



Tentative Tract Map

A TENTATIVE TRACT MAP (TTM) is required for land divisions that create five or more lots and for the conversion to condominiums of five or more multiple dwelling units.

THIS PACKAGE CONTAINS

- ✓ SUBMITTAL REQUIREMENTS
- ✓ APPLICATION FORM

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](#)
- MISSION CANYON SUPPLEMENT**
[Click to download Mission Canyon Supplement form](#)
- ORDINANCE 661 INFORMATION**
[Click to download Ordinance 661 information](#)
- ROAD NAMING REQUIREMENTS**
[Click to download Road Naming application](#)
- 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
Santa Barbara, CA 93101
Phone: (805) 568-2000
Fax: (805) 568-2030

Energy Division
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
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North County Office
624 W. Foster Road, Suite C
Santa Maria, CA 93455
Phone: (805) 934-6250
Fax: (805) 934-6258

Website: www.sbcountyplanning.org

SUBMITTAL REQUIREMENTS TENTATIVE TRACT MAP

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 16 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 16 Copies of the Site Plan prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying folded to 8-1/2" x 11"
[Click to download Site Plan and Topographical Map Requirements](#)
Note: Refer to Overview Maps (Appendix A) and Grading Plans (Appendix C) included with Aera Oil and Gas Drilling/Production Plan (PP) Application.
- X 3 Copies of a preliminary/conceptual landscape plan **folded to 8-1/2" x 11"**
Indicate the acreage/square footage of the following **folded to 8-1/2" x 11"**:
- drought tolerant areas
 - non-drought tolerant areas
 - non-vegetative areas (bark, granite, stone, etc.)
- X 2 Proposed grading and drainage plans folded to 8-1/2" x 11" showing :
- cut and fill calculations
 - existing and proposed contour lines
 - methods of conveying water off the site.
- X 1 Stormwater Control Plan for Regulated Projects (See Section V)
- X 12 Copies of a lot tally sheet giving the net and gross size of each proposed lot.
Refer to Attachment 1- Lot Tally Sheet.
- X 3 Copies of a preliminary soils report unless waived by the Director of Public Works.
- X 2 Copies each: (see application)
- X existing hydrologic studies
 - water well driller's reports

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

- well pump test reports
- water quality analysis
- percolation tests
- drywell performance tests

- 2 Copies of 10 year water use data: (see application)
 - District/Company meter records for the past 10 years
 - pumpage records for the past 10 years

*Data not available

If ten year history is not available, provide available data

- 2 Copies of an 8 1/2" x 11" vicinity map showing project location with respect to identifiable landmarks, roadways, etc.
- 2 Copies of the Hazardous Waste Minimization Plan (if applicable)
- 2 Copies of the Characterization Study (if applicable)
- 2 Copies of an Energy Conservation plan Refer to Attachment 2- Energy Conservation Plan.

Buildings should be designed to minimize reliance on mechanical heating and cooling through insulation and design. They should be designed and oriented to use sunlight for direct heating, solar water heating, and illumination whenever possible. Natural ventilation and shading should be used to cool a building. Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site shall all be coordinated to maximize energy conservation.

- 2 Sets of photos taken from three vantage points:
 - close-up
 - mid-field
 - entire project site.

NO 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

- 2 Copies of proposed Homeowner's Association CC&Rs.

- 2 Copies of the Tentative Tract Map with the assigned case number reduced onto 8 1/2 x 11" paper. These are to be submitted after the application is found complete and a case number is assigned. Note: Preliminary DRAFT Vesting Tentative Tract Map is included as Attachment 3. An updated VTTM will be provided in a follow-up submittal to County Staff.

- 1 Documentation that the property constitutes a separate legal lot (required if the property is vacant and unimproved).

- 1 Copy of the letter sent to each utility company requesting submission of utility easement requirements to Planning and Development.

Note: Aera is in the process of developing and distributing letters to all applicable utility companies. Copies of letters will be provided in a follow-up submittal to County Staff.

- N/A 1 Copy of a letter to an existing water company or district requesting approval for connection (subdivider must furnish the maps for their review).
- N/A 1 Copy of a letter to an existing sanitary company or district requesting approval for connection (subdivider must furnish the maps for their review).
- X 1 Copy of any special studies or reports such as archaeological and historical assessments, traffic studies, marketing studies, employee data and noise studies.²
- X 2 Recent aerial photos at a scale sufficient to identify vegetation and structures. Outline the property and the proposed lots and roadways in grease pencil or colored tape.
- N/A 1 For properties in Agricultural Preserve, a list of proposed parcels and their estimated dates of transfer of ownership.
- ___ 2 Copies of a preliminary title report not more than 60 days old.
*See note below.
- ___ 1 Letter of Authorization from all owners noted in the title report if the subdivider and owner are not the same. Full addresses of all owners must be on the map or Letter of Authorization.
**See note below.
- X 1 Agreement to Pay form
[Click to download Agreement to Pay form](#)
- X 1 Check Payable to Planning & Development.

*Note: Refer to Appendix D- Parcel Validation-Title included with PP Application for a summary of the Chain of Title. A full Title Report is in progress and will be provided in a follow-up submittal to County Staff.

**Note: Aera is in the process of developing and distributing letters to all affected landowners. Copies of letters will be provided in a follow-up submittal to County Staff.

NOTE: If you had a pre-application meeting and submittals were recommended as a result of that meeting, your application may not be called complete until those items are also submitted.

² Will remain confidential (not a part of the public case file) if requested by the applicant.
Updated by FTC 081814



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: A-II-100; AC ZONING: Agriculture

Are there previous permits/applications? no yes numbers: 11LUP-00339, 11LUP-00362 (include permit# & lot # if tract)

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 (For this project)

Mailing Address: P.O. Box 11164 Bakersfield, CA 93389

2. Owner: Application. Street City State Zip Phone: FAX: Refer to Appendix D of PP

Mailing Address: E-mail:

3. Agent: Padre Associates, Inc. Attn. Eric Snelling Street City State Zip Phone: 805-786-2650 ext. 12 FAX: 805-786-2651

Mailing Address: 369 Pacific Street San Luis Obispo, CA 93401 E-mail: esnelling@padreinc.com

4. Arch./Designer: Street City State Zip Phone: FAX:

Mailing Address: State/Reg Lic#

5. Engineer/Surveyor: RRM Design Group Attn. Tim Walters Street City State Zip Phone: 805-543-1794 FAX: 805-543-4609

Mailing Address: 3765 S. Higuera Street, Ste. 102 San Luis Obispo, CA 93401 State/Reg Lic#

6. Contractor: Street City State Zip Phone: FAX:

Mailing Address: State/Reg Lic#

Street City State Zip

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 PP Application: Section 4.5 - Geologic Processes and Appendix S-1 - Geologic Hazards Evaluation.

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 PP Application: 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 PP Application: 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 PP Application: 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 PP Application: 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 PP Application: 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 PP Application: Section 4.6 - Cultural Resources and Appendix H - Cultural Resources Survey Reports.

- 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 PP Application: 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 PP Application: 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>.

D. Describe proposed construction equipment access Access from Cat Canyon Road using existing access agreement.

VII.DEVELOPMENT AND USE

A. Existing: Describe the existing structures and/or improvements on the site.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
<u>Office/shop</u>	<u>4000</u>	<u>15 ft.</u>	<u>0</u>
<u>Warehouse</u>	<u>1600</u>	<u>20 ft.</u>	<u>0</u>

B. Proposed: Describe the proposed structures and/or improvements.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
<u>Office</u>	<u>11,150</u>	<u>25.5 ft.</u>	<u>0</u>
<u>Control building</u>	<u>7088</u>	<u>24 ft</u>	<u>0</u>
<u>Warehouse</u>	<u>7088</u>	<u>25.5 ft.</u>	<u>0</u>
<u>Multi-purpose</u>	<u>5850</u>	<u>25.5 ft.</u>	<u>0</u>

C. Will any structures be demolished or removed? If so, please list them here as requested.

<u>Current Use</u>	<u>Historic Use</u>	<u>Age</u>	<u>Rental Price (if rented)</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

D. Describe all other existing uses of the property.

Historical and current oil production and cattle grazing. Refer to Section 1.2.4 - Existing Facilities and Operations.

E. How will the project affect the existing uses of the property?

Oil production will increase over current levels. Cattle grazing may continue in areas not developed with proposed facilities. Refer to PP Application Section 1.2.4 - Existing Facilities and Operations.

F. Describe any other historic use(s) of the property. This may include agricultural (include crop type), commercial, or residential uses.

The property has been historically utilized for crude oil production, refer to PP Application: Section 1.2.3 - Historical Site Uses.

G. Provide a short description of the land uses surrounding the site.

North Oil field, cattle grazing, residential.

South Oil field, cattle grazing, residential.

East Grazing land, residential.

West Oil field

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:

Preliminary title records.

Copy of evidence attached: Yes No

Reference number for evidence supplied: Note: Refer to Appendix D- Parcel Validation-Title included with PP Application for a summary of the Chain of Title. A full Title Report in progress and will be provided in a follow-up submittal to County Staff.

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

Refer to PP Application: Appendix G - Well Capacity and Aquifer Test.

- 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 PP Application: Section 2.9.6 - Waste Handling and

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 PP Application: 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 of the PP Application.

ATTACHMENT 1

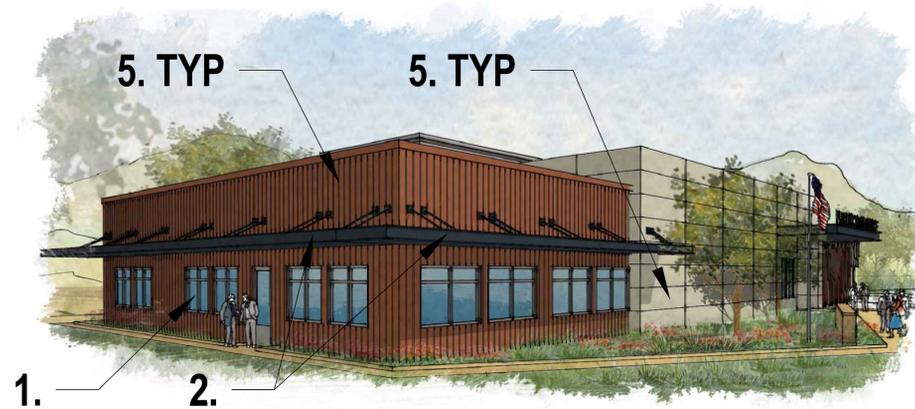
LOT TALLY SHEET

Preliminary Vesting Tentative Lot Tally

LOT NUMBER	GROSS AREA
LOT 1	211.38 acres
LOT 2	276.43 acres
LOT 3	44.33 acres
LOT 4	110.86 acres
LOT 5	78.42 acres
LOT 6	83.03 acres
LOT 7	160.75 acres
LOT 8	11.99 acres
LOT 9	70.91 acres
LOT 10	155.20 acres
LOT 11	81.22 acres
LOT 12	83.11 acres
LOT 13	159.34 acres
LOT 14	202.69 acres
LOT 15	137.88 acres

ATTACHMENT 2

ENERGY CONSERVATION PLAN



1. 2.
Perspective Rendering
South Facade Corner



Perspective Rendering
East Facade

Project Conservation Schedule:

Energy Conserving Element	Implementation Strategy	Keynote Reference
Site-Building Orientation		
South Facing	Regularly occupied spaces (workstations) are placed along southern exposure of buildings to take advantage of passive solar, thermal comfort and natural daylighting	Keynote 1.
Shade Structures	Shade canopies on exterior at south facing windows to control overheating interior office spaces	Keynote 2.
Shade Trees	Shade trees clustered on south and west elevations to mitigate summer heat	Keynote 3.
Fuel Efficient/Electric Vehicle Parking-Charging	Preferential parking spaces for Fuel Efficient Vehicles and electric charging stations	To be included in Construction Documents
Heat Island Effect Roof	Single ply membrane roofing with Solar Reflectance Index of 78 or greater for low slope roof	Keynote 4.
Heat Island Effect Non-roof	At least 50% of hardscape to be new grey concrete (light colored-high albedo) and 50% of parking areas to be shaded by new trees within 5 years of occupancy	To be included in Construction Documents
Building Performance		
Title 24 – 2013 Cal Green Energy Code	New buildings to comply with current 2013 Cal Green Code	To be included in Construction Documents
Building Envelope	Roof, walls and glazing to maximize energy performance. Windows to be dual glazed, low-e to reduce solar heat gain and radiant heat	To be included in Construction Documents
Energy Star Appliances	Water heating and kitchen appliances to be Energy Star labeled	Required in Construction Specifications
Renewable Energy	Electrical system, structure and roofing to provide for future roof mounted photovoltaic panels	To be included in Construction Documents
HVAC System	High efficiency split system for heating and cooling with economizers. Refrigerants to contain no CFCs.	To be included in Construction Documents
HVAC Controls	Multi-zone thermostats with adjustable time settings	To be included in Construction Documents
Lighting	LED light fixtures hardwired to comply with 2013 Code	To be included in Construction Documents
Lighting Controls	Occupancy sensing switch devised with adjustable time settings	To be included in Construction Documents
Reduction of Indoor Water Use-Waste Water Reduction	Water conserving plumbing fixtures and fittings to comply with 2013 Code	To be included in Construction Documents
	High efficiency irrigation system with weather-based controllers, use of non-potable water for landscape to be utilized if feasible	To be included in Construction Documents
Materials and Resources		
Regional, Recycled Content	Selection of building materials to consider regional sources, materials with recycled content and rapidly renewable items.	Required in Construction Specifications
Durable, Weather and Moisture Resistant Materials	Metal roofing, insulated metal wall panels have been selected for durability, insulation value and moisture and fire resistive character	Keynote 5.
Construction Waste Management	Waste Management Plan to be carried out in accordance with State and County requirement to recycle a minimum of 50% of construction waste from this project	Required in Construction Specifications
Building Maintenance and Operations		
Building Commissioning	Commissioning of systems covered under Title 24 will be conducted for buildings over 10,000 SF per 2013 Energy Code	Required in Construction Specifications
Indoor Environmental Quality		
Protection of HVAC Ducts	Duct openings and HVAC equipment to be protected during construction	Required in Construction Specifications
Building Finishes – Low VOC	Low to no VOC paints, sealants and adhesives, flooring, composite wood to be utilized in new buildings	Required in Construction Specifications
Environmental Tobacco Smoke Control	Designated smoking area outside building away from air intakes and openings to be established and signed	To be included in Construction Documents



Production Office Front Elevation

Total Building Area: 11'150 s.f.

Scale: 1/8" = 1'-0"

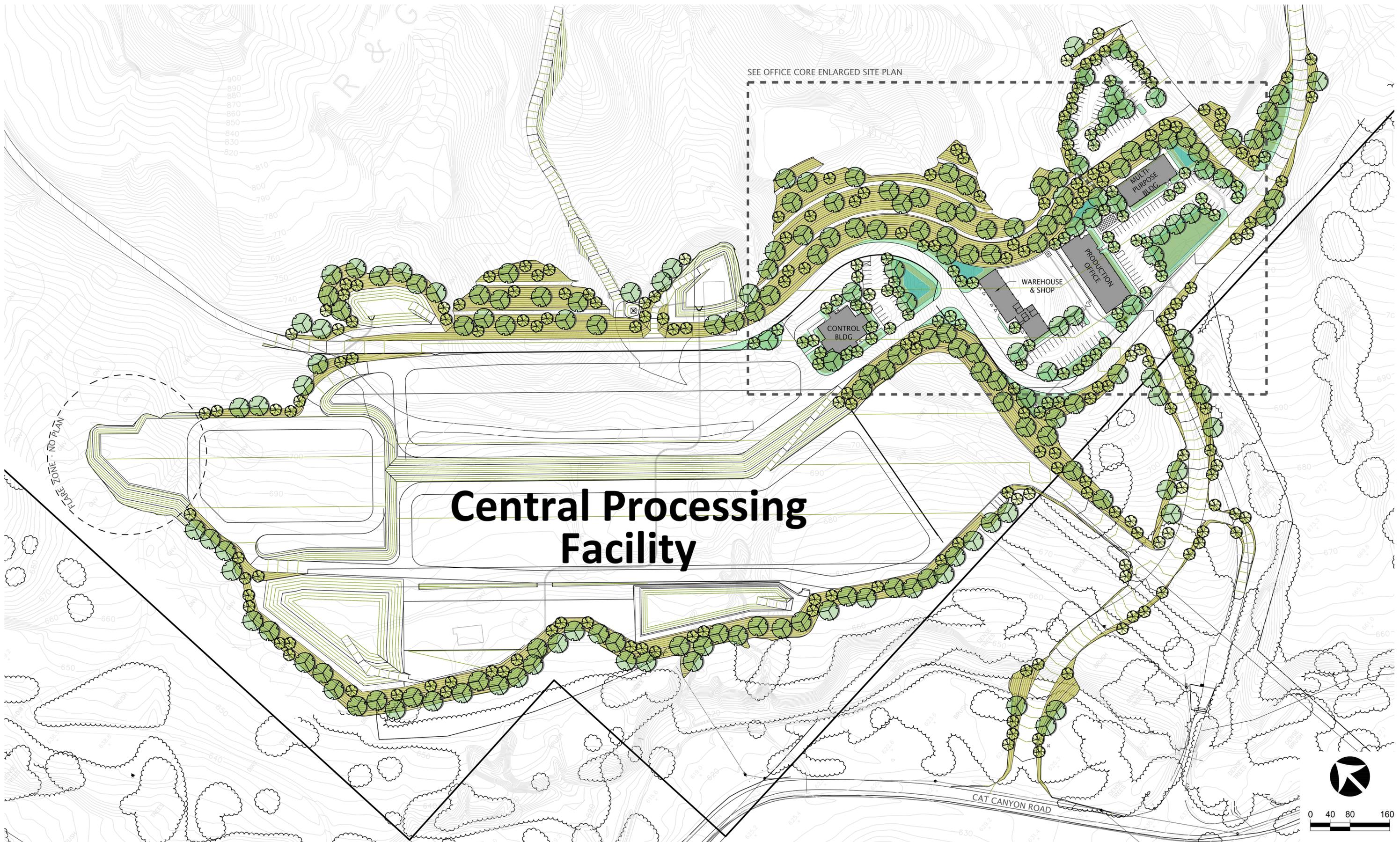
Energy Conservation Plan

Project Description:

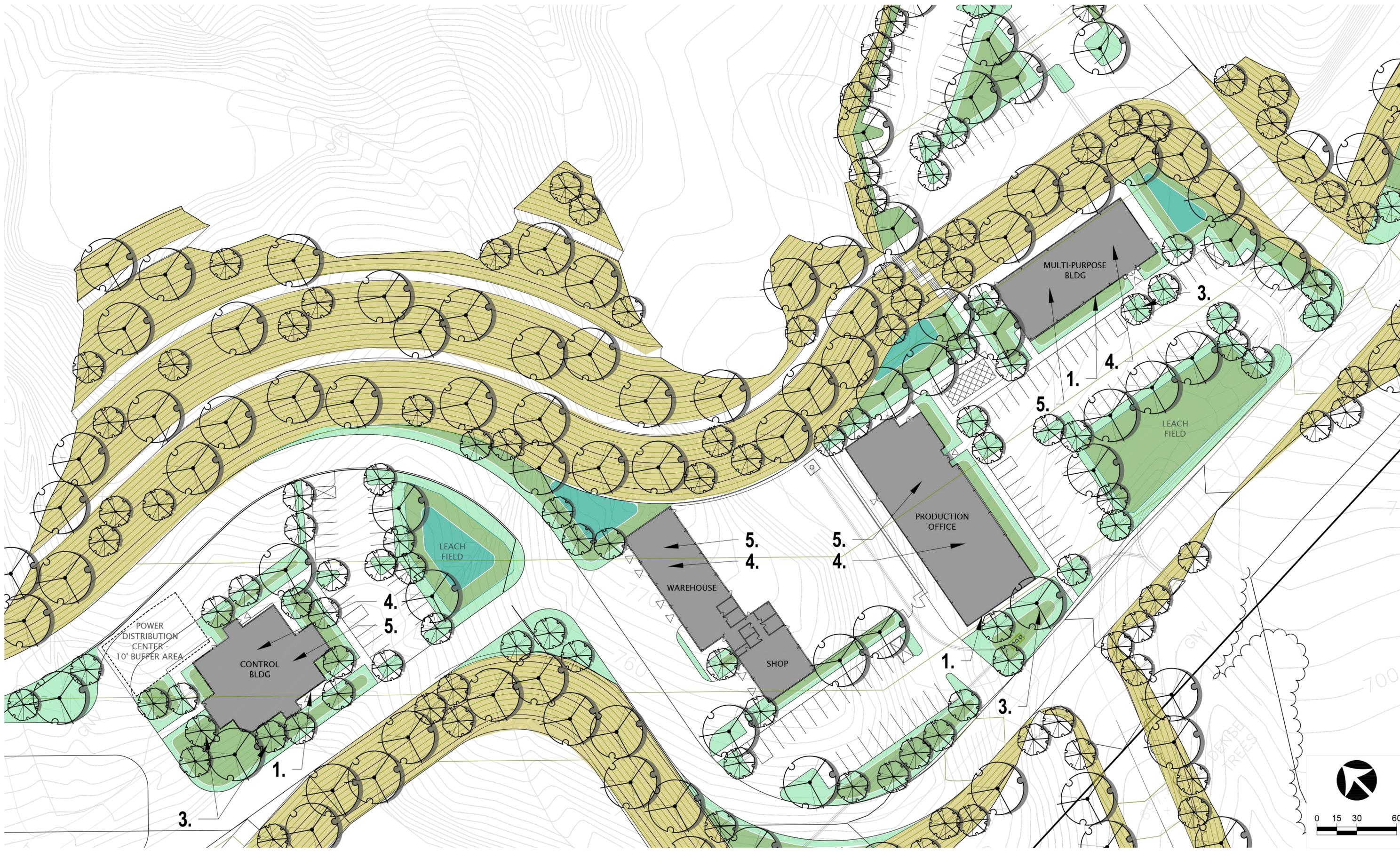
The East Cat Canyon Oil Field Redevelopment Project site currently includes two existing structures, a 4,000 square foot office/shop building and a 1,600 square foot warehouse structure. Those two buildings will be replaced by the following new facilities:

Production Office:	11,150 sf
Control Building:	7,088 sf
Warehouse:	7,088 sf
Multi-Purpose Building:	5,850 sf

The Production Office, Control Building and Multi-Purpose will be conditioned spaces using identical structural systems and building materials. This Energy Conservation Plan is based upon the Production Office Building, the largest of the three main facilities on the site. The warehouse is an unconditioned, metal industrial building.



Central Processing Facility



ATTACHMENT 3

PRELIMINARY VESTING TENTATIVE TRACT MAP

PRELIMINARY VESTING TENTATIVE TRACT MAP

BEING A DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, PARCEL 2 OF PARCEL MAP NO. 12241 RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGES 68 & 69, THE SOUTH HALF OF SECTION 19 AND 20, THE NORTH HALF, THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTH EAST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 ALL IN TOWNSHIP 9 NORTH RANGE 32 EAST AND A PORTION OF THE WEST HALF OF SECTION 32 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 31 LOCATED IN TOWNSHIP 9 NORTH RANGE 32 WEST SAN BERNARDINO MERIDIAN IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

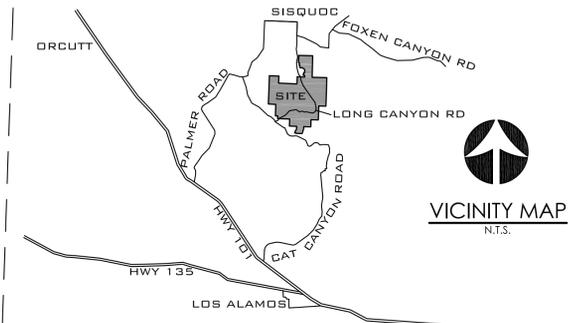
APRIL, 2015

LEGEND

- PROPOSED PROPERTY LINE
- - - - EXISTING PROPERTY LINE
- ==== EXISTING ACCESS ROADS
- - - - SECTION LINE
- LAND UNDER EXISTING AGRICULTURAL PRESERVE CONTRACT

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	39°47'06"	224.82'	156.11'
C2	97°00'36"	131.84'	223.22'
C3	7°34'13"	120.07'	15.86'
C4	19°59'56"	741.43'	258.79'

LINE DATA			LINE DATA		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N04°27'49"E	107.53'	L17	N50°01'11"W	91.52'
L2	N35°20'28"W	107.25'	L18	N69°40'17"W	125.88'
L3	N32°46'05"W	2.78'	L19	N79°07'01"E	192.17'
L4	N01°01'04"E	10.08'	L20	N72°04'54"E	54.27'
L5	N88°58'56"W	199.89'	L21	N70°11'42"W	53.11'
L6	N01°01'04"E	99.96'	L22	N52°07'10"W	56.98'
L7	N88°58'56"W	139.78'	L23	N11°22'05"W	100.73'
L8	N32°46'05"W	124.99'	L24	N04°34'31"W	162.24'
L9	N88°58'56"W	29.27'	L25	N09°13'04"W	177.58'
L10	N01°01'04"E	99.96'	L26	N21°01'06"W	4.53'
L11	N88°58'56"W	143.38'	L27	N13°40'13"E	13.37'
L12	N08°08'45"E	316.74'	L28	N76°19'47"W	99.95'
L13	N01°52'41"E	137.08'	L29	N13°40'13"E	49.98'
L14	N29°15'47"W	215.98'	L30	N76°19'54"W	74.47'
L15	N62°29'43"W	220.53'	L31	N21°10'05"W	142.04'
L16	N53°27'04"W	84.13'	L32	N10°43'00"W	56.96'



SITE ADDRESS:

6516 CAT CANYON ROAD
SANTA MARIA, CA 93454

OWNERS:

APN 101-050-013, 101-050-14, 101-050-042
101-040-012, 101-040-14, 010-040-019, 010-040-020,
129-210-017, 101-070-007
AERA ENERGY LLC
10000 MING AVENUE
BAKERSFIELD, CA 93311

APN 101-040-013
AERA ENERGY, LLC, ET AL
*SEE NOTE BELOW
10000 MING AVENUE
BAKERSFIELD, CA 93311

APN 101-040-005, 101-040-011
ERG OPERATING COMPANY, LLC 50%
AERA ENERGY LLC, 50%
10000 MING AVENUE
BAKERSFIELD, CA 93311

APPLICANT:

AERA ENERGY, LLC
10000 MING AVENUE
BAKERSFIELD, CA 93311
PH (661) 665-5000

REPRESENTATIVE:

RRM DESIGN GROUP
3765 S. HIGUERA ST., STE. 102
SAN LUIS OBISPO, CA 93401
PH (805) 543-1794

NOTE: THE SURFACE OWNERS FOR APN 101-040-013 ARE LISTED AS FOLLOWS:

AERA ENERGY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO 75.7144%, ALBERT C. WOOD, A MARRIED MAN AS TO 8.5714%, ROSE WOOD, A WIDOW AS TO 7.1428%, CLARENCE LEO FENDER AS TO 4.2857%, WILDA M. GRAY, TRUSTEE UNDER DECLARATION OF TRUST DATED JULY 27, 1982 AS TO 4.2857%

ZONING AND LAND USE DESIGNATION

- AG-II-100 AGRICULTURAL II/MINIMUM PARCEL SIZE - 100 ACRES
- AC AGRICULTURAL COMMERCE/MINIMUM PARCEL SIZE - 40 ACRES
- XX AP XX AGRICULTURAL PRESERVE CONTRACT NUMBER

NOTE:

- LOTS 1 THRU 3 AND LOT 14 ARE PROPOSED LOT CONFIGURATIONS
- LOTS 4 THRU 13 REFLECT THE EXISTING PARCEL CONFIGURATION

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 4/16/15
SIGNED: William A. Muees
PRINTED NAME: William A. Muees
STREET: 10000 MING AVE
CITY: BAKERSFIELD
STATE: CA ZIP CODE: 93311

