rig will be approximately 150 feet tall and thus be visible to residents and passing motorists. However, their view will be at a significant distance and the drill rig will be on site for a short period of time (20 – 25 days per well, 4 wells). If the wells are successful, the drill rig will be replaced with pumping rigs (approximately 20 feet tall) and well head equipment. If the exploratory wells are successful, additional wells may be drilled on the site (up to eleven additional wells). If all wells are successful, the well heads equipment will be replaced with production tanks, water tanks and waste tanks with a maximum height of 24 feet. The perimeter landscaping proposed by the applicant will obscure a majority of this equipment from view. Therefore, **less than significant** impacts to visual resources are expected. Based upon the above analysis, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 1.7-Scenic Resources*.

9. PALEONTOLOGICAL RESOURCES:

The project site is located in an area that has not been previously mapped for paleontological resources as per the County UMS maps. However, the project site is located in an agricultural area and has been in agricultural production for many years. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific paleontological impacts. However, the project will be conditioned such that if any paleontological remains are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified paleontologist to recommend proper disposition of the site; and the permittee shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

As such, **less than significant** impacts to paleontological resources are expected. Given the lack of project specific paleontological impacts, the project would not have any cumulative paleontological impacts. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

10. CULTURAL RESOURCES:

Item A – Archaeological Resources

As noted above, in Item 9, the existing agricultural operations graded the site over the last 40 years. A "standard" condition of Approval will be placed on the Permit that requires that if any potential archaeological resources are encountered, all grading and excavation be halted until the proper disposition of such resources can be accomplished. Therefore, there is **less than significant** impact on archaeological resources as a result of the proposed project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

Item B – Historical Resources

A review of the application materials and of the list of County Historical Landmarks, dated July 1999, and maintained by the Resource Management Agency, reveals that there are no historical resources in the immediate vicinity or on the site. Since there are no structures that will be demolished as a result of the proposed project. There, will be **no adverse impact** on historical resources from the proposed project.

Item C - Social or Religious Resources

A site inspection on October 27, 2006 by the Case Planner, Joseph Heredia, confirmed that no contemporary, ethnic or social establishments, cemeteries, churches, shrines, synagogues, or other religious institution or establishments are located neither within the project site nor on the immediate adjacent parcels. Therefore, **no adverse impacts** to Social or Religious resources are expected as a result of this project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

11. ENERGY RESOURCES:

Petroleum resources will be used to operate the equipment used in drilling operations and in the vehicles used by the employees to reach the site. However, the supply of fuel and energy is considered to be a resource beyond the scope of local governments to manage or control. Furthermore, the proposed project is to explore for petroleum resources, so as to recover the resources. Therefore, the proposed project will have **no adverse impact**.

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's *Local Coastal Program* per Planning GIS layer Political/Planning Boundaries subsection Coastal Boundary. Therefore, this project will have **no adverse impact** on the coastal beaches and sand dunes.

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there would be **no adverse impacts** relating to fault rupture (Memo dated July 26, 2005 from County of Public Works Agency).

Item B - Ground Shaking

The project is located within a liquefaction area, however, the project does not involve habitable structures at this time. The Building Code requires an evaluation of liquefaction for structures that meet certain criteria. In this regard, the hazard from potential liquefaction is considered to be **less than significant**. The "facilities" referred to in the application package are not habitable structures. No habitable buildings will be constructed (Memo dated July 26, 2005 from County of Public Works Agency).

Item C - Tsunamis and Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be **no adverse impacts** relating to tsunamis and/or seiches (Memo dated July 26, 2005 from County of Public Works Agency).

Item E - Liquefaction

The project site has some potential for liquefaction. No habitable structures are planned and the depth of the proposed wells is sufficiently below the depth of liquefaction. Therefore, the adverse impacts relating to liquefaction would be considered to be **less than significant** (Memo dated July 26, 2005 from County of Public Works Agency).

14. GEOLOGIC HAZARDS:

Item A - Subsidence

If subsidence were to take place, the majority of settlement would occur during construction. The subsidence is minimum post-construction settlement. Therefore, there are **no adverse impacts** relating to subsidence (Memo dated July 26, 2005 from County of Public Works Agency).

Item B - Expansive Soils

The expansive nature of the soils would be addressed and mitigated to **less than significant** through the County's Building Code and the building permit process once structures are proposed (Memo dated July 26, 2005 from County of Public Works Agency).

Item C - Landslides/Mudslides

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide Zone. Therefore, there are **no adverse impacts** relating to landslides/mudslides (Memo dated July 26, 2005 from County of Public Works Agency).

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The project will have **less than significant** impact on erosion and siltation. Surface runoff and drainage from all activities shall be controlled by berms, revegetation, and/or other approved Best Management Practices to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation, and contamination (Memo dated November 18, 2005 from County of Ventura, Public Works Agency).

Item B - Flooding

A portion of the subject property (project area) is located within a known flood hazard area (500 year Floodplain). Any construction proposed in this flood hazard area will require Watershed Protection District review and permitting. There will be **less than significant** impact with regards to flooding (Memo dated July 26, 2005 from County of Ventura, Public Works Agency).

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport, there will be **no adverse impacts**, alone and cumulatively, relative to air traffic safety (Memo dated July 26, 2005 from County of Ventura, Public Works Agency).

17. FIRE HAZARDS:

The project will be required to comply with the Uniform Fire Code 1997 ed., Section 1103 as adopted and amended by the VCFPD Ordinance No. 23 for Fire Hazard Abatement and also the Uniform Building Code required for building standards. Therefore, any potential impacts will be **less than significant**.

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

Hazardous materials will be required to comply with the Uniform Fire Code 1997, ed., Article 80 as adopted and amended by the VCFPD Ordinance No. 23. Therefore, any potential impacts are considered to be **less than significant** as a result of this project.

The County Environmental Health Division memo date July 27, 2005 states that the project includes the use of hazardous materials, but that compliance with existing State regulations enforced by the County Environmental Health Division will reduce potential impacts of improper storage, handling and disposal of hazardous materials to a less than significant impact.

Item B - Below-ground Hazardous Materials

Improper storage, handling, and disposal of hazardous material(s) could result in the creation of adverse impacts to public health. However, the County Environmental Health Division states in their memo dated July 27, 2005 that compliance with existing State regulations will reduce potential impacts to a level considered **less than significant**.

Item C - Hazardous Waste

The County Environmental Health Division states in their memo dated July 27, 2005 that the proposed project is not considered an activity that produces hazardous waste. Therefore, the project will have **no adverse impacts** relative to hazardous wastes.

19. NOISE/VIBRATION:

Noise is defined as "any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying" (*Ventura County Initial Study Assessment Guidelines, September 2000*).

In this project, that noise will include the removal of approximately 3 acres of strawberry fields and then the set-up and commencement of the drilling phase. Two major type of noise will be produced during the drilling phase – a steady-state noise level produced by the drilling rig, and the intermittent clanking of chains and pipes and other mechanical parts associated with bit replacement and running the string of casing. The applicant is proposing to use an electric-diesel rig. All other accessory pumps and engines will be electric-powered.

The County's noise standards for oil drilling allow for a waiver to be signed by occupants of nearby residences noting that they are aware that oil drilling and production operations could exceed permitted noise levels, but they do not object. During the drilling phase, the *Ventura County Initial Study Assessment Guidelines of September 2000* state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

As a rule of thumb, noise decreases by 5 dB for each doubling of the distance from the noise source. As the proposed facility is to be constructed a minimum of 1,000 feet from substantial residential development or a currently permitted noise sensitive use, the facility is not expected to be a noise generator. Additionally, the operation will use electric motors for the pumps and generator. Also, there will be up to three (3) trucks arriving and departing the site between 8 am and 5 pm. Once production starts, this number of trucks will decrease to 1 – 2 trucks per week.

Based on the above analyses, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1)*. Therefore, the proposed project is considered to have a **less than significant** impact for noise generated on-site.

20. GLARE:

Due to the location of the project site, on a portion of a 24-acre parcel supporting strawberry production, nighttime lighting has the potential to be obtrusive. The exploratory drilling phase of the project will operate 24 hours a day and will require night lighting. The drilling period will require 20-25 days per well and there will be 4 exploratory wells to be drilled. The light source will be installed on the drilling rig derrick, which is about 150 feet tall. The light will be directed downward and shielded so that glare is not seen off site and away from Hailes Road and any surrounding residential uses. During the production phase, the only lights on site will be motion sensitive security lights; these lights will be directed downward as well. In addition, screening and landscaping will eliminate any glare visible from residences and Hailes Road and Etting Road (see Exhibit 3). Therefore, the project is expected to have

less than significant impacts from glare generated on-site.

21. PUBLIC HEALTH:

The proposed project may have impacts to public health. Compliance with applicable state regulation enforced by the Environmental Health Division memo dated July 27, 2005, will reduce any impacts to a level considered **less than significant**.

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety / Design

This project is to construct and operate a three-acre oil and gas facility consisting of 15 oil wells and associated equipment to separate and transport oil and gas from the site. During production operation the facility will generate two to three heavy trucks per day on the local public roads.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee (TIMF) from developments. This project is subject to this Ordinance. With payment of the Traffic Impact Mitigation Fee, the level of service and safety of the existing roads would remain consistent with the County's General Plan.

Therefore, adverse traffic impacts relating to level of service and safety/design will be **less than significant** (Memo dated August 3, 2005 from Public Works Agency Transportation Department).

Item A - Public Roads & Highways (3) Tactical Access

Tactical Access for the project on public roads is adequate and meets the standards of the VCFPD. Therefore, adverse impacts to Public Roads relative to Tactical Access will be **less than significant** (Memo dated August 3, 2005 from Public Works Agency Transportation Department).

Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

Private roads and driveways associated with the proposed project will comply with the *Public and Private Road Guidelines* and will be consistent with the minimum standards required by the County Fire District. Therefore, adverse impacts to Private Roads relative to Safety/Design and Tactical Access will be **less than significant**.

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department memo dated August 3, 2005 reviewed the oil and gas project and their comments state that the existing roads in the proximity of the proposed project site do not have adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). However, the proposed project does not plan to generate significant pedestrian and bicycle traffic.

Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a **less than significant**.

Item D - Parking

There will be parking available on the 3 acres site for parking as the exploratory drilling will not take up the entire site. During the exploratory drilling there will be about 10 – 12 employees in 2 shifts. Once the wells are complete and if it is successful, the operation will require only one or two employees to be on site. Therefore, there is **no adverse impact** on parking availability as a result of this project.

Based on the above analyses, the project is consistent with the goals and policies contained in *Ventura County General Plan Section 4.2 – Traffic/Circulation*.

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H – Harbors

The project will not have any impact upon existing bus, railway, airport, or harbor activities. Therefore, the project will have **no adverse impact** on these facilities.

Item I - Pipelines

The County UMS Maps indicate that there are no existing pipelines that would affect the proposed project. Therefore, the proposed project will have **no adverse impacts** to existing pipelines.

23. WATER SUPPLY:

Item a – Quality

The County Environmental Health Division states that the project will not require a supply of domestic water. Therefore, the project will not have an impact on the quality of water available to the project. Please refer to Item 4 (a), above, for discussion of water quantity. The public water system that will serve domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the project will have **no adverse impact** on the quality of water supplied by the public water system (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item B - Quantity

Water Supply is deemed **less than significant** because this project lies over the (Oxnard Plain) where an adequate supply of groundwater is known to be accessible from properly constructed wells.

Item C - Fire Flow

The project will be conditioned to have the required water supply for fire protection per VCFPD Ordinance 23. Therefore, the potential impacts to Fire Flow are expected to be **less than significant**.

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System

The Environmental Health Division has reviewed the oil and gas project and states in their memo dated July 27, 2005 that it will not require the use of an on-site sewage disposal system. Therefore, the project will not create any adverse environmental impact related to on-site sewage disposal.

Item B - Sewage Collection/Treatment Facilities

The Planning Division reviewed the project and has determined that it will not connect to a sewage treatment facility and will use an on-site portable chemical toilet that will be serviced by an outside company. Therefore, there will be **no adverse impact** to sewage collection/treatment facilities.

Item C - Solid Waste Management

The Environmental and Energy Resources Division (EERD) has reviewed the application on August 8, 2005. The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development. We have determined that the degree of effect associated with potential impacts to permitted solid waste disposal facilities in Ventura County associated with this project is **less than significant**.

According to the EERD's thresholds of significance for impacts to solid waste facilities, any discretionary development project that could generate solid waste would have an impact on the demand for solid waste disposal capacity. However, unless the County has reason to believe that there is less than 15 years of disposal capacity available for the disposal of waste generated by in-county projects, no individual project of this type and magnitude would have a significant impact on the demand for solid waste disposal capacity.

The Countywide Siting Element, adopted in June of 2001, confirms that Ventura County has 15 plus years of disposal capacity available for waste generated by in-county projects. Accordingly, based on the current solid waste disposal capacity available to Ventura County, the waste generated by this project will fall below the EERDs threshold of significance.

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore the oil and gas project will have **no adverse impacts** relating to solid waste facilities, per Environmental Health Division memo dated July 27, 2005.

25. UTILITIES:

Item A - Electric

Existing electrical facilities will adequately serve the proposed project. Therefore, the project will have **no adverse impact** on these facilities.

Item B - Gas

According to the project description, the drilling rig and pumps will require no connection to natural gas lines. Therefore, there will be no effect on natural gas facilities.

Item C - Communications

According to the project description, there require no connection to any communication facilities as during the drilling phase there will be 10 – 12 employees in shifts of two and once production starts, there will be minimal employees on site. Therefore, there the project will have **no adverse impact** on these facilities.

26. FLOOD CONTROL/DRAINAGE:

Item A – Flood Control Facilities

According to the Watershed Protection District (WPD) memo dated November 18, 2005, the project's site plan does not indicate any connections to District facilities or encroachments to District right-of-way. Therefore, there will be no adverse impact impacts.

Item B - Other Facilities

The proposed project site grading would take into account the potential surface water run-off on the site. The surrounding existing drainage facilities adequately protect the site from flooding from street run-off. Therefore, there would be **no adverse impacts** relating to flooding induced by drainage facilities not under the regulatory authority of the Flood Control District (Memo dated July 26, 2005 from County of Public Works Agency).

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B - Facilities

Due to the size and nature of the proposed project, there will be no significant impact on the functions of the Ventura County Sheriff's Department. As such, the project will have **less than significant** impact on the services provided for the area.

28. FIRE PROTECTION:

Item A - Distance/Response Time and Item B - Personnel/Equipment/Facilities

The distance of the project from a full-time paid fire station is adequate and the project description does not indicate that a new fire department or additional equipment is necessary. Therefore, as there are adequate facilities and personnel for fire protection the project impact is expected to be **less than significant**.

29. EDUCATION:

Item A – Schools and Item B - Libraries

Based on the nature of the project, and the small number of employees (10 – 12 during the drilling operation and one employee if the wells are successful and become operational), there will be **no adverse impact** on schools and libraries.

30. RECREATION:

Item A - Local Parks/Facilities, Item B - Regional Parks/Facilities, and Item C - Regional Trails/Corridors

Based on the information presented in the project description the proposed project is not expected to create any significant new or additional demands on recreational needs. Also, regional parks, trails, and corridors have been provided by Federal, State, County, quasi-public and local facilities such as the Los Padres National Forest, Santa Monica Mountains, National Recreational Area, Channel Islands Park and the recreational lakes of Piru and Casitas. Therefore, this project will have **no adverse impact** on the above referenced recreational opportunities.

SECTION D (CONDITIONAL USE PERMIT NO. LU05-0096)

D. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>		YES/MAYBE	NO
Based on the information contained within Sections B and C:			
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

SECTION E (CONDITIONAL USE PERMIT NO. LU05-0096)

E. <u>DETERMINATION OF ENVIRONMENTAL DOCUMENT</u>	
On the basis of this initial evaluation:	
<input checked="" type="checkbox"/>	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

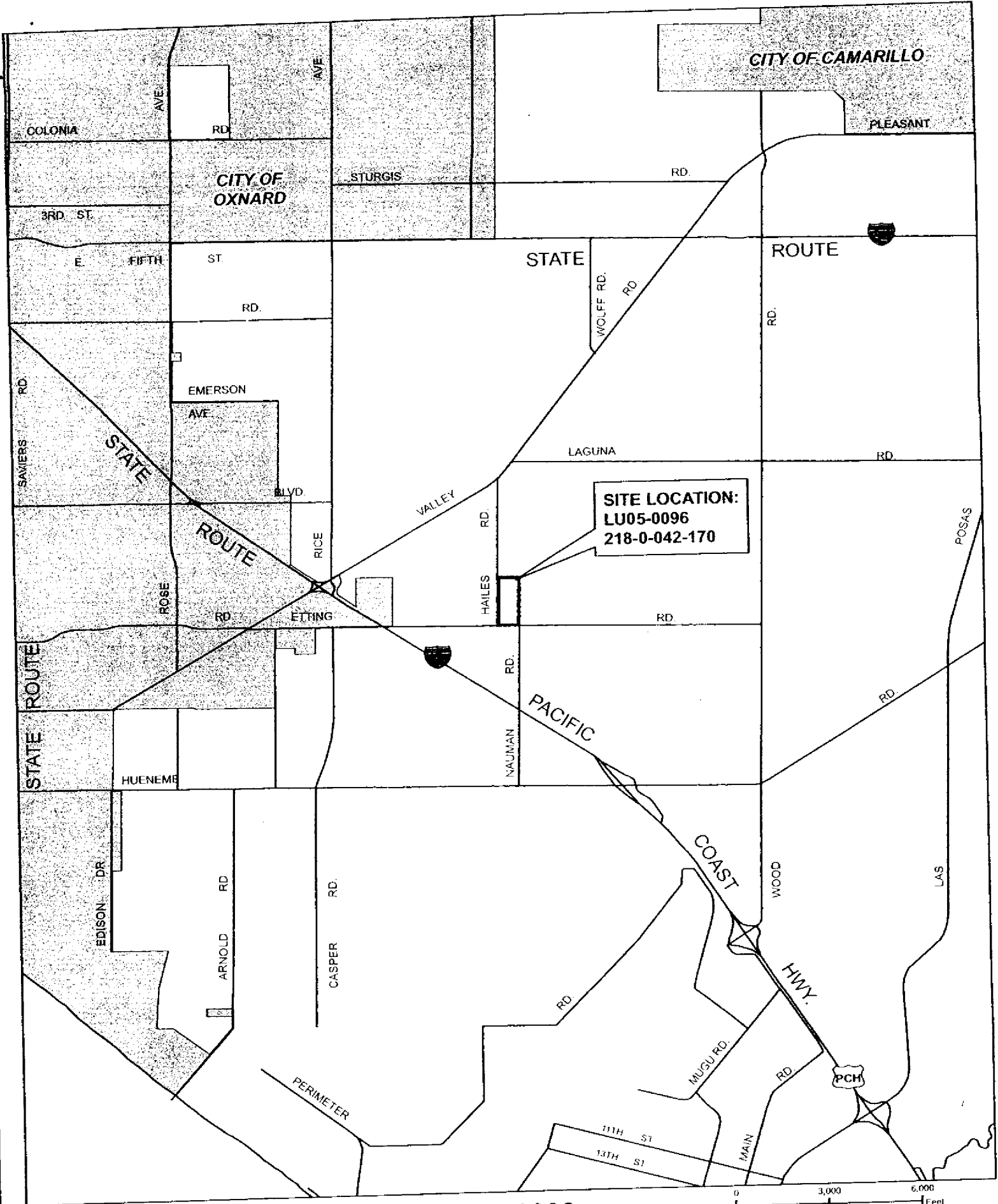

Joseph Heredia, Planner

Signature of Person Responsible
for Administering the Project

October 31, 2006

Date

*EIR Issues of Focus: N/A



SITE LOCATION:
LU05-0096
218-0-042-170



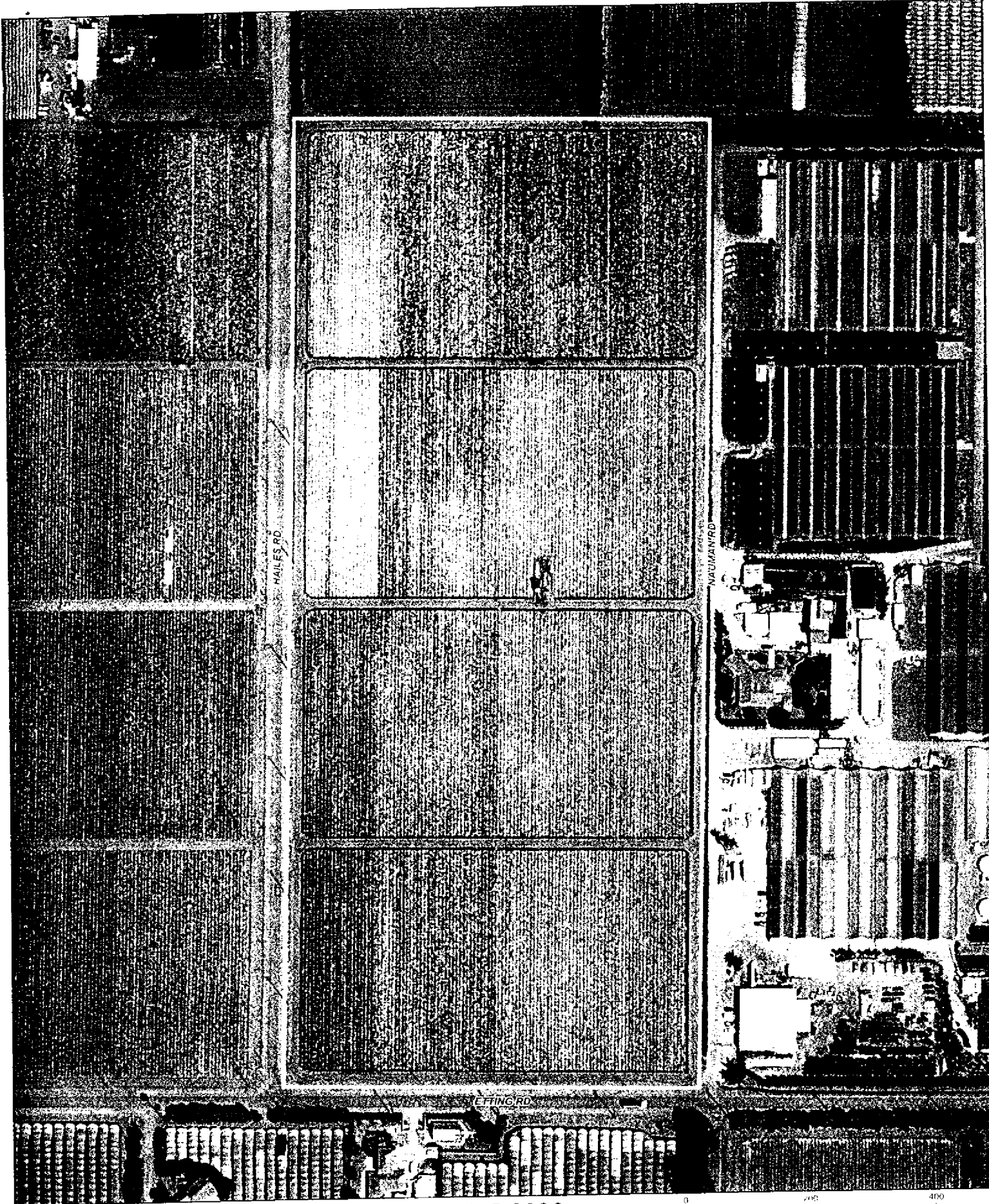
Ventura County
 Resource Management Agency
 GIS Development & Mapping Services
 11/02/2006



LU05-0096
218-0-042-170
LOCATION MAP

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 not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County
Resource Management Agency
Caly Development & Mapping Services
08/24/2006
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Source: AirPhoto USA, September 2006



LU05-0096
218-0-042-170
AERIAL PHOTO

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NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

The County of Ventura Planning Division, as the Lead Agency, has reviewed the following proposed project:

1. **Entitlement:** Conditional Use Permit No. LU05-0096 (CUP)
2. **Applicant:** Marc Traut for Renaissance Petroleum, LLC
3. **Location:** The site is located in the Southeast Oxnard Plain, east of Hailes Road and north of Etting Road, 0.7 miles east of the City of Oxnard city limits in the unincorporated area of Ventura County. (see EXHIBIT "2" and EXHIBIT "2a")
4. **Assessor Parcel No(s):** 218-0-0142-170
5. **Parcel Size:** Approximately 24.38 Acres
6. **General Plan Designation:** "Agriculture"
7. **Existing Zoning:** "A-E 40-acrs" (Agricultural Exclusive, 40 Acre Minimum)
8. **Project Description:** The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to an existing natural gas pipeline transportation system located along Hailes Road in the Public Right of Way. Crude oil would be shipped via truck until a connection to existing oil transportation line(s) can be installed, which is proposed as part of full development
9. **Responsible Agencies:** Department of Oil, Gas and Geothermal Resources

NOV 8 2006 - JAN 03 2007
PHILIP J. SCHMIT, County Clerk
By: F. Ocampo, Deputy

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is November 13, 2006 to December 13, 2006. The Initial Study/Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Joseph Heredia, no later than 5:00 p.m. on December 13, 2006 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at joe.heredia@ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, December 28, 2006, at 10 A.M.** Room 311, Third Floor, Hall of Administration, 800 South Victoria Avenue, Ventura, CA 93009.

[Signature]
Patrick Richards, Manager

10-31-06
Date

Commercial and Industrial Land Use Permits Section

800 South Victoria Avenue, L# 1750, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



DRAFT NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. **Entitlement:** Conditional Use Permit No. LU05-0096 (CUP)
2. **Applicant:** Marc Traut for Renaissance Petroleum, LLC
3. **Location:** The site is located in the Southeast Oxnard Plain, east of Hailes Road and north of Etting Road, 0.7 miles east of the City of Oxnard city limits in the unincorporated area of Ventura County. (see EXHIBIT "2" and EXHIBIT "2a")
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5. **Parcel Size:** Approximately 24.38 Acres
6. **General Plan Designation:** "Agriculture"
7. **Existing Zoning:** "A-E 40-acrs" (Agricultural Exclusive, 40 Acre Minimum)
8. **Project Description:** The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to an existing natural gas pipeline transportation system located along Hailes Road in the Public Right of Way. Crude oil would be shipped via truck until a connection to existing oil transportation line(s) can be installed, which is proposed as part of full development.
9. **Responsible Agencies:** Department of Oil, Gas and Geothermal Resources

B. STATEMENT OF ENVIRONMENTAL FINDINGS

California State law requires that an Initial Study (environmental evaluation) be conducted to determine if this project will significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project **will not** have a significant effect on the environment, and a **Negative Declaration (ND)** has been prepared.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED: None

D. PUBLIC REVIEW:

1. **Legal Notice Method:** Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice published in a newspaper of general circulation.
2. **Document Posting Period:** November 13, 2006 to December 13, 2006
3. **Comments:** The public is encouraged to submit written comments regarding this **Negative Declaration** no later than 5:00 p.m. on the last day of the above posting period to the Case Planner listed below, RMA/Planning, 800 South Victoria Avenue, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also choose to e-mail your comments to joe.heredia@mail.co.ventura.ca.us.

E. CONSIDERATION AND APPROVAL:

Prior to approving the project, the decision-making body of the Lead Agency must consider this ND and all comments received during public review. That body shall approve the ND if it finds that the document is adequate.

Prepared by:


Joseph Heredia, Case Planner

Phone No. (805)654-2467

Reviewed for Release to the Public by:


Pat Richards, Manager

Land Use Permits Section

Recommended for Approval by Lead Agency by:

CHRISTOPHER STEPHENS, Director

Planning Division

ATTACHMENTS:

Initial Study - Sections A, B & C

EXHIBIT "2" - Location Map

EXHIBIT "2a" - Aerial Photo

EXHIBIT "3" - Site Plan Map

SECTION A
PROJECT DESCRIPTION

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

Project Location

The Renaissance Petroleum, LLC project is located on the northeast corner of Hailes Road and Etting Road approximately 0.7 miles east of Oxnard City limits in the unincorporated area of Ventura County. The project is located on a 24.38-acre parcel. The property is zoned "AE-40ac" (Agricultural Exclusive – 40 acres minimum).

Permit Area, Buildings, Utilities and Operations

The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development (see Exhibit "3"). The Conditional Use Permit (CUP) will be constructed in the following manner:

PHASE 1

TYPE OF BUILDING	QUANTITY	SIZE
Exploratory wells – Drilling rig Well Sites	4	1.1 acres
Water Tank	1	500 barrels
Shale Tank	2	500 barrels
Mixing Pit	1	500 barrels
Mixing Tank	1	500 barrels
Fuel Tank	1	500 barrels
Mud Tank	3	500 barrels
Fire Protection Water	1	21,000 gallon
Pump	2	160 sq ft
Generator	1	400 sq ft
Doghouse	1	400 sq ft

PHASE 2

TYPE OF BUILDING	QUANTITY	SIZE
Test Manifold	1	100 sq ft
Test Separator	1	100 sq ft
Oil Storage Tank	1	5000 barrels
Waste Water Tank	1	2000 barrels
Wash Tank	1	2000 barrels
Gas Line – Doud Site to Naumann Site	1	4100 ft

PHASE 3

TYPE OF BUILDING	QUANTITY	SIZE
Production – Drilling Rig Well Sites	11	1.9 acres

PHASE 4

TYPE OF BUILDING	QUANTITY	SIZE
Gas Scrubber	1	100 sq ft
Compressor	1	100 sq ft
Glycol Dehydration Unit	1	200 sq ft
Chiller/Heat Exchanger	1	100 sq ft
Gas Metering Station	1	100 sq ft
Gas Line – Doud Site to SoCalGas Line 324	1	Pending on Option

PHASE 5

TYPE OF BUILDING	QUANTITY	SIZE
Oil Line – Doud Site to	1	Pending on Option

The 15 oil wells with supporting equipment will encompass 3 acres of the 24.38 acres of the property. The oil wells will be drilled using the drilling rig which will require 20 -25 days to drill. All of the development is shown on the site plan (See Attachment No. 3) for each phase of the project.

SECTION A

PROJECT DESCRIPTION

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

Project Location

The Renaissance Petroleum, LLC project is located on the northeast corner of Hailes Road and Etting Road approximately 0.7 miles east of Oxnard City limits in the unincorporated area of Ventura County. The project is located on a 24.38-acre parcel. The property is zoned "AE-40ac" (Agricultural Exclusive – 40 acres minimum).

Permit Area, Buildings, Utilities and Operations

The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development (see Exhibit "3"). The Conditional Use Permit (CUP) will be constructed in the following manner:

PHASE 1

TYPE OF BUILDING	QUANTITY	SIZE
Exploratory wells – Drilling rig Well Sites	4	1.1 acres
Water Tank	1	500 barrels
Shale Tank	2	500 barrels
Mixing Pit	1	500 barrels
Mixing Tank	1	500 barrels
Fuel Tank	1	500 barrels
Mud Tank	3	500 barrels
Fire Protection Water	1	21,000 gallon
Pump	2	160 sq ft
Generator	1	400 sq ft
Doghouse	1	400 sq ft

PHASE 2

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PHASE 3

TYPE OF BUILDING	QUANTITY	SIZE
Production – Drilling Rig Well Sites	11	1.9 acres

PHASE 4

TYPE OF BUILDING	QUANTITY	SIZE
Gas Scrubber	1	100 sq ft
Compressor	1	100 sq ft
Glycol Dehydration Unit	1	200 sq ft
Chiller/Heat Exchanger	1	100 sq ft
Gas Metering Station	1	100 sq ft
Gas Line – Doud Site to SoCalGas Line 324	1	Pending on Option

PHASE 5

TYPE OF BUILDING	QUANTITY	SIZE
Oil Line – Doud Site to	1	Pending on Option

The 15 oil wells with supporting equipment will encompass 3 acres of the 24.38 acres of the property. The oil wells will be drilled using the drilling rig which will require 20 -25 days to drill. All of the development is shown on the site plan (See Attachment No. 3) for each phase of the project.

The property has historically been used to grow various row crops. Phases 2, 3 and 4 will increase the proposed use and will not interfere with the current growing of crops on the parcel. The expected completion for this project is scheduled to be 5 years following project approval.

Water for the site will be located in two different locations. One will be a water tank that will be used for the drilling purposes. The other will be a water tank for the Fire Department use only. The rest of the site will use the current water system that is on the property. All used water will be stored in containers that will be shipped off site via trucks as not be introduced into the groundwater.

The project does not appear to require a grading permit from the County of Ventura for the construction of the containment area as the site is currently flat and the construction of the containment area berms will not require a grading permit. Perimeter fencing will be installed on all sides with landscaping on the north, west and south borders to screen the project from another private property, Hailes and Etting Roads.

Fire lines will be constructed throughout the project and a 21,000-gallon storage reservoir at the northwest corner for fire protection as required by the fire department.

The project proposes to construct all-weather access roads to satisfy the fire department requirements.

Employees and Equipment

The project site will employ 10–12 staff employees during the Drilling Period of 24/7 for 20 – 25 days per well. There will be portable chemical toilets located on site to be used the by workers.

The project site is not opened to the public.

Project Traffic

The traffic generated by the proposed project, pedestrian vehicles will be on site about 30-40 times a day and heavy trucks 3 times a day during the setup/drilling phase of the project. Crews will work 24/7 during the time for about 30 days. This traffic will decrease as heavy trucking will be on site 2–3 times per week and pedestrian vehicles to 10-12 times per week during the Production Period and then will be reduced, after Phase 2 in which pipelines will be connected, to 1-2 times per week for heavy trucks and 3-4 times for pedestrian vehicles.

SECTION B

INITIAL STUDY CHECKLIST

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
GENERAL:	1. <u>GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.):</u>		X				X		
LAND USE:	2. <u>LAND USE (PLNG.)</u>								
	A. COMMUNITY CHARACTER:		X				X		
	B. HOUSING:	X				X			
	C. GROWTH INDUCEMENT:	X				X			
RESOURCES:	3. <u>AIR QUALITY (APCD)</u>								
	A. REGIONAL		X				X		
	B. LOCAL:		X				X		
	4. <u>WATER RESOURCES (PWA)</u>								
	A. GROUNDWATER QUANTITY:		X				X		
	B. GROUNDWATER QUALITY:		X				X		
	C. SURFACE WATER QUANTITY:(FC&PWA)		X				X		
	D. SURFACE WATER QUALITY:	X				X			
	5. <u>MINERAL RESOURCES (PLNG.)</u>								
	A. EROSION/ SILTATION:	X				X			
	B. PETROLEUM:		X				X		
	6. <u>BIOLOGICAL RESOURCES</u>								
	A. ENDANGERED, THREATENED, OR RARE SPECIES:	X				X			
	B. WETLAND HABITAT:	X				X			
	C. COASTAL HABITAT:	X				X			
	D. MIGRATION CORRIDORS:	X				X			
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES:	X				X			
	7. <u>AGRICULTURAL RESOURCES (AG. DEPT.)</u>								
	A. SOILS:		X			X			
	B. WATER:		X				X		
	C. AIR QUALITY/MICRO-CLIMATE:		X				X		

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	D. PESTS/DISEASES:		X				X		
	E. LAND USE INCOMPATIBILITY:		X				X		
	8. <u>VISUAL RESOURCES</u>								
	A. SCENIC HIGHWAY (PLNG.):		X				X		
	B. SCENIC AREA/FEATURE:		X				X		
	9. <u>PALEONTOLOGICAL RESOURCES:</u>		X				X		
	10. <u>CULTURAL RESOURCESX</u>								
	A. ARCHAEOLOGICAL:		X				X		
	B. HISTORICAL (GSA):	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS:	X				X			
	11. <u>ENERGY RESOURCES:</u>	X				X			
	12. <u>COASTAL BEACHES & SAND DUNES:</u>	X				X			
HAZARDS:	13. <u>SEISMIC HAZARDS (PWA)</u>								
	A. FAULT RUPTURE:	X				X			
	B. GROUND SHAKING:		X				X		
	C. TSUNAMI:	X				X			
	D. SEICHE:	X				X			
	E. LIQUEFACTION:		X				X		
	14. <u>GEOLOGIC HAZARDS (PWA)</u>								
	A. SUBSIDENCE:	X				X			
	B. EXPANSIVE SOILS:		X				X		
	C. LANDSLIDES/MUDSLIDES:	X				X			
	15. <u>HYDRAULIC HAZARDS (PWA/FCO)</u>								
	A. EROSION/SILTATION:		X				X		
	B. FLOODING:		X				X		
	16. <u>AVIATION HAZARDS (AIRPORTS):</u>	X				X			
	17. <u>FIRE HAZARDS (FIRE):</u>		X				X		
	18. <u>HAZARDOUS MATERIALS/WASTE</u>								
	A. ABOVE-GROUND HAZARDOUS MATERIALS. (FIRE):		X				X		
	B. BELOW-GROUND HAZARDOUS MATERIALS. (EH):		X				X		
	C. HAZARDOUS WASTE (EH):	X				X			
	19. <u>NOISE AND VIBRATION:</u>		X				X		
	20. <u>GLARE:</u>		X				X		
	21. <u>PUBLIC HEALTH:</u>		X				X		

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
PUBLIC FACILITIES/ SERVICES:	22. <u>TRANSPORTATION/CIRCULATION</u>								
	A. PUBLIC ROADS AND HIGHWAYS								
	(1) LEVEL OF SERVICE (PWA):		X				X		
	(2) SAFETY/DESIGN (PWA):		X				X		
	(3) TACTICAL ACCESS (FIRE):		X				X		
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE)								
	(1) SAFETY/DESIGN:		X				X		
	(2) TACTICAL ACCESS:		X				X		
	C. PEDESTRIAN/BICYCLE								
	(1) PUBLIC FACILITIES (PWA):		X				X		
	(2) PRIVATE FACILITIES:	X				X			
	D. PARKING (PLNG.):	X				X			
	E. BUS TRANSIT:	X				X			
	F. RAILROADS:	X				X			
	G. AIRPORTS (AIRPORTS):	X				X			
	H. HARBORS (GSA):	X				X			
	I. PIPELINES:	X				X			
	23. <u>WATER SUPPLY</u>								
	A. QUALITY (EH):	X				X			
	B. QUANTITY (PWA/EH):		X				X		
	C. FIRE FLOW (FIRE):		X				X		
PUBLIC FACILITIES/ SERVICES (CONT.):	24 <u>WASTE TREATMENT/DISPOSAL</u>								
	A. INDIVIDUAL SEWAGE DISPOSAL SYSTEM (EH):	X				X			
	B. SEWAGE COLLECTION/TREATMENT FACILITIES:	X				X			
	C. SOLID WASTE MANAGEMENT (SWMD):		X				X		
	D. SOLID WASTE FACILITIES (EHD)	X				X			
	25. <u>UTILITIES</u>								
	A. ELECTRIC:		X				X		
	B. GAS:	X				X			
	C. COMMUNICATION:	X				X			
	26. <u>FLOOD CONTROL/DRAINAGE</u>								

ISSUE	(RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	A. FCD FACILITY (FCD):	X				X			
	B. OTHER FACILITIES (PWA):	X				X			
	27. LAW ENFORCEMENT/EMERGENCY SERVICES. (SHERIFF)								
	A. PERSONNEL/EQUIPMENT:		X				X		
	B. FACILITIES:		X				X		
	28. FIRE PROTECTION (FIRE)								
	A. DISTANCE/RESPONSE TIME:		X				X		
	B. PERSONNEL/EQUIPMENT/FACILITIES:		X				X		
	29. EDUCATION								
	A. SCHOOLS:	X				X			
	B. LIBRARIES (LIB. AGENCY):	X				X			
	30. RECREATION (GSA)								
	A. LOCAL PARKS/FACILITIES:	X				X			
	B. REGIONAL PARKS/FACILITIES:	X				X			
	C. REGIONAL TRAILS/CORRIDORS:	X				X			

DEGREE OF EFFECT:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

AGENCIES:

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Ag. Dept. - Agricultural Department

FCD - Flood Control District

Airports - Department Of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

Lib. Agency - Library Services Agency

SECTION C
INITIAL STUDY CHECKLIST - DISCUSSION OF RESPONSES

PROJECT: CONDITIONAL USE PERMIT NO. LU05-0096

APPLICANT: Renaissance Petroleum, LLC

LOCATION: Hailes Road and Etting Road, Oxnard, CA

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The *Ventura County General Plan* contains a large number of goals, policies and programs which are used to evaluate proposed projects within the unincorporated county. The proposed project site is zoned "A-E" (Agricultural Exclusive). The General Plan designation for the site is Agricultural. An oil exploration and production operation is a conditionally permitted use in the "A-E" zone and is consistent with the Agriculture designation. The proposed project has the potential to conflict with General Plan Policy No. 1.6.2, which requires that discretionary development be sited and designed to incorporate all feasible measures to mitigate any significant impacts to agricultural resources, and with General Plan Policy No. 2.16.2 -1(4), which requires that noise generators proposed to be located near any noise sensitive use shall incorporate noise control measures so that outdoor noise levels received by the sensitive receptor does not exceed General Plan standards. With the imposition and implementation of the standard conditions set by Ventura County, the impacts will be less than significant. Therefore, the proposed use is consistent with all environmental Goals and Policies of the General Plan.

LAND USE

2. LAND USE:

Item A - Community Character

The proposed project is a request for four (4) exploratory oil and gas wells with equipment on a three (3) acres lease within an existing 24.38 acre parcel. If the exploratory wells are successful, the applicant plans to drill up to eleven (11) additional wells within the three acre site. The parcel is located on the northeast corner of Hailes Road and Etting Road where the parcel is currently cultivating strawberries and will remain a farming parcel. The project is on a parcel zoned "A-E" (Agricultural Exclusive). The immediate surrounding land uses are as follows:

NORTH:	Agriculture (Berries)
SOUTH:	Agriculture (Strawberries)
EAST:	Agriculture (Flowers with Greenhouses)
WEST:	Agriculture (Strawberries)

During the drilling period, a drill rig will be operating on site 24 hours a day, seven days a week. Each well will require 20 – 25 days, totaling 80 – 100 days over a 7 month period. The facilities to be erected on site if the wells produce will be a variety of heights, none of which will exceed 30 feet. If the wells produce, there will be no permanent light sources, as there will be no nighttime work. Security lighting will be motion activated. The applicant has proposed fencing and landscaping around the perimeter of the project site to preclude visual impact.

The proposed project is expected to have **less than significant** impacts to the community character for the following reasons:

1. The public access road exists and will not be expanded.
2. The site is located in an agricultural area and surrounded by existing agricultural uses.
3. The public access roads (Hailes Road and Etting Road) are paved and currently carrying truck and vehicle traffic from surrounding agricultural uses.
4. The proposed project will not result in a change to the General Plan designations or zone districts in the area.

Item B – Housing

Per site visit on October 27, 2006 by the Case Planner, Joseph Heredia, there is no existing housing units would be removed or destroyed as a result of this project. The drilling operation will require a crew of 10–12 personnel in two, 12-hour shifts, 24 hours a day, 7 days a week. Generally, two such crews will alternate working the twelve-hour shifts, from 6 am to 6 pm and 6 pm to 6 am. If four wells are drilled, the exploratory phase will last 80 – 100 days over a 7-month period (20-25 days per well). Once drilling is complete and the wells are successful, only one employee will be on site. Based on the nature of the project and the small number of employees, the project contribution to the cumulative housing demand is considered to have **no adverse impact**.

Item C - Growth Inducement

The proposed project is an exploratory and production wells for oil production. The petroleum industry is generally considered to be a service sector to urban development, and not in and of itself, growing-inducing. Therefore, the project is expected to have **no adverse impacts** to growth inducement.

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the proposed project will have a **less than significant impact** on regional air quality (Memo dated July 19, 2005 per Ventura County Air Pollution Control District).

Item B - Local Air Quality Impacts

Based on the information presented in the project application, the subject project will generate local air quality impacts however; those impacts are expected to be **less than significant** to local air quality (Memo dated July 19, 2005 per Ventura County Air Pollution Control District).

4. WATER RESOURCES:

Item A - Groundwater Quantity

Groundwater Quantity is deemed **Less than Significant** because this project is in the Groundwater Management Agency which regulates the quantity of water pumped. During the drilling phase of the project the proposed annual use of the groundwater has not been determined; however, if the water use exceeds the historical baseline water allocation, the well will be subject to GMA surcharges. The onsite well has a baseline allocation of 6.0 acre-feet annually approved by the (GMA). The current GMA surcharge for exceeding the approved allocation is \$725 per acre foot (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item B - Groundwater Quality

Groundwater Quality is deemed **Less than Significant** because the project proposes to use portable toilets during the drilling phase which will not have a significant effect on the groundwater quality. The project does not have an onsite septic system. The drilling operations in the freshwater zones are closely monitored under permit by the State of California Conservation Department, Oil and Gas Division, Ventura Office (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item C - Surface Water Quantity

After review of the report by County of Ventura Public Works Agency received on November 18, 2005 from Renaissance Petroleum, LLC., as prepared by Mike Simmons, P.E... The above project does not appear to change the impervious area of the parcel, and will have a **less than significant** impact.

Item D - Surface Water Quality

The Watershed Protection District of County of Ventura reviewed the subject project on July 22, 2005 and has determined that the project will have an "N" or **no adverse impact** on surface water quality. At this time, the subject project does not propose any grading activity, new development, or significant redevelopment that is expected to result in any negative changes to storm water quality.

5. MINERAL RESOURCES:

Item A – EROSION/ SILTATION

The project will have **no impact** on erosion or siltation. All surface runoff and drainage from activities will be controlled by berms, revegetation, and/or other approved measures to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation, and contamination.

Item B - Petroleum

A review of the DOGER Maps in the Planning Division revealed that there are no oil and gas Conditional Use Permits for drilling in the immediate area of the drill site. Approximately 2800 feet to the southwest is an oil operation on a ten-acre site. There is another oil operation located 3500 feet to the northwest on a 33-acre site. One additional oil production is located 3200 feet northeast on a 100-acre site. The project has an impact on petroleum resources because it is an exploratory well for a possible future oil and gas development project. Furthermore, petroleum resources will be used for the vehicles used by the employees. However, petroleum resources are considered to be a worldwide, nation and statewide resource beyond the scope of local governments to manage or control. There, there will be **no adverse impact** on these resources as a result of approval of the proposed project.

6. BIOLOGICAL RESOURCES:

Item A - Endangered, Threatened or Rare Species, Item B - Wetland Habitat, Item C - Coastal Habitat, Item D - Migration Corridors, and Item E - Locally Important Species/Communities

The entire project area is under cultivation with row crops. The entire project area is not adjacent to native vegetation areas as evidenced by recent aerial photos viewed August 11, 2005 on the Planning GIS System. There are no marshes, small washes, intermittent lakes, streams, springs, perennial streams or other wetlands in the vicinity. The project site is approximately 5 miles from the coast. Therefore there are **no adverse impacts** to wetland or coastal habitat.

7. AGRICULTURAL RESOURCES:

Item A – Soils

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any project that would result in the direct or indirect conversion of agricultural soil classified on the Department of Conservation Important Farmland Inventory (2004) map as “Prime” farmland exceeding 5 acres is considered to have a significant impact. This project proposes the conversion of 3 acres of farmland soil classified as “Prime” for an oil and gas facility consisting of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is being proposed as part of full development. Pipeline construction is a temporary activity and would not permanently convert any farmland. The permanent conversion of 3 acres of “Prime” farmland does not exceed the threshold. Therefore, direct impacts for Item 7a are deemed **less than significant** (Memo dated August 10, 2006 from Office of Agricultural Commissioner).

Item B – Water

According to the Ventura County Initial Study Assessment Guidelines (2000 Ed.), any development, direct or indirect, that would use the same water resource as agriculture is presumed to have some impact. Uses that may increase the net utilization of ground water in an over drafted basing or one in hydrologic continuity with an over drafted basin are considered to have a significant impact. The Oxnard Plain Pressure Basin may be considered to be over drafted. The applicant's project description indicates that a water tank, 20 x 24 ft in size, and a “fire water” tank of undetermined size are part of the project. Additionally, according to the Guidelines (2000 Ed.), a use that will decrease the quality of ground water to a level greater than 1200 mg/L Total Dissolved Solids (TDS) is considered to have a significant impact. The applicant's project description indicates that waste water tanks will capture runoff. Therefore, TDS is unlikely to cause significant impacts. For the reasons stated above, direct impacts to item 7b are deemed **Potentially Significant** (Memo dated August 10, 2006 from Office of Agricultural Commissioner).

Item C - Air Quality/Micro-Climate

The County's Agricultural Commissioner states in a memo dated August 10, 2006 that any development, direct or indirect, that is on or within one-half mile of farmland is presumed to have some impact on air quality and microclimate. Temporary construction activities are likely to cause increased dust; however, the standard Conditions of Approval of the Agricultural Commissioner with reduce these impacts to less than significant. The permanent activity of the working oil and gas wells, tank operations, loading and other operations including associated truck trips for construction and operations are likely to cause a permanent increase in dust of 10 percent or greater. Therefore, mitigation measure has been recommended, following this analysis. Neither the impairment of solar

access or removal of a tree row is likely to occur as a result of the proposed project. Direct impact for Item 7c is deemed **Potentially Significant**.

Item D - Pests/Diseases

The proposed oil and gas project would not introduce pests or diseases to the project site or surrounding parcels that would be harmful to existing agricultural production. Therefore, the project would have **less than significant** impact to pests/diseases.

Item E - Land Use Compatibility

This project proposes an oil and gas facility consisting of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system approximately 3.5 miles to the north. Crude oil would be shipped via truck until a connection to existing oil transportation lines approximately 3.8 miles to the north can be installed; this is part of the project description. Construction activities and temporary and permanent truck traffic is part of the project description. Oil and gas facilities are allowed by CUP in the AE zone and there are many such facilities currently operating in the County of Ventura. Because this project is a non-human-intensive non-farm use, the Agricultural Policy Advisory Committee (APAC) is not recommending a vegetative buffer for the protection of workers from the affects of surrounding agricultural operations and the protection of agriculture. Proposed setbacks are 30-feet to the north property boundary and 30-feet to Hailes Road. Western and southern boundaries are over 300-feet distance each. The Agricultural Commissioner's Office has imposed a Condition of Approval to require vegetative or other screening in the event code enforcement activity occurs in the future related to land use incompatibility. Therefore, direct impacts for Item 7e are deemed **less than significant** (Memo dated August 10, 2006 from the Office of the Agricultural Commissioner).

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

The drill site is located on a parcel currently in strawberry production, adjacent to Hailes Road and Etting Road, which are not designated nor eligible State Scenic Highways. The proposed site is within 3300 feet of a State Scenic Highway of Highway 1. There is also a resident across the street of Hailes Road. In the project description, the applicant has proposed to plant trees and shrubs around the perimeter of the 3 acres project site to obscure the operations from motorists passing along Hailes Road and Etting Road. During Phase 1, the drill rig will be approximately 150 feet tall and thus be visible to residents and passing motorists. However, their view will be at a significant distance and the drill rig will be on site for a short period of time (20 – 25 days per well, 4 wells). If the wells are successful, the drill rig will be replaced with pumping rigs (approximately 20 feet tall) and well head equipment. If the exploratory wells are successful, additional wells may be drilled on the site (up to eleven additional wells). If all wells are successful, the well heads equipment will be replaced with production tanks, water tanks and waste tanks with a maximum height of 24 feet. The perimeter landscaping proposed by the applicant will obscure a majority of this equipment from view. Therefore, **less than significant** impacts to visual resources are expected. Based upon the above analysis, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 1.7-Scenic Resources*.

9. PALEONTOLOGICAL RESOURCES:

The project site is located in an area that has not been previously mapped for paleontological resources as per the County UMS maps. However, the project site is located in an agricultural area and has been in agricultural production for many years. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific paleontological impacts. However, the project will be conditioned such that if any paleontological remains are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified paleontologist to recommend proper disposition of the site; and the permittee shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

As such, **less than significant** impacts to paleontological resources are expected. Given the lack of project specific paleontological impacts, the project would not have any cumulative paleontological impacts. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

10. CULTURAL RESOURCES:

Item A – Archaeological Resources

As noted above, in Item 9, the existing agricultural operations graded the site over the last 40 years. A "standard" condition of Approval will be placed on the Permit that requires that if any potential archaeological resources are encountered, all grading and excavation be halted until the proper disposition of such resources can be accomplished. Therefore, there is **less than significant** impact on archaeological resources as a result of the proposed project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

Item B – Historical Resources

A review of the application materials and of the list of County Historical Landmarks, dated July 1999, and maintained by the Resource Management Agency, reveals that there are no historical resources in the immediate vicinity or on the site. Since there are no structures that will be demolished as a result of the proposed project. There, will be **no adverse impact** on historical resources from the proposed project.

Item C - Social or Religious Resources

A site inspection on October 27, 2006 by the Case Planner, Joseph Heredia, confirmed that no contemporary, ethnic or social establishments, cemeteries, churches, shrines, synagogues, or other religious institution or establishments are located neither within the project site nor on the immediate adjacent parcels. Therefore, **no adverse impacts** to Social or Religious resources are expected as a result of this project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources*.

11. ENERGY RESOURCES:

Petroleum resources will be used to operate the equipment used in drilling operations and in the vehicles used by the employees to reach the site. However, the supply of fuel and energy is considered to be a resource beyond the scope of local governments to manage or control. Furthermore, the proposed project is to explore for petroleum resources, so as to recover the resources. Therefore, the proposed project will have **no adverse impact**.

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's *Local Coastal Program* per Planning GIS layer Political/Planning Boundaries subsection Coastal Boundary. Therefore, this project will have **no adverse impact** on the coastal beaches and sand dunes.

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there would be **no adverse impacts** relating to fault rupture (Memo dated July 26, 2005 from County of Public Works Agency).

Item B - Ground Shaking

The project is located within a liquefaction area, however, the project does not involve habitable structures at this time. The Building Code requires an evaluation of liquefaction for structures that meet certain criteria. In this regard, the hazard from potential liquefaction is considered to be **less than significant**. The "facilities" referred to in the application package are not habitable structures. No habitable buildings will be constructed (Memo dated July 26, 2005 from County of Public Works Agency).

Item C - Tsunamis and Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be **no adverse impacts** relating to tsunamis and/or seiches (Memo dated July 26, 2005 from County of Public Works Agency).

Item E - Liquefaction

The project site has some potential for liquefaction. No habitable structures are planned and the depth of the proposed wells is sufficiently below the depth of liquefaction. Therefore, the adverse impacts relating to liquefaction would be considered to be **less than significant** (Memo dated July 26, 2005 from County of Public Works Agency).

14. GEOLOGIC HAZARDS:

Item A – Subsidence

If subsidence were to take place, the majority of settlement would occur during construction. The subsidence is minimum post-construction settlement. Therefore, there are **no adverse impacts** relating to subsidence (Memo dated July 26, 2005 from County of Public Works Agency).

Item B - Expansive Soils

The expansive nature of the soils would be addressed and mitigated to **less than significant** through the County's Building Code and the building permit process once structures are proposed (Memo dated July 26, 2005 from County of Public Works Agency).

Item C - Landslides/Mudslides

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide Zone. Therefore, there are **no adverse impacts** relating to landslides/mudslides (Memo dated July 26, 2005 from County of Public Works Agency).

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The project will have **less than significant** impact on erosion and siltation. Surface runoff and drainage from all activities shall be controlled by berms, revegetation, and/or other approved Best Management Practices to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation, and contamination (Memo dated November 18, 2005 from County of Ventura, Public Works Agency).

Item B – Flooding

A portion of the subject property (project area) is located within a known flood hazard area (500 year Floodplain). Any construction proposed in this flood hazard area will require Watershed Protection District review and permitting. There will be **less than significant** impact with regards to flooding (Memo dated July 26, 2005 from County of Ventura, Public Works Agency).

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport, there will be **no adverse impacts**, alone and cumulatively, relative to air traffic safety (Memo dated July 26, 2005 from County of Ventura, Public Works Agency).

17. FIRE HAZARDS:

The project will be required to comply with the Uniform Fire Code 1997 ed., Section 1103 as adopted and amended by the VCFPD Ordinance No. 23 for Fire Hazard Abatement and also the Uniform Building Code required for building standards. Therefore, any potential impacts will be **less than significant**.

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

Hazardous materials will be required to comply with the Uniform Fire Code 1997, ed., Article 80 as adopted and amended by the VCFPD Ordinance No. 23. Therefore, any potential impacts are considered to be **less than significant** as a result of this project.

The County Environmental Health Division memo date July 27, 2005 states that the project includes the use of hazardous materials, but that compliance with existing State regulations enforced by the County Environmental Health Division will reduce potential impacts of improper storage, handling and disposal of hazardous materials to a less than significant impact.

Item B - Below-ground Hazardous Materials

Improper storage, handling, and disposal of hazardous material(s) could result in the creation of adverse impacts to public health. However, the County Environmental Health Division states in their memo dated July 27, 2005 that compliance with existing State regulations will reduce potential impacts to a level considered **less than significant**.

Item C - Hazardous Waste

The County Environmental Health Division states in their memo dated July 27, 2005 that the proposed project is not considered an activity that produces hazardous waste. Therefore, the project will have **no adverse impacts** relative to hazardous wastes.

19. NOISE/VIBRATION:

Noise is defined as “any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying” (*Ventura County Initial Study Assessment Guidelines, September 2000*).

In this project, that noise will include the removal of approximately 3 acres of strawberry fields and then the set-up and commencement of the drilling phase. Two major type of noise will be produced during the drilling phase – a steady-state noise level produced by the drilling rig, and the intermittent clanking of chains and pipes and other mechanical parts associated with bit replacement and running the string of casing. The applicant is proposing to use an electric-diesel rig. All other accessory pumps and engines will be electric-powered.

The County’s noise standards for oil drilling allow for a waiver to be signed by occupants of nearby residences noting that they are aware that oil drilling and production operations could exceed permitted noised levels, but they do not object. During the drilling phase, the *Ventura County Initial Study Assessment Guidelines of September 2000* state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

As a rule of thumb, noise decreases by 5 dB for each doubling of the distance from the noise source. As the proposed facility is to be constructed a minimum of 1,000 feet from substantial residential development or a currently permitted noise sensitive use, the facility is not expected to be a noise generator. Additionally, the operation will use electric motors for the pumps and generator. Also, there will be up to three (3) trucks arriving and departing the site between 8 am and 5 pm. Once production starts, this number of trucks will decrease to 1 – 2 trucks per week.

Based on the above analyses, the project is consistent with the goals and policies contained in the *Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1)*. Therefore, the proposed project is considered to have a **less than significant** impact for noise generated on-site.

20. GLARE:

Due to the location of the project site, on a portion of a 24-acre parcel supporting strawberry production, nighttime lighting has the potential to be obtrusive. The exploratory drilling phase of the project will operate 24 hours a day and will require night lighting. The drilling period will require 20-25 days per well and there will be 4 exploratory wells to be drilled. The light source will be installed on the drilling rig derrick, which is about 150 feet tall. The light will be directed downward and shielded so that glare is not seen off site and away from Hailes Road and any surrounding residential uses. During the production phase, the only lights on site will be motion sensitive security lights; these lights will be directed downward as well. In addition, screening and landscaping will eliminate any glare visible from residences and Hailes Road and Etting Road (see Exhibit 3). Therefore, the project is expected to have

less than significant impacts from glare generated on-site.

21. PUBLIC HEALTH:

The proposed project may have impacts to public health. Compliance with applicable state regulation enforced by the Environmental Health Division memo dated July 27, 2005, will reduce any impacts to a level considered **less than significant**.

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety / Design

This project is to construct and operate a three-acre oil and gas facility consisting of 15 oil wells and associated equipment to separate and transport oil and gas from the site. During production operation the facility will generate two to three heavy trucks per day on the local public roads.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee (TIMF) from developments. This project is subject to this Ordinance. With payment of the Traffic Impact Mitigation Fee, the level of service and safety of the existing roads would remain consistent with the County's General Plan.

Therefore, adverse traffic impacts relating to level of service and safety/design will be **less than significant** (Memo dated August 3, 2005 from Public Works Agency Transportation Department).

Item A - Public Roads & Highways (3) Tactical Access

Tactical Access for the project on public roads is adequate and meets the standards of the VCFPD. Therefore, adverse impacts to Public Roads relative to Tactical Access will be **less than significant** (Memo dated August 3, 2005 from Public Works Agency Transportation Department).

Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

Private roads and driveways associated with the proposed project will comply with the *Public and Private Road Guidelines* and will be consistent with the minimum standards required by the County Fire District. Therefore, adverse impacts to Private Roads relative to Safety/Design and Tactical Access will be **less than significant**.

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department memo dated August 3, 2005 reviewed the oil and gas project and their comments state that the existing roads in the proximity of the proposed project site do not have adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). However, the proposed project does not plan to generate significant pedestrian and bicycle traffic.

Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a **less than significant**.

Item D - Parking

There will be parking available on the 3 acres site for parking as the exploratory drilling will not take up the entire site. During the exploratory drilling there will be about 10 – 12 employees in 2 shifts. Once the wells are complete and if it is successful, the operation will require only one or two employees to be on site. Therefore, there is **no adverse impact** on parking availability as a result of this project.

Based on the above analyses, the project is consistent with the goals and policies contained in *Ventura County General Plan Section 4.2 -- Traffic/Circulation*.

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H – Harbors

The project will not have any impact upon existing bus, railway, airport, or harbor activities. Therefore, the project will have **no adverse impact** on these facilities.

Item I - Pipelines

The County UMS Maps indicate that there are no existing pipelines that would affect the proposed project. Therefore, the proposed project will have **no adverse impacts** to existing pipelines.

23. WATER SUPPLY:

Item a – Quality

The County Environmental Health Division states that the project will not require a supply of domestic water. Therefore, the project will not have an impact on the quality of water available to the project. Please refer to Item 4 (a), above, for discussion of water quantity. The public water system that will serve domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the project will have **no adverse impact** the quality of water supplied by the public water system (Memo dated July 28, 2005 from County of Ventura Watershed Protection District).

Item B - Quantity

Water Supply is deemed **less than significant** because this project lies over the (Oxnard Plain) where an adequate supply of groundwater is known to be accessible from properly constructed wells.

Item C - Fire Flow

The project will be conditioned to have the required water supply for fire protection per VCFPD Ordinance 23. Therefore, the potential impacts to Fire Flow are expected to be **less than significant**.

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System

The Environmental Health Division has reviewed the oil and gas project and states in their memo dated July 27, 2005 that it will not require the use of an on-site sewage disposal system. Therefore, the project will not create any adverse environmental impact related to on-site sewage disposal.

Item B - Sewage Collection/Treatment Facilities

The Planning Division reviewed the project and has determined that it will not connect to a sewage treatment facility and will use an on-site portable chemical toilet that will be serviced by an outside company. Therefore, there will be **no adverse impact** to sewage collection/treatment facilities.

Item C - Solid Waste Management

The Environmental and Energy Resources Division (EERD) has reviewed the application on August 8, 2005. The applicant proposes to construct and operate a 3-acre oil and gas facility in the Oxnard area of unincorporated Ventura County. The facility would consist of 15 wells, including the associated equipment to separate and transport oil and gas from the site. The gas would be shipped via pipeline to the existing natural gas pipeline transportation system. Crude oil would be shipped via truck until a connection to existing oil transportation lines can be installed, which is proposed as part of full development. We have determined that the degree of effect associated with potential impacts to permitted solid waste disposal facilities in Ventura County associated with this project is **less than significant**.

According to the EERD's thresholds of significance for impacts to solid waste facilities, any discretionary development project that could generate solid waste would have an impact on the demand for solid waste disposal capacity. However, unless the County has reason to believe that there is less than 15 years of disposal capacity available for the disposal of waste generated by in-county projects, no individual project of this type and magnitude would have a significant impact on the demand for solid waste disposal capacity.

The Countywide Siting Element, adopted in June of 2001, confirms that Ventura County has 15 plus years of disposal capacity available for waste generated by in-county projects. Accordingly, based on the current solid waste disposal capacity available to Ventura County, the waste generated by this project will fall below the EERDs threshold of significance.

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore the oil and gas project will have **no adverse impacts** relating to solid waste facilities, per Environmental Health Division memo dated July 27, 2005.

25. UTILITIES:

Item A - Electric

Existing electrical facilities will adequately serve the proposed project. Therefore, the project will have **no adverse impact** on these facilities.

Item B - Gas

According to the project description, the drilling rig and pumps will require no connection to natural gas lines. Therefore, there will be no effect on natural gas facilities.

Item C - Communications

According to the project description, there require no connection to any communication facilities as during the drilling phase there will be 10 – 12 employees in shifts of two and once production starts, there will be minimal employees on site. Therefore, there the project will have **no adverse impact** on these facilities.

26. FLOOD CONTROL/DRAINAGE:

Item A – Flood Control Facilities

According to the Watershed Protection District (WPD) memo dated November 18, 2005, the project's site plan does not indicate any connections to District facilities or encroachments to District right-of-way. Therefore, there will be no adverse impact impacts.

Item B - Other Facilities

The proposed project site grading would take into account the potential surface water run-off on the site. The surrounding existing drainage facilities adequately protect the site from flooding from street run-off. Therefore, there would be **no adverse impacts** relating to flooding induced by drainage facilities not under the regulatory authority of the Flood Control District (Memo dated July 26, 2005 from County of Public Works Agency).

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B - Facilities

Due to the size and nature of the proposed project, there will be no significant impact on the functions of the Ventura County Sheriff's Department. As such, the project will have **less than significant** impact on the services provided for the area.

28. FIRE PROTECTION:

Item A - Distance/Response Time and Item B - Personnel/Equipment/Facilities

The distance of the project from a full-time paid fire station is adequate and the project description does not indicate that a new fire department or additional equipment is necessary. Therefore, as there are adequate facilities and personnel for fire protection the project impact is expected to be **less than significant**.

29. EDUCATION:

Item A – Schools and Item B - Libraries

Based on the nature of the project, and the small number of employees (10 – 12 during the drilling operation and one employee if the wells are successful and become operational), there will be **no adverse impact** on schools and libraries.

30. RECREATION:

Item A - Local Parks/Facilities, Item B - Regional Parks/Facilities, and Item C - Regional Trails/Corridors

Based on the information presented in the project description the proposed project is not expected to create any significant new or additional demands on recreational needs. Also, regional parks, trails, and corridors have been provided by Federal, State, County, quasi-public and local facilities such as the Los Padres National Forest, Santa Monica Mountains, National Recreational Area, Channel Islands Park and the recreational lakes of Piru and Casitas. Therefore, this project will have **no adverse impact** on the above referenced recreational opportunities.

SECTION D (CONDITIONAL USE PERMIT NO. LU05-0096)

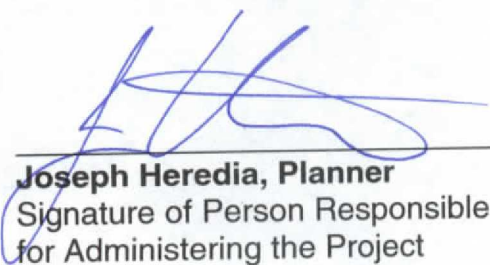
D. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>		YES/MAYBE	NO
Based on the information contained within Sections B and C:			
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

SECTION E (CONDITIONAL USE PERMIT NO. LU05-0096)

E. <u>DETERMINATION OF ENVIRONMENTAL DOCUMENT</u>	
On the basis of this initial evaluation:	
<input checked="" type="checkbox"/>	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

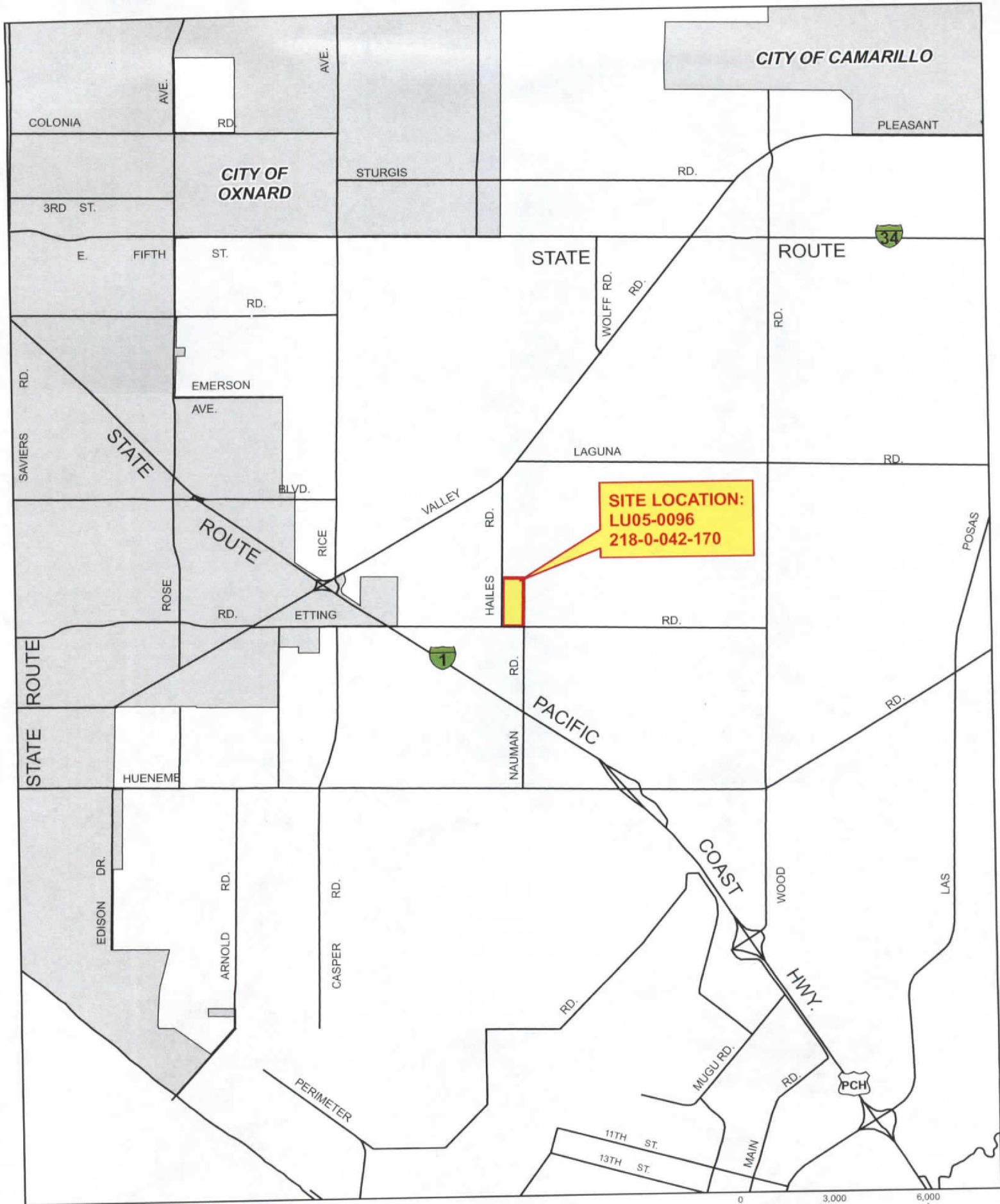


Joseph Heredia, Planner
Signature of Person Responsible
for Administering the Project

October 31, 2006

Date

*EIR Issues of Focus: N/A



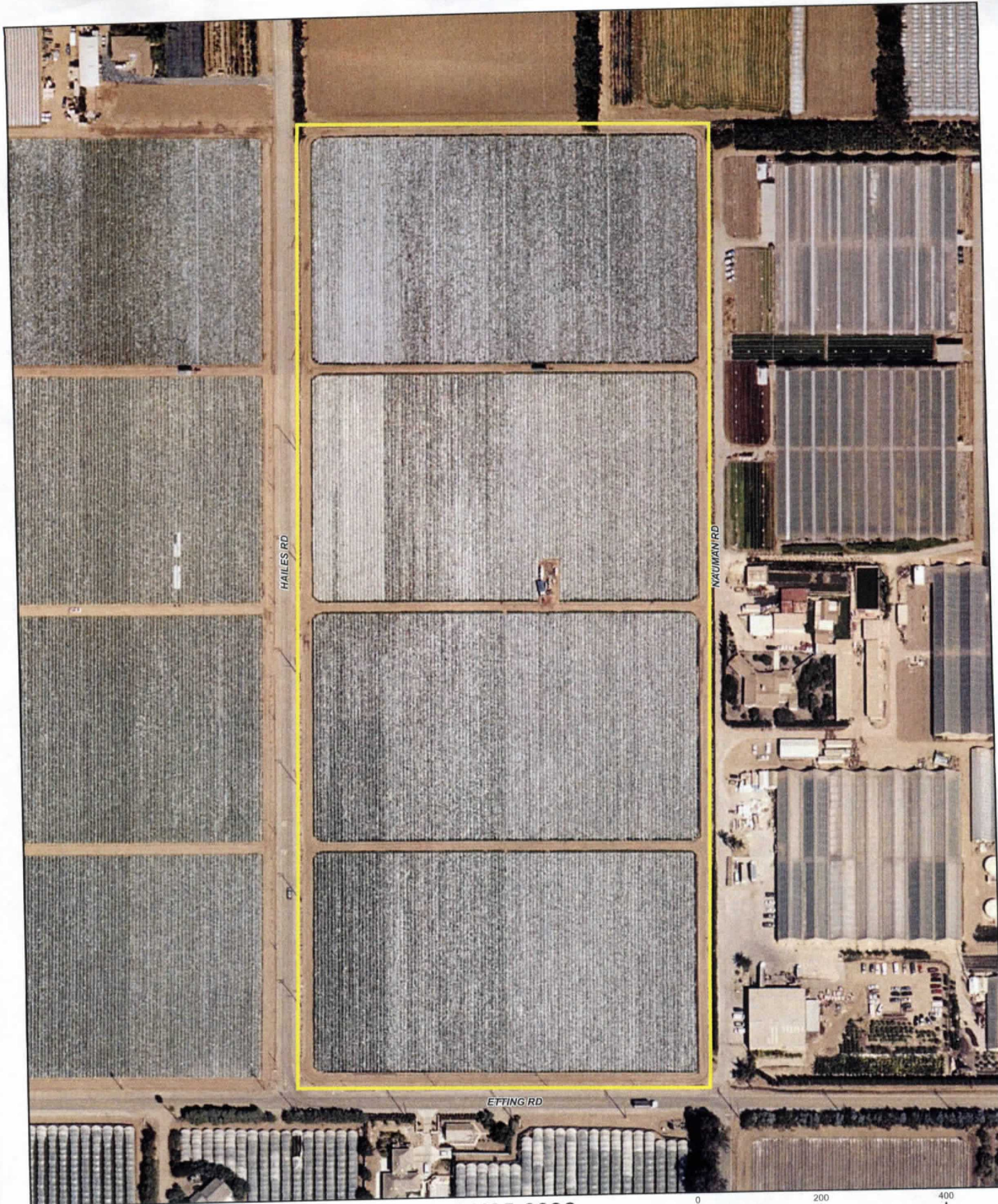
Ventura County
 Resource Management Agency
 GIS Development & Mapping Services
 11/02/2006



LU05-0096 **218-0-042-170** **LOCATION MAP**

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 not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





LU05-0096
218-0-042-170
AERIAL PHOTO



Ventura County
Resource Management Agency
GIS Development & Mapping Services
08/24/2006
This aerial imagery is under the
copyrights of AirPhotoUSA
Source: AirPhotoUSA, September 2005



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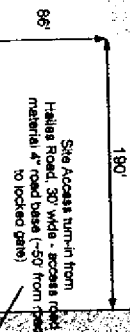
Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein



APN:
218-0-042-030

NAGATOSHI
RESIDENCE

PACKING
HOUSE



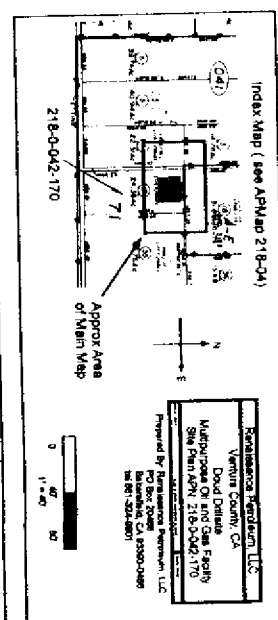
Index to Facilities

1. Test manifold
2. Test separator
3. 3-phase separator
4. Oil storage tank - 5000 Barrels, 39' dia. x 24' high
5. Waste water tank - 2000 Barrels, 30' dia. x 16' high
6. Waste tank - 1000-2000 Barrels, 20' dia x 24' high
7. Loading rack
8. Fire water tank - Flow requirements to be determined by VCFD
9. Electrical service panel
10. Waste gas / emergency flare stack - 20' high
11. One 2" steel gas fluid flow line per well burned 24-36"
12. 3-phase separator and oil storage and waste water tanks connected by 3-4" steel flow lines on surface
13. Oil storage and waste water tank connected to loading rack by 3-4" steel flow lines on surface
14. Low pressure 2-4" gas flow line, burned 24-26" outside of containment area
15. Gas gathering line between Doud Drillsite and Naumann Drillsite (CUP 4384), 3-4" diameter line, ~4100' in length, burned 36-48" right-of-way easements are across private property secured by operator, gas is processed at Naumann Drillsite facility after which it enters SoCalGas system
16. Southern California Edison underground electrical service dropped from transformer on existing Hailes Road power pole
17. Buried electrical conduit containing power lines for pumping units.
18. Buried electrical conduit containing power lines for facilities

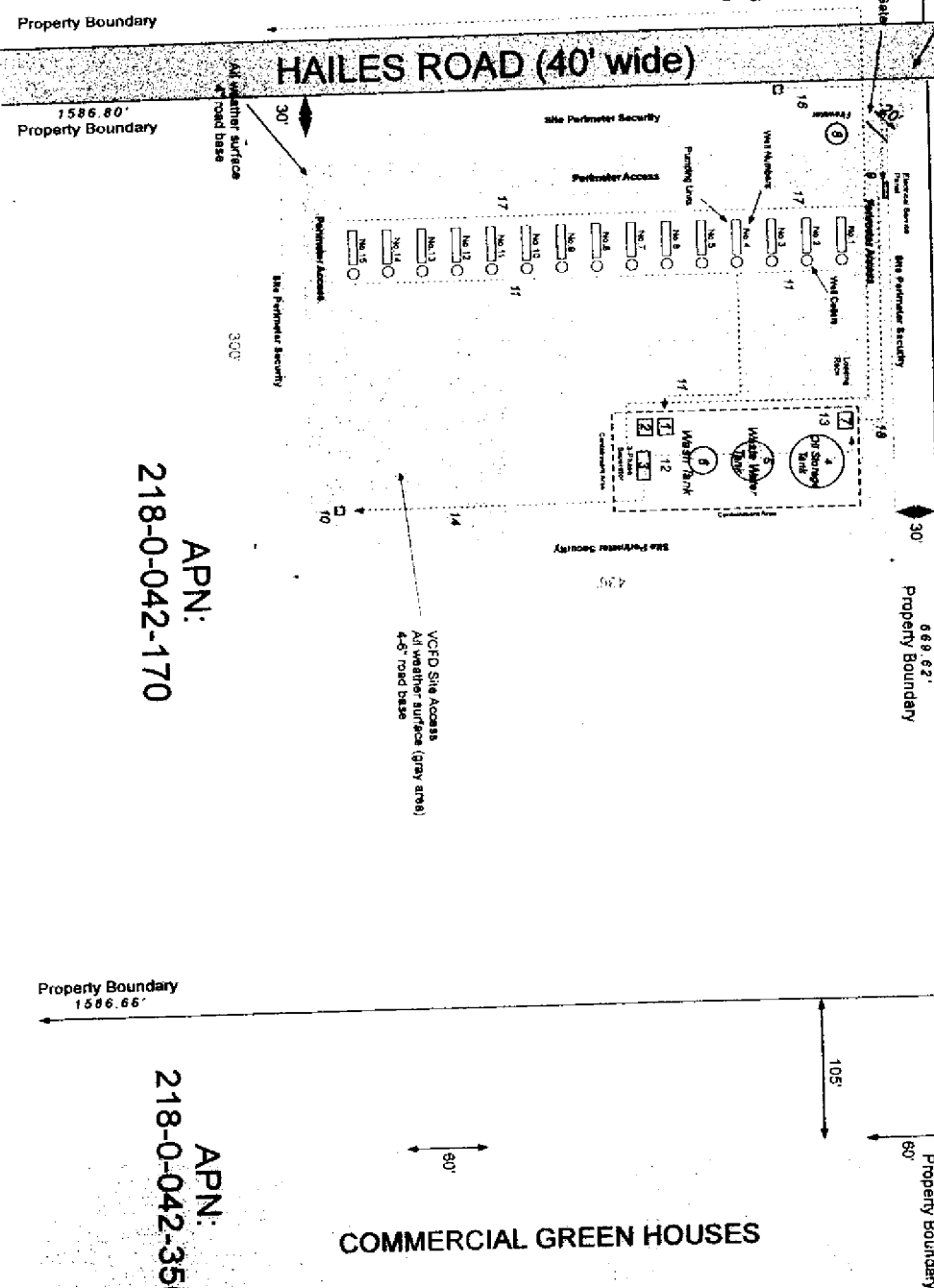
APN:
218-0-042-040

APN:
218-0-042-180

Figure 4 Doud Drillsite LU05-0096 Project Description Phase 3-Development



HAILES ROAD (40' wide)



COMMERCIAL GREEN HOUSES

APN:
218-0-042-170

APN:
218-0-042-350

4-7

Renaissance Petroleum, LLC

P.O. Box 20456
Bakersfield, CA 93390-0456
Phone 661-324-9901 / Fax 661-324-9902

May 30, 2007

Patti Rosenmund
2797 E. Pleasant Valley Road
Oxnard, CA 93033

**Re: Ventura County Land Use Permit CUP 5252
Permanent Production Facilities**

Dear Patti:

Please be advised that Renaissance Petroleum, LLC ("RenPet") will install permanent production related facilities on the Rosenmund Drillsite this summer. After these facilities are installed, we will place wells VR-1 and VR2 on production. Oil and gas produced from these wells will be transported through the pipelines that will also be installed this summer. This project is part of conditional use permit CUP-5252. A copy of this permit will be available on site for inspection at the Rosenmund Drillsite during construction. If you or your tenants have any questions or complaints concerning the activities of RenPet during the construction period, please contact the following person at RenPet:

Marc Traut, President
Renaissance Petroleum, LLC
P.O. Box 20456
Bakersfield, CA 93390-0456
Phone: 661-324-9901
Fax: 661-324-9902
E-mail: marc@renpetllc.com

Please do not hesitate to contact me if you have any questions.

Sincerely,



Marc Wade Traut

cc: Haylin Alpert – Ventura County Planning Division

Marc Traut

From: Jim Gilreath [Jim.Gilreath@ventura.org]
Sent: Tuesday, May 22, 2007 8:20 AM
To: Marc Traut
Cc: Melinda Talent
Subject: Re: RenPet Oxnard Plain Activities / LU05-0086 (formerly CUP 4384) and CUP 5252

Good Morning Marc,

Thank you for your email. After we had spoken, I discussed your call with Melinda Talent of our office. Melinda is the lead person for Environmental Health in planning/CUP matters. I will forward this email to her for review and coordinated response.

Regards,

Jim

James Gilreath
Supervising Environmental Health Specialist
Hazardous Materials Program
Environmental Health Division
County of Ventura
(805) 654-2823
(805) 477-1595 fax

NOTICE:

This email and any files transmitted with it contain confidential information. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that reading, saving, disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

>>> "Marc Traut" <marc@renpetllc.com> 5/21/2007 6:54 PM >>>

Jim
As we discussed this morning, RenPet currently operates two drillsites on the Oxnard Plain. The Naumann Drillsite (CUP 4384 / LU05-0086) is located at 3214 Etting Road (aka 3110 Etting Road) facility ID FA0005552. The current Environmental Health (EH) Hazardous Materials Business Plan for the Naumann Drillsite facility includes the storage of crude oil, produced water, and production chemicals. The second drillsite is the Rosenmund Drillsite (CUP 5252) which is located at 2797 E. Pleasant Valley Road, and is approximately 4000' north-northwest of the Naumann Drillsite. At the Rosenmund Drillsite we are currently involved in testing wells that were drilled in 2006.

Last week a public hearing was held for the renewal application for the Naumann Drillsite land use permit (LU05-0086). Folded into this renewal application is a project that consists of interconnecting the Naumann and Rosenmund drillsites with two 4" pipelines. The plan is to transport produced liquids and gas from the Rosenmund Drillsite wells to the Naumann Drillsite by way of these pipelines. The fluids produced at the Rosenmund Drillsite will be separated and stored at the Naumann Drillsite.

There are two zoning clearances that we will be applying for in the near future. The first, under the renewal application for the Naumann Drillsite (LU05-0086), will be for the "Proposed New Pipelines." This zoning clearance requires a sign-off from EH for potable water and sanitary facilities pursuant to conditions A-23(a) and A-23(b), respectively, and for Hazardous Materials pursuant to condition A-23(d). Conditions A-23(a) and A-23(b) will be required to be met by our pipeline construction contractor and these

requirements are stipulated in our scope-of-work which will be included in the contract. Condition A-23(d) involves Hazardous Materials. Based on our conversation this morning I understand that A-23(d) will be covered by virtue of the existing Hazardous Materials Business Plan for the Naumann Drillsite facility. Would you please confirm that my understanding of A-23(d) for the pipeline project is correct. Also, would you confirm if a review of our pro-forma scope-of-work for the pipeline project that includes the contractor being responsible for sanitary facilities and potable water is sufficient for an EH sign-off, or please suggest an alternative way for us to comply with these conditions.

The second zoning clearance that we will be applying involves the Rosenmund Drillsite ZC #2 for CUP 5252. For this RenPet must demonstrate compliance with EH conditions for potable water (A-22a), Sanitary Facilities (A-22b) and Hazardous Materials (A-22c). The same contractor will be performing the construction work on the Rosenmund Drillsite as for the pipeline and they will be required by contract to comply with the requirements for potable water and sanitary facilities. As we discussed this morning, there will be no hazardous materials stored at the Rosenmund Drillsite so that a Hazardous Materials Business Plan for the Rosenmund Drillsite will not be required under A-22c. Would you please confirm that my understanding of A-22c is correct. Also, please confirm if the contract and scope-of-work with our contractor which stipulates that the contractor is required to provide potable water and sanitary facilities will satisfy the requirement of A-22a and A-22b.

Thank you very much for your assistance.

Regards,
Marc Traut



Ventura County
Air Pollution
Control District

669 County Square Drive
Ventura, California 93003

tel 805/645-1400
fax 805/645-1444
www.vcapcd.org

Michael Villegas
Air Pollution Control Officer

March 6, 2007

Mr. Marc W. Traut
Renaissance Petroleum, LLC
P.O. Box 20456
Bakersfield, CA 93390

Subject: Application for Authority to Construct No. 07448-170

Dear Mr. Traut:

Our review of your application for Authority to Construct No. 07448-170 for installing a Tank Battery and three (3) Oil Wells at the Rosenmund Multipurpose Drill Site located at 2797 East Pleasant Valley Road, Oxnard has been completed. A billing invoice is enclosed for the permit processing fee which is shown as "Amount Due". Please remit this amount by check made payable to the Ventura County Air Pollution Control District. Additionally, please include the invoice number on your check. Your Authority to Construct will be issued upon receipt of the fee.

A draft copy of the Authority to Construct is enclosed for your review. Please verify that the equipment list is accurate, and that all conditions are acceptable to you. Please notify the District immediately if any information is incorrect. As noticed in Condition No. 2 of the draft, this new Authority to Construct replaces and supersedes Authority to Construct No. 07448-150. If you have any questions on this matter, please contact the designated permit engineer.

Permit Engineer: Nader Aghdaie

Telephone: 805/645-1406.

Sincerely,

Kerby E. Zozula, Supervisor
Permit Engineering Section

Enclosures

C: Robert Mounts, Avanti Environmental
3639 Harbor Boulevard, Suite 200, Ventura, CA 93001



Ventura County
Air Pollution
Control District

669 County Square Drive, 2nd floor
Ventura California 93003

PERMIT PROCESSING FEE INVOICE

FACILITY NUMBER	07448 - 170
FACILITY NAME	Rosenmund Multipurpose Drill Site
PERMIT PERIOD	1/1/2007 to 3/31/2009

INVOICE NUMBER	1016993
INVOICE DATE	3/7/2007
INVOICE DUE DATE	5/6/2007

Mr. Marc W. Traut, President
Renaissance Petroleum, LLC
P.O. Box 20456
Bakersfield, CA 93390-

QTY.	FEE DESCRIPTION	SCHEDULE	FEE RATE	TOTAL FEES
4.25	Hourly Rate 1.3 * \$116.00 / hour = \$150.80 / hour	42.B.2.a	\$150.80	\$640.90
Total Invoice Amount				\$640.90

If this invoice is not paid within 60 days of the invoice date, the APPLICATION will be cancelled pursuant to APCD Rule 42.B.

Please make checks payable to: **Ventura County APCD**

YOU MUST INCLUDE THE INVOICE NUMBER ON YOUR CHECK FOR YOUR PAYMENT TO BE PROPERLY CREDITED

Please mail check to the Ventura County APCD at the address above.

If you have any questions, please call Kerby Zozula, (805) 645-1421

DRAFT

AUTHORITY TO CONSTRUCT
Number 07448-170

Valid March 5, 2007 to March 04, 2009

This Permit Has Been Issued To The Following:

Company Name / Address:	Facility Name / Address:
Renaissance Petroleum, LLC P.O. Box 20456 Bakersfield, CA 93390	Rosenmund Multipurpose Drill Site 2797 East Pleasant Valley Road Oxnard, CA 93033

Permission Is Hereby Granted To Construct The Following:

- 3 - Oil Wells (Vivian Rosenmund No. 1, No. 2, and No. 3)
- 1 - 1500 Barrel Crude Oil Storage Tanks
- 1 - 1000 Barrel Wash Tanks (#1)
- 1 - 1000 Barrel Produced Water Tank
- 1 - Oil Loading Facility, equipped with vapor recovery

This Permit Has Been Issued Subject To The Following Conditions:

- | 1. Permitted Emissions | Tons/Year | Pounds/Hour |
|------------------------|-----------|-------------|
| Reactive Organics | 4.36 | 2.22 |
- 2. This Authority to Construct authorizes the drilling and completion of the above three (3) Oil Wells and the installation of the above three (3) tanks and a crude oil loading facility at the Rosenmund Multipurpose Drill Site located at 2797 East Pleasant Valley Road, Oxnard. The crude oil loading facility shall be equipped with a balance type vapor recovery system. This Authority to Construct replaces and supersedes Authority to Construct No. 07448-150.
 - 3. Crude oil throughput shall not exceed 365,000 barrels per year at the crude oil loading facility. In order to comply with this condition, the permittee shall maintain monthly records of crude oil throughputs. The monthly records shall be summed for the previous 12 months. Crude oil throughput totals for any of these 12 month periods in excess of the specified limit shall be considered a violation of this condition. Prior to exceeding these limits, the permittee shall apply for, and receive, a permit modification.
 - 4. All well drilling activities shall comply with Rule 74.16, "Oilfield Drilling Operations". This includes, but is not limited to, the following requirements:
 - a) pursuant to Rule 74.16.B.1, all drilling operations shall be powered by grid power unless exempted by Rule 74.16.C. The drilling of the three oil wells authorized above were granted an exemption from Rule 74.16.B.1 on November 29, 2005.

- b) The drilling rig used for drilling the wells authorized above shall be registered with the California ARB Portable Equipment Registration Program (PERP).
- 5. The following wells shall be free flowing or operated on electric motor driven artificial lift equipment: Vivian Rosenmund Nos. 1, 2, and 3. This condition is applied as best available control technology (BACT).
- 6. Tanks shall comply with Rule 71.1, "Crude Oil Production and Separation". This includes, but is not limited to, the following requirements:
 - a) Pursuant to Rule 71.1.B.1.a, tanks not listed above as being exempt from vapor recovery shall be equipped with a properly installed, maintained, and operated vapor recovery system. The vapor disposal portion of the vapor recovery system shall consist of a system that directs all vapors to a fuel gas system, a sales gas system, or to a permitted flare or a flare rated at less than 1.00 MMBTU per hour that combusts reactive organic compounds.
 - b) Pursuant to Rule 71.1.D.2, for tanks not listed above as being exempt from vapor recovery, the vapor recovery requirements of Rule 71.1.B.1.a shall not apply during maintenance operation on vapor recovery systems or tank batteries if the District Enforcement Section is notified verbally at least 24 hours prior to the maintenance operation, and if the maintenance operation will take no more than 24 hours to complete.
 - c) A tank's hatches and other inlet and outlet piping connections are components subject to the leak requirements of Rule 74.10, "Components at Crude Oil and Natural Gas Production and Processing Facilities".
- 7. The Oil Loading Facility shall comply with Rule 71.3, "Transfer of Reactive Organic Compound Liquids". This includes, but is not limited to, the following requirements:
 - a) Pursuant to Rule 71.3.B.2.a, no person shall transfer ROC liquids into any ROC delivery vessel without utilizing a bottom-loaded vapor recovery system that prevents the displaced vapors during loading from being released into the atmosphere. The vapor recovery system shall be capable of collecting all ROC vapors, and shall have a vapor return or condensation system that connects to a gas pipeline recovery and distribution system or to a vapor disposal system with a control efficiency of at least 90 percent by weight.
 - b) Pursuant to Rule 71.3.B.2.b.1, no person shall transfer ROC liquids into any ROC delivery vessel without utilizing a primary overfill protection system consisting of a preset fill meter

with automatic flow shutoff and a secondary overfill system consisting of a liquid level sensor with the ability to signal high level to activate a control valve to shut off flow.

- c) Pursuant to Rule 71.3.B.2.c, no person shall transfer ROC liquids into any ROC liquid delivery vessel without utilizing either a block and bleed valve system or other connectors with equivalent spill prevention characteristics.
 - d) Pursuant to Rule 71.3.D.1, permittee shall annually monitor one complete loading operation for leaks and for proper operation of the loading equipment and delivery vessel vapor recovery and overfill protection systems. Permittee shall maintain records of the loading inspection as required by Rule 71.3.F.1. These records shall be maintained at the facility for the previous two years and made available to APCD personnel upon request.
8. Permittee shall maintain records of monthly oil throughput at the crude oil loading facility(s). These records shall be maintained at the facility for the previous two years and made available to APCD personnel upon request.

Prior to operation of equipment listed on this Authority to Construct, the permittee shall submit a Permit to Operate application (Rule 10).

This Authority to Construct shall expire and shall be cancelled two years from the date of issuance unless an extension has been approved in writing by the District (Rule 10).

Within 10 days after receipt of this permit, the permittee may petition the Hearing Board to review any new or modified condition (Rule 22). This permit, or a copy, shall be posted reasonably close to the subject equipment and shall be accessible to inspection personnel (Rule 19).

The granting of this Authority to Construct shall not be construed as an endorsement by the District and shall not guarantee compliance with the rules of the District.

For:

Terri Thomas
Engineering Division

Michael Villegas
Air Pollution Control Officer



Ventura County
Air Pollution
Control District

669 County Square Drive, 2nd floor
Ventura California 93003

PERMIT PROCESSING FEE INVOICE

FACILITY NUMBER	07448 - 170
FACILITY NAME	Rosenmund Multipurpose Drill Site
PERMIT PERIOD	1/1/2007 to 12/31/2008

INVOICE NUMBER	1016916
INVOICE DATE	
INVOICE DUE DATE	

Mr. Marc W. Traut, President
Renaissance Petroleum, LLC
P.O. Box 20456
Bakersfield, CA 93390-

QTY.	FEE DESCRIPTION	SCHEDULE	FEE RATE	TOTAL FEES
1.00	Filing Fee	42.A	\$450.00	\$450.00
Total Invoice Amount				\$450.00
Payments Received				\$450.00
AMOUNT DUE				\$0.00

If this invoice is not paid within 60 days of the invoice date, the APPLICATION will be cancelled pursuant to APCD Rule 42.B.

Please make checks payable to: Ventura County APCD

YOU MUST INCLUDE THE INVOICE NUMBER ON YOUR CHECK FOR YOUR PAYMENT TO BE PROPERLY CREDITED

Please mail check to the Ventura County APCD at the address above.

If you have any questions, please call Kerby Zozula, (805) 645-1421

Please return bottom portion with your payment.

2/28/2007

2:14:21PM



Ventura County
Air Pollution
Control District

669 County Square Drive, 2nd floor
Ventura California 93003

FACILITY NUMBER	07448 - 170	Permit Processing
FACILITY NAME	Rosenmund Multipurpose Drill Site	
PERMIT PERIOD	1/1/2007 to 12/31/2008	

INVOICE NUMBER	1016916
INVOICE DATE	
AMOUNT DUE	\$ 0.00

AMOUNT
ENCLOSED

\$

Renaissance Petroleum, LLC

P.O. Box 20456
Bakersfield, CA 93390-0456
Phone 661-324-9901 / Mobile 661-331-5984
Fax 661-324-9902

MAR 14 2006

February 28, 2006

Mr. Bruce Hesson
State of California
Department of Conservation
Division of Oil, Gas and Geothermal Resources
1000 South Hill Road, Suite 116
Ventura, CA 93003-4458

**Re: Ventura County CUP Application LU05-0096
Second Letter of Incompleteness
Request for Pipeline Information**

Dear Mr. Hesson:

The subject letter was prepared by the Ventura County RMA Planning Division on February 9, 2006 in response to Renaissance's application for a new conditional use permit for a 3-acre multi-purpose drilling and production site on the Oxnard Plain. Incompleteness item number 8 of the subject letter reads as follows: *"Please show the oil and gas pipelines that the facility will be connected to on a larger scale site plan and clearly identify the owner/operator of these pipelines. The information will be used to address Sections 8107.5.5.5, 8107-5.5.7, and 8107.5.6.4 of the County of Ventura Non-Coastal Zoning Ordinance. Also, please include a description of the oil and gas pipeline connections in your project description. The gas pipeline description provided in your August 5, 2005 letter is sufficient if specific timelines for connections to the SoCal gas systems are provided. Oil and gas pipeline connection information can be provided at a later date as part of a phased project – if this is your intention, please indicate when pipeline connection information can be provided in a revised, passed project description. This information can be kept confidential at your request."* The three cited references pertain to (1) guidelines to the installation and use of oil and gas pipelines, (2) the production of gas for utilization rather than to flare, and (3) waste handling and containment of contaminants, respectively.

For your information, Renaissance's application LU05-0096 does not include a proposal for an oil, gas, or waste water pipeline connection. A permit for an appropriate pipeline, if any, will be made when it is economically justified or deemed necessary in accordance with the Ventura County Zoning Ordinance Code for oil and gas exploration and production. In an effort to provide the RMA Planning Division with the requested information, Renaissance is in need of information concerning the pipeline infrastructure on the Oxnard Plain. Renaissance will use this information to target appropriate pipelines for possible future connection, if required. Renaissance has searched the public domain for this information and has failed to find any complete resource from which to be able to choose possible pipeline connection targets. A logical source for this information is the GIS Division of the Ventura County RMA. Renaissance contacted the RMA GIS Division and was informed that they do indeed have this information. Subsequently,

Oil & Gas Exploration – Exploration Management – New Business Development

Renaissance made a formal request for the information (See attached letter). Unfortunately the request was denied because of a confidentiality agreement between Ventura County and the State Fire Marshal concerning this specific information (See attached e-mail).

The RMA Planning Division case planner for oil and gas, Erik Nagy, suggested that I contact the DOGGR about pipelines. It is his opinion that, as an oil and gas operator, such pipeline information should be available to Renaissance through the State. Is it possible for the DOGGR to provide me with the pipeline information for the Oxnard Plain? The information will be used to target the appropriate pipelines for possible future connection to satisfy incompleteness item number eight in the subject letter. The RMA Planning Division has informed Renaissance that any information they receive can be kept confidential upon Renaissance's request. If you cannot provide Renaissance with this information can you please provide me with an appropriate contact at the Office of the State Fire Marshal?

Please contact me if you have any questions concerning this request.

Sincerely,

Marc Wade Traut

Marc Wade Traut
President

Cc: Erik Nagy, Ventura County RMA Planning Division w/o attachments
Pat Richards, Ventura County RMA Planning Division w/o attachments

Attachment: 1. Letter to Kay Clark
2. E-mail from Erik Nagy

Renaissance Petroleum, L.L.C

P.O. Box 20456
Bakersfield, CA 93390-0456
Phone 661-324-9901 / Mobile 661-331-5984
Fax 661-324-9902

OCT 17 2005

October 14, 2005

Nancy Settle
Manager, Regional Programs Section
County of Ventura
Resource Management Agency
800 South Victoria Ave. L# 1740
Ventura, CA 93009

**Re: Application for Conditional Use Permit No. LU05-0096
Determination of Incompleteness**

Dear Ms. Settle:

In response to your letter dated August 5, 2005 and our meeting of September 8, 2005, please find attached the following which will address the thirteen items of incompleteness as determined by the Resource Management Agency in its review of the application for CUP LU05-0096:

1. Document titled "CUP Application LU05-0096, Response to Determination of Incompleteness Letter dated August 5, 2005."
2. Four photosimulation views of the proposed site.
3. A Gantt chart showing proposed operations during the first 12 months of drilling (2 copies)

Concerning the review of the subject application by the Public Works Agency, please refer to section "II" of the attached response document referenced above. As we discussed on September 8, we would ask that Mr. Nagy could contact the PWA and inquire as to the need for a drainage report at this time.

Concerning the review of the subject application by the Fire Protection District, please refer to Section "III" of the attached response document referenced above. As per my meeting with Mr. Dodd, I will provide the Fire Protection District the requested revised Site Plan.

Please contact me if you have any questions.

Sincerely,



Marc Traut

CUP Application LU05-0096
Response to Determination of Incompleteness Letter dated August 5, 2005

I. On August 5, 2005 a letter with the subject "Determination of Incompleteness of Application for Conditional Use Permit No. LU05-0096..." was issued to Renaissance Petroleum, LLC ("Renaissance") by the Resource Management Agency of the County of Ventura ("RMA"). In the RMA's review of the application for LU05-0096 it identified a total of thirteen items of incompleteness. On September 8, 2005 representatives from Renaissance (Marc Traut and Bob Shipman) met with representatives of the RMA (Nancy Settle and Erik Nagy) to discuss each item of incompleteness. Each of the thirteen items of incompleteness are listed below along with Renaissance's reply to the RMA for each, the outcome of the discussion between Renaissance and the RMA for each, and the additional material, if any, that was to be provided by Renaissance to the RMA in order to satisfy items of incompleteness.

1. ***Please revise the plans to include depictions of piping between tanks, wells and other structures. The connections between wells, tanks, processing equipment and metering devices are not clear.***

At the September 8, 2005 meeting the comments made by the RMA in the August 5, 2005 letter concerning incompleteness item number 1 were addressed by Renaissance as follows:

According to the Materials Required for Application compiled during the pre-submittal meeting on 2-17-2005 a Site Plan was required as part of the permit application, however, elevations and floor plans (e.g. detailed engineering plans) were not required. The site plan that was submitted is conceptual. The site plan submitted with the application package assumes full commercial success, as requested by the RMA, which is not a scenario of absolute certainty. Therefore, we are unable to say with assurance, at this time, just where connections between wells and facilities will be located. Piping and tank locations will be included on documents and plans submitted when an application is made for a zoning clearance to construct permanent facilities. During the September 8, 2005 meeting the RMA agreed that the request for piping diagrams was not required at this time and that such designs and plans would be provided when Renaissance applied for permits to construct permanent facilities.

2. ***Will there be underground trenching? If so, please provide an estimate of the grading associated with this activity.***

At the September 8, 2005 meeting the question raised by the RMA in the August 5, 2005 letter concerning incompleteness item number 2 was addressed by Renaissance as follows:

Need this

Renaissance stated that trenching is expected to be minimal and would be utilized only to the extent required to bury utilities and flow lines and that there is no expectation of grading as the site is flat. It was noted by Renaissance that in the Project Description Questionnaire section C-23 all of the request for information about grading and slope cutting were answered as "n/a" for "not applicable". During the September 8, 2005 meeting it was agreed that Renaissance had provided sufficient information as noted above to address incompleteness item number 2.

need this

3. ***Please provide elevations of the wells, tanks and equipment.***

phase?

At the September 8, 2005 meeting the comment raised by the RMA in the August 5, 2005 letter concerning incompleteness item number 3 was addressed by Renaissance as follows:

According to the Materials Required for Application and the Project Description Questionnaire that were provided to Renaissance at the pre-submittal meeting held between Renaissance and the RMA on February 17, 2005, elevations for the project site were not required as part of the application. At the September 8, 2005 meeting it was agreed that, in lieu of elevations, the RMA would accept the photosimulations provided under number 4 below to fulfill incompleteness item number 3.

need this
flow main
bbls, etc.
not construction
drawings.

4. ***Please provide photosimulations of the facility from at least three different publicly accessible viewing areas.***

phase?

At the September 8, 2005 meeting the request made by the RMA in the August 5, 2005 letter concerning incompleteness item number 3 was addressed by Renaissance as follows:

According to the Materials Required for Application and the Project Description Questionnaire that were provided to Renaissance at the pre-submittal meeting held between Renaissance and the RMA on February 17, 2005, photosimulations for the project site were not required as part of the application. Renaissance did prepare the requested material and presented the results to the RMA at the September 8, 2005 meeting. It was agreed that, with minor modifications, the photosimulations that were shown to the RMA during the meeting would fulfill incompleteness item number 4. The photosimulations included two views from the SW and one view each from the NW and the NE.

5. ***Please provide a conceptual landscape plan. How will the facility be screened from public view?***

At the September 8, 2005 meeting the question and request made by the RMA in the August 5, 2005 letter concerning incompleteness item number 3 were addressed by Renaissance as follows:

As stated in Project Description Questionnaire items C-17 and C-19, the facility is to be screened from public view by a combination of fencing and landscaping. Also, the final paragraph of the Project Description narrative states, "The visual impact of the permanent site will be mitigated by screening in the form of fencing and vegetation (trees and shrubs), and a Ventura County-approved paint scheme." It was agreed at the September 8, 2005 meeting that the photosimulations that were shared with the RMA for incompleteness item number 4 would suffice as a conceptual landscape plan as requested by the RMA with the addition of a list of possible trees and shrubs that might be used. The trees and shrubs to be used for landscaping / screening of the site will be low water-using shrubs and trees, which are common to the Ventura County area and appropriate for the location, that will provide for adequate screening of producing wells and permanent equipment, if required, pursuant to Sec. 8107-5.6.24 of the Ventura County Zoning Ordinance Code. Some appropriate varieties include *eucalyptus leucoxylon* (White Ironbark) and *nerium oleander* (Oleander).

not necessarily
but will be
an issue
later.

6. ***Please provide a haul route and breakdown of number of truck trips required for the project, including those for oil and those for byproducts and raw materials, if any. Why are truck trips necessary after connection to the oil pipeline?***

At the September 8, 2005 meeting the request made and question asked by the RMA in the August 5, 2005 letter concerning incompleteness item number 6 were addressed by Renaissance as follows:

As provided in the Project Description Questionnaire C-13 the number of truck deliveries / loadings per day are estimated to be "... During production operations, 2-3 heavy trucks per day, prior to oil pipeline connection; 1-2 heavy trucks per week thereafter." The majority of the trucks will be hauling crude oil. The haul route is dependant upon the ultimate destination of the product being hauled. For crude oil, the destination is determined by the purchaser of the crude oil. The most probable destinations for trucked crude oil from the Doud site are Santa Paula, Bakersfield, and Long Beach. Potential haul routes will utilize Hailes Road or Etting and Dodge roads to Pleasant Valley Road, to Rice Road, from where an appropriate route would be taken depending on the ultimate destination of the load.

Initial production operations (few wells) will require trucking for the transport of crude oil from the Doud site. If daily oil production rises to a level such that a pipeline connection to an existing pipeline is economically justified, than a pipeline connection may be established.

Based on Renaissance's experience in the area, water production from the Doud site is forecasted to be a relatively small volume relative to oil production. When, and if, significant water production begins, water shipments for disposal will be

handled in a similar fashion to shipments of oil. Produced water would be shipped to a local commercial wastewater disposal facility. The nearest commercial wastewater facility is located at 1933 E. Wooley Road in Oxnard. As water production rises, either a water disposal well will be drilled, a pipeline will be laid to transport produced water to a licensed commercial disposal facility, or water will continue to be trucked to a disposal site. The economics of water production and disposal will govern this decision.

At the present time, no other byproducts are envisioned which would require trucking for transportation from the site. There will, however, be a continuing requirement for the import of some raw materials and/or equipment to the site, to support production operations. The number of trucks required to support ongoing operations with materials and equipment is estimated to be less than 1 per week. After a connection to an oil pipeline is established and a water disposal well is drilled, relatively infrequent truck trips will still be necessary for the delivery of consumables or for well servicing.

At the meeting held September 8, 2005 the RMA requested that the estimated traffic flow information contained in the Project Description Questionnaire be presented in tabular form. This information is provided below.

Estimated Traffic Flow from Doud Site			
Project Phase	Phase Duration	Autos/ Light Trucks	Heavy Trucks
Setup/Drilling	30 days	30-40/day	3/day
Testing	20 days	10-12/day	3/day
Initial Production	9 months	2-3/day	2-3/day
Production	>30 years	3-4/day	1-2/week

It was agreed at the meeting held September 8, 2005 between Renaissance and the RMA that the preceding response / discussion and information adequately addressed incompleteness item number 7.

7. *Will produced water be entrained in the crude oil or reinjected? How and where will the produced water be disposed?*

At the September 8, 2005 meeting the questions asked by the RMA in the August 5, 2005 letter concerning incompleteness item number 7 were addressed by Renaissance as follows:

The forth paragraph of the Project Description narrative that is part of the application states "... Prior to full development, oil and produced water will most probably be trucked from the site. Following full development, it is anticipated that the site will be connected to an existing crude oil pipeline collection system.

Produced water will either be trucked offsite to a waste-water disposal facility, re-injected into the producing reservoir, or shipped via pipeline to a waste-water disposal facility.” The nearest commercial wastewater facility is located at 1933 E. Wooley Road in Oxnard. It was agreed at the meeting held September 8, 2005 that the preceding response / discussion adequately addressed incompleteness item number 7.

8. *Will the facility include night lighting of any type?*

At the September 8, 2005 meeting the question asked by the RMA in the August 5, 2005 letter concerning incompleteness item number 8 was addressed by Renaissance as follows:

The matter concerning lighting was addressed in Project Description Questionnaire sections C-5 and C-22. Section C-5 of the Project Description Questionnaire states that “...there will be no active permanent light sources, as there will be no scheduled nighttime work...During Drilling Period (20-25 days per well, total 300-375 days over 36 month period) – light sources will be installed on the drilling rig derrick (~110’ tall); during the testing phase natural gas will be flared, flare is positioned on the north side of the site.” Section C-22 of the Project Description Questionnaire states that “...Site security will be provided by perimeter fencing, motion detection devices and motion-activated flood lighting.” At the September 8, 2005 meeting it was stated by Renaissance that there would be no active permanent light sources, as there will be no scheduled nighttime work but that there will, however, be safety and security lighting connected to motion sensors. These security lights will be installed according to existing ordinances such that light will not spill onto adjacent properties. The RMA agreed that the above information satisfied their questions and concerns regarding incompleteness item number 7 and night lighting.

9. *Please include a map depicting the bottom-hole locations.*

At the September 8, 2005 meeting the request made by the RMA in the August 5, 2005 letter concerning incompleteness item number 8 was addressed by Renaissance as follows:

According to the Materials Required for Application and the Project Description Questionnaire that was provided to Renaissance at the pre-submittal meeting held between Renaissance and the RMA on February 17, 2005, bottom hole locations for proposed wells were not required as part of the application. In the September 8, 2005 meeting between Renaissance and the RMA, Renaissance stated that the bottom hole location information for proposed wells was confidential information and that actual bottom hole location information would be provided to the State of California Division of Oil and Gas and Geothermal Resources (“DOGGR”) and held as confidential information for a minimum period of two years per DOGGR policy prior to being released into the public domain. The RMA could not offer a

reason why proposed bottom hole information should be included with the application and agreed to eliminate incompleteness item number 9.

- 10. *If there will be flaring, please provide details on the flare stack height and location within the facility. Please include this on the elevations as well.***

At the September 8, 2005 meeting the requests made by the RMA in the August 5, 2005 letter concerning incompleteness item number 10 were addressed by Renaissance as follows:

Flaring of natural gas will only take place during the testing phase of wells or during operational periods when access to a natural gas pipeline system is interrupted. It is the intent of Renaissance to sell the natural gas produced from the proposed Doud site. It is not in the economic interest of Renaissance to flare gas. Any flaring that does take place will be in accordance with the Ventura County APCD Authority to Construct or Permit to Operate for the facility.

The flare stack is located on the north central side of the proposed site. The flare stack will be approximately twenty feet in height and will be fabricated to the specifications of the Ventura County APCD. At the September 8, 2005 meeting the RMA requested that the flare stack be included on the photosimulations (See 4 above). It was agreed that the above information and the placement of the flare stack on the photosimulations would combine to satisfy the RMA's requests concerning incompleteness item number 10 (Note: on the photosimulations the flare stack is only visible from the northeast view and the elevated southwest view.)

- 11. *What is the proposed project lifespan?***

At the September 8, 2005 meeting the question asked by the RMA in the August 5, 2005 letter concerning incompleteness item number 11 was addressed by Renaissance as follows:

Project lifespan will depend on the level of commercial success encountered in drilling conducted on the site. Without commercial success, the project lifespan will likely be less than one or two years. However, given commercial success, project lifespan could be greater than 30 years and will continue until oil and gas can no longer be economically recovered. In the September 8, 2005 meeting the RMA agreed with Renaissance that the proposed project lifespan could be greater than 30 years and that the above information adequately addressed the RMA's question concerning incompleteness item number 11.

- 12. *Please further define "initial production" as included in your project description, and include a schedule and approximate duration for setup and drilling activities, initial production, etc.***

At the September 8, 2005 meeting the requests made by the RMA in the August 5, 2005 letter concerning incompleteness item number 12 were addressed by Renaissance as follows:

By Renaissance's definition, "initial production" will be that period during which the productive capacity of initial wells drilled from the site is still under investigation. An initial period of evaluation will be necessary to determine the level of commerciality of those wells. Drilling of each well is expected to take approximately 25 days, with setup taking about 5 days. Completion of each successful well and connection to production facilities could be accomplished in a further 30 days, yielding a total of about 60 days per well, from setup to first production. A further 6-12 months could be required to evaluate each well's productive capacity and, hence, commerciality. The timing for actual drilling is dependant on several factors including the availability of equipment and material. At the September 8, 2005 meeting it was agreed that Renaissance would submit to the RMA a Gantt chart to provide a graphic representation of a proposed drilling, testing and completion schedule and that such a chart would satisfy the RMA's request concerning incompleteness item number 12. The RMA acknowledged that such a pro forma chart of a proposed plan was subject to significant change.

13. *Which oil and gas pipelines will this facility be connected to? Please show these on a larger scale site plan and clearly identify the owner/operator of these pipelines.*

At the September 8, 2005 meeting the question asked and the request made by the RMA in the August 5, 2005 letter concerning incompleteness item number 13 were addressed by Renaissance as follows:

Concerning oil pipelines, Renaissance stated that due to the sensitivity of future negotiations with other operators involving access to oil pipelines it did not want to make a public statement as to which pipelines it might want to utilize in the future. Renaissance informed the RMA that within the RMA's GIS database all of the pipelines that might be involved in Renaissance's future activities are clearly identified with the designated owner/operator. It was agreed at the September 8, 2005 meeting that the information provide by Renaissance concerning oil pipelines adequately addressed the question and request involving incompleteness item number 13 for oil pipelines.

Concerning gas pipelines, Renaissance stated that the nearest gas connection to the Southern California Gas Company ("SoCalGas") system is at the CUP 4384 location which is operated by Renaissance. Initially, it is most probable that gas from the proposed site will enter the SoCalGas system via CUP 4384. Alternatively, SoCalGas's Line 324 is an existing 30" pipeline that runs along Rice Road and gas from the Doud site might interconnect to the SoCalGas system directly into Line 324 or via an interconnection associated with CUP 5252 which is also operated by Renaissance. In short, there is considerable existing gas

pipeline infrastructure in the immediate area to service the proposed site. Renaissance will interconnect to the SoCalGas system by using as much of Renaissance's available infrastructure at that time. At present Renaissance does not have any specific routes for gathering lines that might be constructed to connect to the existing infrastructure. It was agreed at the September 8, 2005 meeting that the information provide by Renaissance concerning gas pipelines adequately addressed the question and comment involving incompleteness item number 13 for gas pipelines.

II. On August 5, 2005 a letter with the subject "Determination of Incompleteness of Application for Conditional Use Permit No. LU05-0096..." was issued to Renaissance Petroleum, LLC ("Renaissance") by the Resource Management Agency of the County of Ventura ("RMA"). In the review of application LU05-0096 by the Public Works Agency ("PWA") the PWA identified one item of incompleteness. On September 8, 2005 representatives from Renaissance (Marc Traut and Bob Shipman) met with representatives of the RMA (Nancy Settle and Erik Nagy) to discuss the application and all items of incompleteness including those made by the PWA. The outcome of the discussion between Renaissance and the RMA for each, and a path forward towards resolving the incompleteness for each is discussed below.

PUBLIC WORKS AGENCY, Watershed Protection District, Planning and Regulatory Division:

1. ***By improving the parcel it will increase the impervious area. Please provide an explanation in the form of a drainage report addressing the increase in runoff due to the increase of impervious area from the proposed development of this site and how this increase in runoff is to be mitigated.***

At the September 8, 2005 meeting the request made by the PWA in the August 5, 2005 letter concerning incompleteness item 1 was discussed with the RMA. Renaissance stated that the "improvement" of the parcel would not materially increase drainage, if at all, because there was a limited amount of impervious cover and because the current land use (strawberry farming) involves the covering of a large portion of the parcel with plastic sheeting which promotes significant runoff. The PWA maintains that a drainage report is required at this time. At the September 8, 2005 meeting between the RMA and Renaissance, Renaissance requested that the RMA, as the lead group in the permitting process, request that the requirement for a drainage report be made a part of the conditions for construction of permanent facilities. Also, it was requested that the RMA obtain an example of a drainage Report from the PWA to be used as a go-by for preparation if the PWA did not consent to conditioning the request for a drainage report upon the request for a permit to construct permanent facilities. It was agreed that Mr. Nagy of the RMA would discuss the matter with the Public Works Agency.

III. On August 5, 2005 a letter with the subject "Determination of Incompleteness of Application for Conditional Use Permit No. LU05-0096..." was issued to Renaissance Petroleum, LLC ("Renaissance") by the Resource Management Agency of the County of Ventura ("RMA"). In the review of application LU05-0096 by the Fire Protection District ("FPD") the FPD identified three items of incompleteness. On September 2, 2005 a representatives from Renaissance (Marc Traut) met with a representative of the FPD (John Dodd) to discuss the items of incompleteness specific to the FPD. The outcome of the discussion between Renaissance and the FPD, and a path forward towards resolving the incompleteness for each is discussed below.

FIRE PROTECTION DISTRICT:

1. ***Provide scaled site plans showing proposed well and tank locations with distances from existing structures on adjacent parcels. Include property lines on plans.***

At the September 2, 2005 meeting between Renaissance and the FPD it was agreed that Renaissance would prepare a revised site plan for the FPD at a scale of 1"=20' or 1"=40', replacing the 1"=60' scale site plan that was included as part of the application, and that it would provide the information listed above in FPD incompleteness item number 1.

2. ***Access detail shall include access width, turning radius, and type of surface material or pavement.***

At the September 2, 2005 meeting between Renaissance and the FPD it was agreed that Renaissance would indicate on the revised site plan (see FPD number 1 above) the information requested by the FPD for incompleteness item number 2.

3. ***Provide detailed information of the type of fire protection to be installed. Include details for water tanks and hydrants, water monitors or other means of fire protection. Show location on plans.***

At the September 2, 2005 meeting between Renaissance and the FPD it was agreed that Renaissance would, to the extent possible at this time, include information concerning the type of fire protection to be installed on the revised conceptual site plan. Renaissance also stated that fire protection would be provided in compliance with the provisions of the Uniform Fire Code and the Ventura County FPD.

September 16, 2008

Marc Traut
Renaissance Petroleum, LLC
P.O. Box 20456
Bakersfield, CA 93390-0456

SUBJECT: Approval of LU08-0108 (Permit Adjustment to LU05-0096)
For a Time Extension of 18 months for Use Inauguration
Location: Terminus of Hailes Road, Oxnard
Assessor Parcel Number: 218-0-042-170

Dear Mr. Traut:

We received your application of September 11, 2008, requesting a Permit Adjustment to Permit No. LU05-0096, Condition A-2a. We have reviewed your request, and understand the change to be made is the eighteen month time extension for use inauguration of LU05-0096 to April 27, 2010.

Your requested change is in keeping with the conditions of the approved permit referenced above, and does not appear to change the findings of the permit as granted. Because the change requested does not alter the previous environmental findings on this permit, the request meets the requirements of a Permit Adjustment under Section 8111-6.1.1 of the Ventura Non-County Coastal Zoning Ordinance. Therefore, the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt under Section 15303 New Construction and Conversion of Small Structures of the California Environmental Quality Act, and grants you're a Permit Adjustment request as of the date of this letter subject to the following conditions.

Planning Division Condition:

Note: All previous conditions for LU05-0096 remain in force and shall apply.

Condition A-2a of LU05-0096 modified to read: The applicant has until April 27, 2010 to use inaugurate the preparation of the site and drilling of at least one well. Failure to use inaugurate by this date will constitute expiration of the permit.

As stated in Section 8111-7.1 of the Ventura County Non-Coastal Zoning Ordinance, 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."

800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



September 16, 2008
LU08-0108 Renaissance Petroleum
Time Extension for Use Inauguration
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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, Drew Madrigal, at (805) 654-2498 or by e-mail at drew.madrigal@ventura.org.

Sincerely,


Patrick Richards, Manager
Commercial and Industrial Land Use Section

C: File LU08-0108

From: Patrick Richards
To: Marc Traut
Date: 09/09/2008 2:18 PM
Subject: Re: LU05-0096 Doud Drillsite

Sorry about the delay in getting back to you. I spoke with the Planning Director regarding your request to extend the time to obtain a zone clearance and generally she is agreeable to doing so. However, the language of your conditions is not clearly address this matter. We would request that Renaissance Petroleum process a Permit Adjustment (flat fee of \$315.00). The Permit Adjustment application form can be found on the web at www.ventura.org/planning. Once there go to Permit Applications. Please call me at 805-654-5192 if you have any questions.

>>> "Marc Traut" <marc@renpetilc.com> 08/26/2008 4:03 PM >>>

Pat
Hope all is well. Please see the attached.
Best regards,
Marc