



OIL AND GAS DRILLING/PRODUCTION PLAN

An OIL AND GAS DRILLING/PRODUCTION PLAN (PPP) provides for discretionary review of the specific design, layout and provisions for oil and gas exploration in order to eliminate or minimize potential impacts on County resources.

THIS PACKAGE CONTAINS

- ✓ SUBMITTAL REQUIREMENTS
- ✓ APPLICATION

AND, IF ✓'D, ALSO CONTAINS

- AGREEMENT FOR PAYMENT OF PROCESSING FEES**
[Click to download Agreement to Pay form](#)
- PLAN AND MAP REQUIREMENTS**
[Click to download Site Plan and Topographical Map Requirements](#)
- AGRICULTURAL ACTIVITIES SUPPLEMENT**
[Click to download Agricultural Activities Supplement form](#)
- ORDINANCE 661 INFORMATION**
[Click to download Ordinance 661 information](#)
- FIRE DEPARTMENT VEGETATION PLAN INFORMATION**
[For additional information regarding Fire Department Requirements click here](#)
- STORMWATER CONTROL PLAN**
[For project applicability and SCP submittal requirements, click here](#)

South County Office
123 E. Anapamu Street
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Fax: (805) 568-2030

Energy Division
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Website: www.sbcountyplanning.org

SUBMITTAL REQUIREMENTS FOR AN OIL & GAS PRODUCTION PLAN

Military Land Use Compatibility Planning Requirements

Is the site located in an area with any military uses/issues? Yes No

Please review the website to determine applicability. <http://cmluca.projects.atlas.ca.gov/>. This requirement applies to all General Plan Actions and Amendments, and Development Projects that meet one or more of the following conditions:

- 1) Is located within 1,000 feet of a military installation,
- 2) Is located within special use airspace, or
- 3) Is located beneath a low-level flight path

Copy of report attached? Yes No

Cities Sphere of Influence

Is the site within a city sphere of influence?¹ Yes No

If yes, which city? _____

- X 14 Copies of completed application form
(if the parcel is currently under AG Preserve Contract, submit 7 additional copies)
Note: Only 5 copies submitted, as discussed during pre-app meeting.
- X 14 Copies of the Site Plan <http://applications.sbcountyplanning.org/PDF/C/Site%20Map%20Requirements%20Form.pdf>
Note: Only 5 copies submitted, as discussed during pre-app meeting.
- X 14 Copies of elevations showing perspective views of all proposed buildings, structures and fixed exterior equipment.
Note: Only 5 copies submitted, as discussed during pre-app meeting.
- X 2 Copies each as applicable:
- X existing hydrologic/geologic studies
 - water well driller's reports
 - X well pump test reports
 - water quality analysis
 - percolation tests
 - drywell performance tests
 - X soils report
- 2 Copies of a hazardous waste minimization plan, where applicable.
- X 1 Stormwater Control Plan for Regulated Projects (See Section V)
- X 2 Copies of the site plan reduced to 8 1/2" x 11"
- X 2 Copies of an 8 1/2" x 11" vicinity map showing project location with respect to identifiable landmarks, roadways, etc.

¹ If additional information is needed regarding location of a City's Sphere of Influence, please contact our zoning information counter.

2 Sets of photos taken from three vantage points:

- close-up
- mid-field
- entire project site.

NO BLACK AND WHITE XEROX COPIES

The following is also required:

- mount the photos on heavy 8 1/2" x 11" paper
- orient the viewer by direction ("looking northwest from...")
- note any landmarks

1 Landscape Plan

1 Oil spill contingency plan, if available

1 Copy of a brief analysis of the potential for consolidation or colocation of facilities (wells and other equipment) at an existing site owned by the operator or another operator.

1 Description of the land title or lease held by the applicant

1 Copy of completed application forms for the State Division of Oil and Gas and the County Petroleum Office.

1 Agreement to Pay form

[Click to download Agreement to Pay form](#)

1 Check Payable to Planning & Development.

NOTE: After approval of this discretionary permit a follow-up Land Use or Coastal Development Permit must be obtained.

II. PROJECT DESCRIPTION

1. Prepare a written project description and attach it to this application form. Be very specific in describing your project. The project description should provide the reader with a thorough understanding of your project. At a minimum, the project description should include the following information, where it is applicable to your project:

See attached Section 1.0 - Introduction and Section 2.0 - Project Description.

- a. The purpose of the project.
- b. The location of the project site.
- c. Proposed zoning, if different from the existing zoning.
- d. A description of the use, size and height of all proposed well locations, drilling pads, sumps, equipment (e.g., drilling rig) and structures.
- e. An estimate of when the drilling rig will arrive on-site and how long the exploratory drilling program will take.
- f. Information on the expected scheduling of the work crews and an estimate of the number of employees per shift.
- g. A description of existing and proposed parking.
- h. A description of the proposed road system and/or road improvements that will be necessary to carry out the project. Include information on ingress, egress, road width and surface.
- i. Information on measures proposed to prohibit public access to the site during drilling operations.
- j. Information on the source, quantity and quality of water to be utilized in the drilling program. If water is to be provided by an existing or proposed well, provide information on well capacity, and current and proposed demand. Submit most recent pump test data and water quality analysis for each well. If water is to be transported to the site, provide information on the manner in which the water will be transported to and stored on-site and how often water will be transported to the site.
- k. A description of the proposed method of wastewater disposal including engineering details on septic tanks and calculations for leach field size, where applicable.
- l. A description of the method of disposing of drilling wastes.
- m. A description of the method of providing telephone, electricity and gas to the site.
- n. A description of proposed drainage and flood control measures.
- o. Information on the development schedule for the project, including any phasing.
- p. A description of any site preparatory work that has been completed to date.

- q. General information on the operational aspects of the project.
- r. If you are not submitting a separate oil spill contingency plan, please describe your spill clean-up and containment plans.
- s. Information on abandonment procedures including method of re-contouring and revegetating the site.
- t. A brief description of the manner in which the oil and/or natural gas will be produced, processed and transported if the exploratory drilling program is successful.
- u. A request for any modifications from the requirements of the applicable zoning ordinance. Reasons for such modifications shall be given.

(ATTACH ADDITIONAL SHEETS IF NECESSARY, REFERENCING THE SECTION AND QUESTION NUMBER)



PLANNING & DEVELOPMENT
PERMIT APPLICATION

SITE ADDRESS: 6516 Cat Canyon Road, Santa Maria
ASSESSOR PARCEL NUMBER: 101-040-005, -006, -011, -012, -013, -014, -019, -020;
101-050-013, -014, -042; 101-070-007; 129-210-017
PARCEL SIZE (acres/sq.ft.): Gross 2,107.8 ac. Net
COMPREHENSIVE/COASTAL PLAN DESIGNATION: AC A-II-100; ZONING: Agriculture
Are there previous permits/applications? no yes numbers: 11LUP-00339, 11LUP-00362
Did you have a pre-application? no yes if yes, who was the planner? Kevin Drude, Errin Briggs
Are there previous environmental (CEQA) documents? no yes numbers:

- 1. Financially Responsible Person Aera Energy LLC Attn. William Morris Phone: 661-665-5601 FAX: 661-665-5742
2. Owner: Refer to Appendix D for minority shared interest landowners.
3. Agent: Padre Associates, Inc. Attn. Eric Snelling Phone: 805-786-2650 ext. 12 FAX: 805-786-2651
4. Arch./Designer:
5. Engineer/Surveyor: TJ Cross Engineers, Inc. Attn: Mr. Ali Gokgoz Phone: 661-831-8782 FAX:
6. Contractor:

COUNTY USE ONLY

Case Number: Companion Case Number:
Supervisorial District: Submittal Date:
Applicable Zoning Ordinance: Receipt Number:
Project Planner: Accepted for Processing
Zoning Designation: Comp. Plan Designation:

III. GRADING: Will there be any grading associated with the project? Y N

(NOTE: For proposed access drives over 12% grade, a clearance letter from the Fire Dept. will be required)

CUT 3,382,883 cubic yards AMOUNT TO BE EXPORTED <156,000 c.y.

FILL 3,227,149 c.y. AMOUNT TO BE IMPORTED 0 c.y.

MAXIMUM VERTICAL HEIGHT OF CUT SLOPES 53 ft.

MAXIMUM VERTICAL HEIGHT OF FILL SLOPES 80 ft.

MAXIMUM HEIGHT OF ANY PROPOSED RETAINING WALL(S) 15 ft.

TOTAL AREA DISTURBED BY GRADING (sq. ft. or acres) 305 ac., of which 64 ac. is previously disturbed.

What is the address of the pick-up/deposit site for any excess cut/fill?

Petroleum hydrocarbon-containing soil disturbed by project grading will either be utilized on-site or transported to either the Aera Belridge roadmix facility or Santa Maria Regional Landfill for re-use as part of the Non-hazardous Impacted Soil program. Specify the proposed truck haul route to/from this location.

One of three project routes, utilizing Cat Canyon Road, Dominion Road, and either Clark Avenue or Betteravia Road to access Highway 101.

IV. SITE INFORMATION

A. Is this property under an Agricultural Preserve Contract? Y N Contract Number 77AP019 for parcels: 129-210-017 and 101-050-042

B. Describe any unstable soil areas on the site.

Existing landslide areas have been mapped and will be either avoided or mitigated through geotechnical engineering design components. Refer to Section 4.5 - Geologic Processes and Appendix S.

C. Name and describe any year round or seasonal creeks, ponds, drainage courses or other water bodies.

How is runoff currently conveyed from the site?

Cat Canyon Creek, Long Canyon Creek, and several unnamed tributaries. Runoff will be conveyed via facility drainage facilities and detention basins placed throughout property. Refer to Section 4.4 - Biological Resources, Section 4.3 - Water Resources, and Appendix I Hydrology Study.

D. Has there ever been flooding on the site? Y N

If yes, state the year and describe the effect on the project site.

Proposed facilities will be located outside of 100-year floodplain for either Cat Canyon Creek or Long Canyon Creek. Refer to Section 4.4 - Biological Resources, Section 4.3 - Water Resources, and Appendix I - Hydrology Study.

E. Describe any proposed drainage and/or flood control measures. How will storm water be conveyed across and from the site? Where will storm water discharge?

Drainage facilities for the central processing facility will include drainage to on-site retention basins. Drainage from oil well pads, roads, and staging areas will drain to on-site detention basins for visual inspection and controlled release. Refer to Section 2.2.4 - Grading, Section 4.3 - Water Resources, Section 3.4 Project Incorporated Measures, and Appendix L - SWPPP.

- F. Will the project require the removal of any trees? Y N
 If so, please list them here as requested. Attach additional sheets as necessary.

<u>Type</u>	<u>Diameter (at 4' height)</u>	<u>Height</u>
Coast live oaks, approximately 1,346 trees greater than 8 inches diameter. This constitutes an estimated 6.9% of the total number of trees within the Project site. Refer to Section 4.4 - Biological Resources and Appendix F - Biological Reports (Oak Tree Replacement Plan).		
Explain why it is necessary to remove these trees.		
The proposed project has been designed to avoid oak tree removals to the extent possible through use of previously disturbed areas. Oak trees will need to be removed and replaced to allow for construction of oil well pads, roads, and facilities.		

- G. Describe any noise sources that currently affect the site.
 N/A. Refer to Section 4.8 - Noise and Vibration.

- H. Are there any prehistoric or historic archaeological sites on the property or on neighboring parcels?

Y N Unknown

If yes, describe. Several sites are located on-site that are related to historical oil production activities. Archaeological surveys and determined that none are significant. Refer to Section 4.6 - Cultural Resources and Appendix H Cultural Resources.

- I. Describe all third party property interests (such as easements, leases, licenses, rights-of-way, fee ownerships or water sharing agreements) affecting the project site, provision of public utilities to the site or drainage off the site.

Refer to ownership list attached. Refer to Section 1.2.5 - Adjacent site uses, Section 1.2.6 Third Party Interests, and Appendix D - Parcel Validation/Title.

- J. Have you incorporated any measures into your project to mitigate or reduce potential environmental impacts? Y N Unknown If so, list them here. (Examples include tree preservation plans, creek restoration plans, and open space easements.)

Yes, measures incorporated include oak tree protection and replacement plans, California tiger salamander habitat mitigation, storm water protection measures, spill prevention and response measures, noise mitigation, air quality mitigation, and GHG mitigation. Refer to Section 1.5 -Key Environmental Considerations and Section 3.4 Project Incorporated Measures.

V. STORM WATER MANAGEMENT AND APPLICATION OF LOW IMPACT DEVELOPMENT FEATURES

Is the project located in the NPDES Permit Area² ? Y N Undetermined

If Yes and 2,500 square feet or more of new or replaced impervious area, the project shall comply with the following:

Tier 1. If the project is 2,500 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan for Small (Tier 1) Projects*¹ with this application that identifies Low Impact Development measures incorporated into the project design, such as:

² See www.sbprojectcleanwater.org under “Development” for map of the NPDES Permit Area, Stormwater Technical Guide, Stormwater Control Plan template, Stormwater Control Plan for Small (Tier 1) Projects, and a definition of Low Impact Development.

- Limit disturbance of natural drainage features
- Limit clearing, grading, and soil compaction
- Minimize impervious surfaces
- Minimize runoff by dispersing runoff to landscape or using permeable pavements

Tier 2. If the project is 5,000 square feet or more of new or replaced “net impervious” area (not Single Family Dwelling), or if the project is Single Family Dwelling with 15,000 square feet or more of new or replaced “net impervious” area, submit a *Stormwater Control Plan* with this application that identifies 1) Low Impact Development measures incorporated into the project design and 2) stormwater quality treatment measures. [“Net impervious” is defined as the sum of new and replaced impervious surface area minus any reduction in impervious, such as new landscaped area. It is an incentive for redevelopment projects to increase pervious area.]

Tier 3. If the project is 15,000 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan* with this application that identifies the above requirements and also identifies retention of stormwater runoff from a regulated storm event.

If No, the project is not located in the NPDES Permit Area, but is a Regulated Project, the project shall comply with the following:

Regulated Project:

1. Residential subdivision developments with 10 or more dwelling units;
2. Commercial development of 0.5 acres or greater;
3. Parking lots of 5,000 square feet or more or have 25 or more parking spaces and are potentially exposed to storm water runoff;
4. Automotive repair shops;
5. Retail gasoline outlets;
6. Restaurants, and
7. Any new development or redevelopment where imperviousness exceeds one acre.

Water Quality: Submit a *Stormwater Control Plan* with this application that identifies measures to reduce and remove pollutants from storm water runoff. The *Stormwater Control Plan* will follow the Tier 2 approach described in the Stormwater Technical Guide, with storm water treatment, source control, and LID³ measures.

VI. ACCESS

- A. Describe the existing access road(s) to the site. Include road widths, shoulders, and type of surface material.

Access to the site is via an existing access agreement with the adjacent owner. The existing access road is unpaved and includes a culvert over Cat Canyon Creek. Refer to Section 2.2.3

Roadways.

- B. Does property front on a public street? Y N
Is access to be taken from this public street? Y N

Name of public street: Cat Canyon Road; Long Canyon Road

- C. Will the proposed access utilize an easement across neighboring property? Y* N
***Submit documentation which supports the applicant's use of this easement.**

Note: Access agreement in place.

³ Low Impact Development is a design approach that minimizes or eliminates pollutants in storm water through natural processes and maintains pre-development hydrologic characteristics, such as flow patterns, onsite retention, and recharge rates. For examples and design guidance see <http://www.sbprojectcleanwater.org>.

H. STATISTICS: Mark each section with either the information requested or "n/a" if not applicable.

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
BUILDING COVERAGE	<u>5600 sf</u>	<u>25,326 sf</u>	<u>25,326</u>
IMPERMEABLE ROADS/PARKING/ WALKWAYS (sq. ft.)	<u>10,000 +/-</u>	<u>1,594,175</u>	<u>1,594,175</u>
OPEN SPACE (sq. ft.)	<u>0</u>	<u>0</u>	<u>0</u>
RECREATION (sq. ft.)	<u>0</u>	<u>0</u>	<u>0</u>
LANDSCAPING (sq. ft.)	<u>0</u>	<u>75,150</u>	<u>75,150</u>
AGRICULTURAL LANDS (sq. ft.)	<u>0</u>	<u>0</u>	<u>0</u>
POPULATION (#) (employees/residents)	<u>3</u>	<u>115</u>	<u>115</u>
DWELLING, HOTEL/MOTEL UNITS	<u>0</u>	<u>0</u>	<u>0</u>
PARKING (on-site)			
TOTAL # OF SPACES	<u>10</u>	<u>174</u>	<u>174</u>
# OF COVERED SPACES	<u>0</u>	<u>0</u>	<u>0</u>
# OF STANDARD SPACES	<u>10</u>	<u>174</u>	<u>174</u>
SIZE OF COMPACT SPACES	<u>0</u>	<u>0</u>	<u>0</u>

Estimate the cost of development, excluding land costs. \$900,000,000.

VIII. PARCEL VALIDITY

P&D requires applications for development on vacant, unimproved property to provide clear evidence that the property is a separate legal lot. The following documents that show the subject property in its current configuration constitute acceptable evidence of a separate, legal lot: a recorded Parcel or Final Map, a recorded Official Map, a recorded Certificate of Compliance or Conditional Certificate of Compliance, an approved Lot Line Adjustment, a recorded Reversion to Acreage, a recorded Voluntary Merger or an approved Lot Split Plat.

A. Type of evidence provided to demonstrate a separate, legal lot:

Title records

Copy of evidence attached: Yes No

Reference number for evidence supplied: Refer to Appendix D - Parcel Validation/Title.

IX. PUBLIC/PRIVATE SERVICES

A. WATER:

1. If the property is currently served by a private well, submit the following for each well:

- a. Pumpage records (electrical meter or flow meter readings) for the past 10 years
- b. Pump test data
- c. Location of other wells within 500 feet
- d. Water quality analysis
- e. Drillers report (with construction details)
- f. Copy of applicable well sharing agreement

2. Does the well serve other properties? Y N

If yes, address(es): _____

3. Is a well proposed? Y N If so, will it serve other properties? Y N

If yes, address(es): _____

4. If the property is currently served by a private or public water district, submit the following:

a. Name: _____

5. Will the project require annexation to a public or private water company? Y N

If yes, name: _____

B. SEWAGE DISPOSAL:

1. Existing: Indicate if the property is currently served by the following:

	Yes/No	
a. Septic system*	<u>Yes</u>	
b. Drywell*	<u>No</u>	
c. Public sewer district	<u>No</u>	If yes, name: _____

*Submit engineering details on septic tanks and dry wells, as well as calculations for leach field size, where applicable.

2. Proposed: Indicate what sewage disposal services are proposed as part of this project?

a. Septic system*	<u>Yes</u>	
b. Drywell*	<u>No</u>	
c. Public sewer district	<u>No</u>	District Name: _____

*Submit percolation tests and/or drywell performance tests as applicable.

3. Will the project require annexation to any public sewer district? Y N

Name: _____

C. FIRE PROTECTION

1. Fire protection is (will be) provided by the SB County Fire Department.
(Montecito, Summerland, S.B. County)
2. Is there an existing water main infrastructure in the vicinity? Circle one: Yes ~~No~~
3. How far away is the nearest standard fire hydrant? _____ feet.
4. Is a new fire hydrant proposed? Circle one: ~~Yes~~ No
5. If a new hydrant is proposed, what is the longest driving distance from the proposed hydrant to the proposed building(s)? 150 feet.
6. Will fire protection be provided by an on-site water storage tank? Circle one: ~~Yes~~ No
Tank capacity: 126,000 gallons
7. What is the driving distance from the water tank to the proposed structure(s)? 4500 feet.
8. Is a fire sprinkler system proposed? ~~Yes~~ No Location All buildings
9. Describe the access for fire trucks. Include width and height clearance for access and surface material.
All roadways will meet SB County Fire Dept. requirements: primary roads will be 24 ft. wide with 13.5 ft. vertical clearance, secondary roads will be 20 ft. wide with 13.5 ft. vertical clearance.
10. Will hazardous materials be stored or used? Y/N List any hazardous materials which may be used or stored on the site. Crude oil, natural gas, caustic soda, sulfur cake, spent sulfur treating media. Refer to Section 2.9.6 - Waste Handling and Section 4.2 - Hazardous Materials.

HAZARDOUS WASTE/MATERIALS

Please read and answer the following questions if, in the known history of the property, there has been any storage (above or underground) or discharge of hazardous materials or if the proposal includes storage, use or discharge of any hazardous material. Hazardous materials include pesticides, herbicides, solvents, oil, fuel, or other flammable liquids. Attach additional sheets if necessary.

Past & Present:

List any hazardous materials which have been or are currently stored/discharged/produced on the property. Describe their use, storage and method of discharge. Provide dates where possible.

Crude oil has been produced and stored. There are areas of petroleum hydrocarbon-containing sands within canyons resulting from historical crude oil production activities. Refer to Section 4.2 Hazardous Materials. Site characterization studies have been previously submitted to EHS.

If a characterization study has been prepared, please submit it with this application.

Is the project site on the County Site Mitigation list? Y N Unknown

Is the site on the CA Hazardous Waste and Substances Sites list? Y N Unknown

Proposed Project:

List any hazardous materials proposed to be stored/discharged/produced on the property. Describe the proposed use and method of storage and disposal.

Crude oil, natural gas containing hydrogen sulfide, caustic, sulfur cake, spent sulfur treating media. Petroleum hydrocarbon-containing soils disturbed by project construction will be either beneficially re-used on-site or transported to either Aera's Belridge roadmix facility or to Santa Maria Regional Landfill in accordance with the Non-Hazardous Impacted Soils program.

If the proposed project involves use, storage or disposal of any hazardous materials, please contact County Fire Department at 686-8170 to determine whether additional submittals are required.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS: Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

William Morris, Aera Energy LLC		
Print name and sign - Applicant/Agent		Date
William Morris, Aera Energy LLC		
Print name and sign - Landowner		Date

*Please see minority shared interest landowners, Appendix D - Parcel Validation/Title