

## CALIFORNIA COASTAL COMMISSION

631 HOWARD STREET, 4TH FLOOR  
SAN FRANCISCO, CA 94105  
(415) 543-8555

RECEIVED

OCT 01 1986

WEST NEWPORT

C O A S T A L D E V E L O P M E N T P E R M I T

On May 22, 1985, by a vote of 12 to 0, the California Coastal Commission granted to West Newport Oil Company Permit E-85-1, subject to the conditions set forth below, for development consisting of Preparation of three (3) drill sites for exploration, development and production of up to 30 wells to deeper zones not presently in production; including grading, placement of drilling rigs and pipelines, and more specifically described in the application file in the Commission offices. minor road impr

The development is located within the coastal zone in Orange County at Banning Tract, lying northerly of West Coast Highway & and is subject to the attached Standard and Special Conditions. Westerly of Super Avenue

After public hearing held on May 22, 1985, the Commission found that, as conditioned, the proposed development is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; if between the sea and the public road nearest the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976; and either (1) will not have any significant adverse impact on the environment, or (2) there are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact that the development as approved may have on the environment.

Issued on behalf of the California Coastal Commission  
on September 29, 1986.

PETER DOUGLAS  
Executive Director

By for Nicholson  
Title Supervising Analyst

The undersigned permittee acknowledges receipt of the California Coastal Commission Permit E-85-1, and fully understands its contents, including all conditions imposed.

OCTOBER 5, 1986  
Date

[Signature]  
Permittee

The permit is subject to the following special condition.

1. Revised Plans. Prior to issuance of the permit the applicant shall submit, subject to the review and approval of the Executive Director, a revised project description to include only the exploration phase of the project and identify one exploratory well site, within each of the three locations (A, B and C) to be confined to the existing graded areas and set back from the bluff edge. The applicant shall provide an aerial photograph of the proposed drill sites and appropriate maps.
2. Limitation to Exploratory Drilling. This permit allows the drilling of up to 3 exploratory wells, no other drilling or commercial oil production activities are authorized by this permit. Upon discovery of oil, the applicant shall submit to the Executive Director the results of testing including drill logs and production estimates within 60 days after removal of the well drilling equipment. A separate coastal development permit from the Coastal Commission shall be required for oil production beyond these three wells.
3. Subsidence Monitoring. Following the exploratory phase, and prior to production, the applicant shall develop a monitoring program for potential subsidence as a result of oil and gas extraction, subject to review and approval by the Executive Director. The applicant shall submit to the California Division of Oil and Gas all geologic information obtained from core loggings and the detailed plans to control and monitor potential subsidence. No oil production shall be approved until the Division of Oil and Gas, the County and the Executive Director of the Commission have certified in writing that the subsidence monitoring and control program is adequate to minimize subsidence potential.
4. Oil Spill Contingency Plan. Prior to issuance of permit the applicant shall submit, subject to Executive Director review and approval, an oil spill contingency plan which shall describe emergency plans to contain potential oil spills on the project site. The applicant shall also comply with all conditions of approval by the Division of Oil and Gas as to the types and amount of blowout preventers, casing requirements, and compliance with DOG requirements for an indemnity bond for well abandonment and site restoration.
5. Liquid Wastes. Prior to issuance of the permit the applicant shall submit, subject to Executive Director review and approval, plans for disposal of any liquid or solid wastes generated by the proposed project, including review and approval of such plans by the County, and the Regional Water Quality Control Board. The plans shall assure that no liquid or solid waste shall be disposed of on the property, other than in temporary impervious containers prior to removal to an approved disposal location. The plans shall prohibit use of unlined sumps on the site for mixing or storage of any fluids, except during emergencies for spill containment. Production water extracted with the oil shall be reinjected in the oil bearing strata.
6. Grading. Prior to the issuance of a permit, the applicant shall submit, subject to review and approval of the Executive Director, a grading plan showing how much soil will be graded from the revised three well sites, where it is to be placed and stabilized such that rainwater runoff would be controlled, and erosion would be minimized.
7. Site Restoration. Within 60 days of the abandonment of use, the applicant shall restore the disturbed site to its previous condition.

Application No. E-85-1

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

see attached page 3

California Coastal Commission  
631 Howard Street, 4th Floor  
San Francisco, California 94105  
(415) 543-8555

Michael L. Fischer, Executive Director  
William Travis, Deputy Director

Filed: 3-22-85

Day: 5-10-85

180th Day: 9-28-85

Staff: Devon Bates

Staff Report: 5-3-85

Hearing Date & Item: 5/22/85 & Item 13a

## REGULAR CALENDAR

### STAFF REPORT AND RECOMMENDATION

#### PROJECT DESCRIPTION

Applicant: West Newport Oil Company (a subsidiary of Armstrong Petroleum Corp.) and Mobil Oil Corporation

Agent: Urban Assist, Inc. - Mitchell Brown

Permit Number: E-85-1

Project Location: Unincorporated land known as the Banning Tract, lying northerly of West Coast Highway and westerly of Superior Avenue, adjacent to the City of Newport Beach, and the mouth of the Santa Ana River in Orange County.

Project Description: Preparation of three (3) drill sites for exploration, development and production of up to 30 wells to deeper zones not presently in production; including grading, placement of drilling rigs and pipelines, and minor road improvements. (see Exhibits 1 & 2)

#### Substantive File Documents:

1. Coastal Commission Exemption E-7-27-73-144
2. Commission Permit File E-83-6; Ross Petroleum.
3. Archaeological Resources Assessment Conducted for the Banning Property, Cottrell and Jertberg, Archaeological Resource Management Corp. August 1980
4. Archaeological Survey Report: Mobil Oil Land Near Coasta Mesa, by David Van Horn, Ph.D., Archaeological Associates, Ltd. August 1979

#### STAFF RECOMMENDATION

Staff recommends that the Commission adopt the following resolution:

##### I. Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program in conformity with

the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

## II. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## III. SPECIAL CONDITIONS

The permit is subject to the following special conditions:

1. Revised Plans. Prior to issuance of the permit the applicant shall submit, subject to the review and approval of the Executive Director, a revised project description to include only the exploration phase of the project and identify one exploratory well site, within each of the three locations (A, B and C) to be confined to the existing graded areas and set back from the bluff edge. The applicant shall provide an aerial photograph of the proposed drill sites and appropriate maps.
2. Limitation to Exploratory Drilling. This permit allows the drilling of up to 3 exploratory wells, no other drilling or commercial oil production activities are authorized by this permit. Upon discovery of oil, the applicant shall submit to the Executive Director the results of testing

including drill logs and production estimates within 60 days after removal of the well drilling equipment. A separate coastal development permit from the Coastal Commission shall be required for oil production.

3. Subsidence Monitoring. Following the exploratory phase, and prior to production, the applicant shall develop a monitoring program for potential subsidence as a result of oil and gas extraction, subject to review and approval by the Executive Director. The applicant shall submit to the California Division of Oil and Gas all geologic information obtained from core loggings and the detailed plans to control and monitor potential subsidence. No oil production shall be approved until the Division of Oil and Gas, the County and the Executive Director of the Commission have certified in writing that the subsidence monitoring and control program is adequate to minimize subsidence potential.
4. Oil Spill Contingency Plan. Prior to issuance of permit the applicant shall submit, subject to Executive Director review and approval, an oil spill contingency plan which shall describe emergency plans to contain potential oil spills on the project site. The applicant shall also comply, with all conditions of approval by the Division of Oil and Gas as to the types and amount of blowout preventers, casing requirements, and compliance with DOG requirements for an indemnity bond for well abandonment and site restoration.
5. Liquid Wastes. Prior to issuance of the permit the applicant shall submit, subject to Executive Director review and approval, plans for disposal of any liquid or solid wastes generated by the proposed project, including review and approval of such plans by the County, and the Regional Water Quality Control Board. The plans shall assure that no liquid or solid waste shall be disposed of on the property, other than in temporary impervious containers prior to removal to an approved disposal location. The plans shall prohibit use of unlined sumps on the site for mixing or storage of any fluids, except during emergencies for spill containment. Production water extracted with the oil shall be reinjected in the oil bearing strata.
6. Grading. Prior to the issuance of a permit, the applicant shall submit, subject to review and approval of the Executive Director, a grading plan showing how much soil will be graded from the revised three well sites, where it is to be placed and stabilized such that rainwater runoff would be controlled, and erosion would be minimized.
7. Site Restoration. Within 60 days of the abandonment of use, the applicant shall restore the disturbed site to its previous condition.

#### IV. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

1. Project Description and History. The Banning Lease, otherwise known as the West Newport Oil Field is located landward of Pacific Coast Highway (PCH), west of Newport Boulevard and east of the Santa Ana River Channel. In

unincorporated Orange County, the parcel lies westerly of Superior Avenue and adjacent to the City of Newport Beach. The parcel consists of marshy lowlands and coastal bluffs which run parallel to the river channel and widen to become parallel with the ocean just beyond PCH. The proposed drill sites are all on the bluff, in elevations from 50 to 65 feet above sea level. During World War II, a military defense system was installed along the coast. Remnants of military construction have been exposed on the site as well as the occurrence of archaeological and pre-historic remains.

The field has been in production since 1943 by various operators including Mobil Oil Corporation. The first wells produced 40 barrels per day of 14.5 degree gravity oil. Today, up to 243 wells produce oil from 800 to 2700 feet deep. The oil is extremely heavy and treatment with compressed air, steam and heat is utilized for extraction. The Commission issued an exemption (E-7-27-73-144) to General Crude Oil and G.E. Kadane and Sons for surface and subsurface oil drilling and production of up to 340 wells, however "future exploratory drilling within the lease area [was] not exempted".

The applicant proposes to explore for oil and produce (if oil is found) up to a depth of 8500 feet. Since current oil production extends to 2700 feet in depth, this proposal for deeper wells to a new horizon constitutes exploration and triggers a new coastal permit review. The applicant proposes to conduct activities at three drill sites in three phases: I. exploratory drilling and testing; II. development drilling; and III. production operations. Commencement of exploratory drilling is proposed for mid 1985 continuing through 1986.

The three areas identified for drilling by the applicant are surrounded by existing oil production equipment and minimal grading (max. 1 foot) is proposed. The applicant proposes that up to 10 development wells be approved on each site yielding a total of 30 wells to the deeper horizon. Concerns for subsidence, erosion hazards, and uncertain potential siting of wells on bluffs require that the proposed project be limited to exploration at three well locations. Another coastal permit shall be required for production and the addition of any more wells (beyond the three approved subject to conditions by this permit).

2. Public Access. Section 30212(a) of the Coastal Act provides:

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

The proposed project is landward of the Pacific Coast Highway and the site does not contain ocean fronting property, therefore public access to the shoreline is not available. The Commission finds that the project as proposed does not conflict with Section 30212(a) of the Coastal Act.

3. Environmentally Sensitive Habitats. Section 30231 of the Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect Riparian habitats, and minimizing alteration of natural streams.

Section 30240(b) states that:

Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The applicant proposes three sites located on the bluffs overlooking the Santa Ana River mouth and the Pacific Ocean. Each of the sites are adjacent to eroding drainage courses and an intermittent stream which could be affected by the proposed activities.

The proposed project has been conditioned to dispose of solid and liquid wastes offsite, to prohibit use of unlined sumps for mixture or storage of fluids, and to provide an approved oil spill contingency plan thereby preventing impacts to the biological productivity of coastal streams or the Santa Ana River, maintaining human health, and avoiding significant degradation of environmentally sensitive areas. Therefore, the Commission finds that the project as conditioned, is consistent with Section 30231 and 30240(b) of the Coastal Act.

4. Grading. Section 30253(2) of the Act provides that new development shall:

Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The applicant proposes up to 30 wells on three previously graded sites where there is no control of water runoff and where erosion problems currently exist. By limiting grading to the area needed for one exploratory well per site, and assessing production and development needs, if and when oil is found, erosion from the three sites can be minimized.

As conditioned, each exploratory well site would be set back from bluff edges so as not to alter natural landforms along bluffs. No new roads would be constructed, grading would be minimized and damage to wetland areas can be prevented. Therefore, as conditioned, the project neither creates nor contributes significantly to erosion, geologic instability or destruction of the site. The Commission finds the project as conditioned, consistent with Section 30253(2).

5. Oil Spills. Section 30232 of the Act states that:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

The applicant proposes to explore, develop and produce oil from a horizon that is deeper than existing, exempted development. Much of the surrounding area has been graded and severe erosion problems are apparent. Drainage courses cut into the bluffs and runoff is uncontrolled around the site. Runoff goes into the marshy area below the bluffs and eventually finds its way to the Pacific Ocean through culverts beneath PCH.

As conditioned the project limits the number of wells, provides an oil spill contingency plan, and controls the mixing and disposal of drill muds and cuttings. Therefore the Commission finds the project will protect against the spillage of crude oil and hazardous substances and is therefore consistent with Section 30232 of the Act.

7. Archaeological Resources. Section 30244 of the Act states that:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Several archaeological and historical surveys have been conducted in the vicinity of the subject property since 1880. Archaeological Associates, Inc. prepared several reports for the property in 1979 and 1980 which identified six areas containing cultural resources with varying degrees of disturbance. Surface reconnaissance and post hole testing was conducted to preserve to the greatest extent possible the remaining important sites. Fences were constructed around identified areas and existing oil field operations generally stay out of these areas.

The three sites proposed for exploration and development have been carefully chosen to avoid these culturally sensitive areas. Therefore, as conditioned to limit grading and control runoff, the project would not adversely impact archaeological resources and is therefore consistent with Section 30244 of the Coastal Act.

8. Visual and Scenic Resources. Section 30251 of the Act states:

The scenic and visual qualities of coastal areas shall be... protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas...

The project as conditioned would add a maximum of three exploratory drilling rigs to a skyline already dominated by 243 oil production rigs, at present. The scenic and visual qualities of the area include the presence of

oil production equipment along Pacific Coast Highway for the Huntington Beach Oil Field. The introduction of these three wells would not detract from the existing visual quality, thus, the Commission finds the project as conditioned, to be consistent with Section 30251.

9. Oil and Gas Development. Section 30262 (a) of the Act states that:

The [oil and gas] development [must be] performed safely and consistent with the geologic conditions of the well site.

The applicant proposes to explore, develop and produce oil, at a deeper horizon than present oil production on site. The requirements for production facilities as a result of new exploratory drilling are not known at this time, therefore the application is necessarily vague. As conditioned to split exploration and production into two distinct phases, each requiring a coastal permit from the Commission, an appropriate design for production facilities may be developed when oil is found to be recoverable from the deeper zones. After testing and exploration, information will be available to determine the equipment necessary for production and plans can be devised for an increased number of wells.

The issue of oil field subsidence is a potential environmental concern given the withdrawal of hydrocarbons from the area. As oil reservoirs are depleted, geologic structures may compact or collapse and ground cracking may result on the surface. The risk of oil spills is increased and roads or surface structures could be damaged. Prior to production of new oil resources, a monitoring program to measure subsidence in several places on site would minimize hazards and guard against construction in light of geologic instability. Mitigation measures can be devised to prevent subsidence, such as reinjection.

As conditioned to separate exploratory and production drilling, a monitoring program and mitigation measures can be developed and the project will not create nor contribute significantly to geologic instability (Section 30253 (2)) and the development can be performed safely and consistent with the geologic conditions of the site (Section 30262 (a)). Therefore, the Commission finds the project as conditioned to be consistent with the Coastal Act.

los angeles county

san bernardino county

riverside county

san diego county

pacific ocean

Site

Newport Beach

Huntington Beach

Costa Mesa

Irvine

Laguna Beach

San Juan Capistrano

San Clemente

Riverside

Santa

Santa Ana

Orange

Orange

San

San

Diego

Coast

Crested

National

Forest

Highway

Ortega

Garden Grove

Pacific

Fwy

Fwy

Fwy

Fwy

Fwy

Fwy

Fwy

Highway

REGIONAL LOCATION

EXHIBIT NO. 1

APPLICATION NO.

E-85-1

WEST NEWPORT OIL



California Coastal Commission





EXHIBIT NO. 3

APPLICATION NO.

E-85-1

WEST NEWPORT OIL

California Coastal Commission  
South Coast District Office  
P.O. Box 1450  
Long Beach, CA 90801  
(213) 590-5071  
(714) 846-0648

APPENDIX E  
APPROVAL IN CONCEPT

**APPROVAL IN CONCEPT BY THE CITY/COUNTY OF** ORANGE

**as required for permit application to the California Coastal Commission,  
South Coast Region pursuant to California Administrative Code, Section 13052.**

**COMPLETE Description of Proposed Development:** Preparation of three (3)

drill sites from which exploration, development and production wells will  
be drilled.

**Property Address:** Unincorporated land lying northerly of West Coast Highway  
and westerly of Superior Ave. adjacent to the City of Newport Beach, Orange County  
California.

**Legal Description:** \_\_\_\_\_

**Zone:** R4 (0)

**Applicant(s):** West Newport Oil Company

**Applicant's Mailing Address:** P. O. Box 1487  
Newport Beach, CA 92663

**Applicant's Telephone Number:** 714/631-1100

**I have reviewed the plans for the foregoing development including:**

1. The general site plan, including any roads and public access to the shoreline,
2. The grading plan, if any,
3. The general uses and intensity of use proposed for each part of the area covered in the application,

**and find,**

**They comply with the current adopted** County of Orange

**City or County**  
**General Plan, Zoning Ordinance, Subdivision Ordinance, and any**  
**applicable specific or precise plans, or**

**That a variance or exception has been approved and is final.**

**A copy of any variance, exception, conditional use permit, or other issued permit is attached together with all conditions of approval and all approved plans including approved tentative tract maps. On the basis of this finding, these plans are approved in concept and said approval has been written upon said plans, signed, and dated.**

Should this City or County adopt an ordinance deleting, amending, or adding to the Zoning Ordinance or other regulations in any manner that would affect the use of the property or the design of a project location thereon, this approval in concept shall become null and void as of the effective date of this said ordinance.

In accordance with the California Environmental Quality Act of 1970, and State and local guidelines adopted thereunder, this development:

- \_\_\_\_\_ Has been determined to be ministerial or categorically exempt.
- X   Has received a final Exemption Declaration for final Negative Declaration (copy attached).
- \_\_\_\_\_ Has received a final Environmental Impact Report (copy attached).

This concept approval in no way excuses the applicant from complying with all applicable policies, ordinances, codes, and regulations of this City or County.

THE APPROVAL IN CONCEPT STAMP MUST BE AFFIXED ON ALL SUBMITTED PLANS. THIS REQUIREMENT WILL BE IN ADDITION TO THE APPROVAL IN CONCEPT FORM THAT IS NOW REQUIRED.

I hereby certify that all information contained in this approval in concept is correct and that all discretionary approvals legally required of this City or County prior to issuance of a building permit have been given and are final. The development is not subject to rejection in principal by this City or County unless a substantial change in it is proposed.

---

Planning Director

By: \_\_\_\_\_

---

Printed Name and Title of Individual Signing

Date: \_\_\_\_\_

Attachments:

- 1.
- 2.
- 3.
- 4.

California Coastal Commission  
South Coast District  
245 West Broadway, Suite 380  
P.O. Box 1450  
Long Beach, California 90801-1450  
(213) 590-5071

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

Type of application:

☒ Standard Permit

Administrative Permit: (May be applicable if development is one of the following:

- (a) improvement to any existing structure;
- (b) any new development costing less than \$100,000;
- (c) single family dwelling; (d) four dwelling units or less, within any incorporated area, that does not require demolition or subdivision of land; or (e) development authorized as a principal permitted use and proposed in an area for which the Land Use Plan has been certified.

SECTION I. APPLICANT

1. Name, mailing address and telephone number of all applicants.

West Newport Oil Company

Attn: Jay Stair

P. O. Box 1487

Newport Beach, CA 92663

714/631-1100

(Area code/daytime phone number)

2. Name, mailing address and telephone number of applicant's representative, if any.

Urban Assist, Inc.

Attn: David B. Neish

3151 Airway Avenue, Bldg. A-2

Costa Mesa, CA 92626

714/556-9890

(area code/daytime phone number)

For office use only

Application Number \_\_\_\_\_ (1) Project cost \_\_\_\_\_

Received \_\_\_\_\_ Filed \_\_\_\_\_ Jurisdiction code \_\_\_\_\_ (3)

Fee \_\_\_\_\_ Date paid \_\_\_\_\_ LCP segment \_\_\_\_\_ (4)

Tentative hearing date \_\_\_\_\_ Geo Ref Code \_\_\_\_\_ (5)

X \_\_\_\_\_ (6) Y \_\_\_\_\_ (7)

3. Conflict of Interest. All applicants for the development must complete Appendix A, the declaration of campaign contributions.

## SECTION II. PROPOSED DEVELOPMENT

Please answer ALL questions. Where questions do not apply to your project (for instance, project height for a land division), indicate "Not Applicable" or "N.A."

1. Project Location. Include street address, city, and/or county. If there is no street address, include other description such as nearest cross streets.

Unincorporated land lying northerly of West Coast Highway and westerly  
number (8) street (9)

of Superior Avenue adjacent to the City of Newport Beach, Orange County, CA  
city (10) county (11)

Assessor's Parcel Number 114-170-52

2. Describe the proposed development. Include secondary improvements such as septic tanks, water wells, roads, etc.

See Attachment A

- a) If residential, state:

1) Number of units N/A (28)

2) Number of bedrooms per unit N/A (28)

3) Type of ownership proposed:

☐ rental

☐ condominium

☐ stock cooperative

☐ time share

☐ other

b) Number of boat slips, if applicable N/A (29)

c) If land division, number of lots to be created and size N/A

3. Present use of property.

- a) Are there existing structures on the property? ☐ Yes ☐ No  
If yes, describe (including number of residential units, occupancy status, monthly rental/lease rates for each unit) and schedule of rents for past year.

Oil production administrative offices, equipment sheds

and other production facilities.

- b) Will any existing structures be demolished? ☐ Yes ☒ No  
Will any existing structures be removed? ☐ Yes ☒ No  
If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

(31)

4. Estimated cost of development (not including cost of land) \$2-2.5 million (32)

5. Has any application for a development on this site been submitted previously to the California Coastal Zone Conservation Commission or the Coastal Commission? ☐ Yes ☒ No

If yes, state previous application number \_\_\_\_\_

6. Project height: Maximum height of structure 15 ft

Maximum height of structure as measured  
from centerline of frontage road N/A ft

7. Total number of floors in structure, including subterranean floors, lofts, and mezzanines N/A

8. Gross floor area including covered parking and accessory buildings N/A sq ft

Gross floor area excluding parking N/A sq ft

9. Lot area (within property lines) See Attachment A sq ft or acres

<u>Lot coverages:</u>	<u>Existing</u>	<u>New proposed</u>	<u>Total</u>
Building coverage	_____ sq ft	_____ sq ft	_____ sq ft
Paved area	_____ sq ft	_____ sq ft	_____ sq ft
Landscaped area	_____ sq ft	_____ sq ft	_____ sq ft
Unimproved area	_____ sq ft	_____ sq ft	_____ sq ft

10. Parking: number of spaces existing N/A  
 number of new spaces proposed \_\_\_\_\_  
 Total \_\_\_\_\_
- no. of covered spaces \_\_\_\_\_ no. of uncovered spaces \_\_\_\_\_  
 no. of standard spaces \_\_\_\_\_ size \_\_\_\_\_  
 no. of compact spaces \_\_\_\_\_ size \_\_\_\_\_
- Is tandem parking existing and/or proposed? ☐ Yes ☐ No  
 If yes, how many tandem sets? \_\_\_\_\_ size \_\_\_\_\_
11. Are utility extensions for the following needed to serve the project?
- a) water ☐ Yes ☒ No      d) sewer ☐ Yes ☒ No  
 b) gas ☐ Yes ☒ No      e) telephone ☐ Yes ☒ No  
 c) electric ☒ Yes ☐ No      See Attachment
- I yes to any of the above, would extensions be above ground? ☒ Yes ☐ No
12. Is the project site adjacent to a public maintained road? ☐ Yes ☒ No  
 If yes, how far is the nearest public road. \_\_\_\_\_

### SECTION III. ADDITIONAL INFORMATION

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. If the development is between the first public road and the sea, is public access to the shoreline and along the coast currently available near the site? ☐ Yes ☐ No If yes, indicate the location of the nearby access, including the distance from the project site.

N/A

2. Is any grading proposed? ☐ Yes ☐ No If yes, complete the following.
- a) amount of cut Nominal (See Attachment) cu yds  
 b) amount of fill Nominal (See Attachment) cu yds  
 c) maximum height of fill slope N/A ft  
 d) maximum height of cut slope N/A ft  
 e) amount of import or export Balance cu yds  
 f) location of borrow or disposal site N/A

Grading and drainage plans must be included with this application. In certain areas, an engineering geology report must also be included. See Section V, paragraph 11 for the specifics of these requirements.

3. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes?

- a) diking ☐ Yes ☒ No      c) dredging ☐ Yes ☒ No  
b) filling ☐ Yes ☒ No      d) placement of structures ☐ Yes ☒ No

Amount of material to be dredged or filled N/A cu yds.

Location of dredged material disposal site N/A

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Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

4. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? ☐ Yes ☒ No

For projects on State-owned lands, additional information may be required as set forth in Section V, paragraph 10.

5. Will the development protect existing lower-cost visitor and recreational facilities? ☐ Yes ☒ No

Will the development provide public or private recreational opportunities? ☐ Yes ☒ No If yes, explain.

---

6. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No

If yes, how many acres will be converted? \_\_\_\_\_ acres.

7. Is the proposed development in or near:

- a) sensitive habitat areas ☐ Yes ☒ No (biological survey may be required)  
b) 100-year floodplain ☐ Yes ☒ No (hydrologic mapping may be required)  
c) park or recreation area ☐ Yes ☒ No

8. Is the proposed development visible from:

- a) US Highway 1 or other scenic route ☐ Yes ☒ No  
b) park, beach, or recreation area ☐ Yes ☒ No  
c) harbor area ☐ Yes ☒ No

9. Does the site contain any:

- a) historic resources ☐ Yes ☒ No  
b) archaeological resources ☐ Yes ☒ No  
c) paleontological resources ☐ Yes ☒ No

If yes to any of the above, please explain on an attached sheet.

10. Where a stream or spring is to be diverted, provide the following information:

Estimated streamflow or spring yield N/A gpm

If well is being used, existing yield N/A gpm

If water source is on adjacent property, attach Division of Water Rights approval and property owner's approval.

#### SECTION IV. OTHER GOVERNMENTAL REQUIREMENTS

The Local Agency Review Form, Appendix E, must be completed and signed by the local government in whose jurisdiction the project site is located. The completed and signed form must be submitted with this application for the application to be considered complete.

#### SECTION V. ADDITIONAL ATTACHMENTS

The following items must be submitted with this form as part of the application.

- ☒ 1. Proof of the applicant's legal interest in the property. (A copy of any of the following will be acceptable: current tax bill, recorded deed, signed Offer to Purchase along with a receipt of deposit, signed final escrow document, or current policy of title insurance. Preliminary title reports will not be accepted.)
- ☒ 2. Assessor's parcel map(s) showing the applicant's property and all other properties within 100 feet (excluding roads) of the property lines of the project site. (Available from the County Assessor)
- ☒ 3. Copies of required local approvals for the proposed project, including zoning variances, use permits, etc., as noted on Local Agency Review Form, Appendix B.
- ☒ 4. Stamped envelopes addressed to each property owner and occupant of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same. The envelopes must be plain (i.e., no return address), and regular business size (9 1/2" x 4 1/8"). Include first class postage on each one. Metered stamped envelopes will not be accepted. The words "Important Public Hearing Notice" must be on the front of each envelope. An appropriate stamp is available in the District Office. Use Appendix C, attached for the listing of names and addresses. (Alternate notice provisions may be employed at the discretion of the District Director under extraordinary circumstances).
- ☐ NA 5. Stamped, addressed envelopes and a list of names and addresses of all other parties known to the applicant to have an interest in the proposed development (such as persons expressing interest at a local government hearing, etc.).
- ☐ 6. Development location and vicinity maps. Maps should show precisely where the development is proposed and present land and water uses in the project vicinity. U.S. Geological Survey 7 1/2 minute series quadrangle map, Thomas Brothers map, road map or area maps prepared by local governments may provide a suitable base map.

- ☒ 7. Copies of project plans, drawn to scale, including site plans, floor plans, elevations, grading and drainage plans, landscape plans, and septic system plans. A reduced site plan, 8½" x 11" must also be submitted. Reduced copies of complete project plans will be required for large projects. Trees to be removed must be marked on the site plan. For demolitions, include a site plan showing the placement and dimensions of existing development on subject lot. Photographs may be submitted to show elevations.
- ☐ NA 8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.
- ☒ 9. A copy of any Final Negative Declaration, Final Environmental Impact Report (FEIR) or Final Environmental Impact Statement (FEIS) prepared for the project. Comments of all reviewing agencies and responses to comments must be included.
- ☒ 10. DOG Verification of all other permits, permissions or approvals applied for or granted by public agencies (e.g., Dept. of Fish and Game, State Lands Commission, U.S. Army Corps of Engineers, U.S. Coast Guard).
- ☐ NA 11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific geology and soils report (including maps) prepared in accordance with the Coastal Commission's Interpretive Guidelines. Copies of the guidelines are available from the District Office.

#### SECTION VI. NOTICE TO APPLICANTS

Under certain circumstances additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication, preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements will be required prior to issuance of the permit.

#### SECTION VII. AUTHORIZATION OF AGENT

I hereby authorize David B. Neish, Principal, Urban Assist, Inc.  
to act as my representative and to bind me in all matters concerning this application.

  
\_\_\_\_\_  
Signature of Applicant(s)

#### SECTION VIII. CERTIFICATION

1. I hereby certify that I, or my authorized representative, will complete and post the Notice of Pending Permit card in a conspicuous place on the property within 3 days of receipt of the card and notification of filing of this application.
2. I hereby certify that I understand the Commission may impose reasonable conditions that must be satisfied by persons that are not a party to this application and that prior to issuance of the permit, I must submit evidence that the conditions will be satisfied by the appropriate parties.
3. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that any misstatements or omission of the requested information or of any information subsequently requested shall be grounds for denying the permit, for suspending or revoking a permit issued on the basis of these or subsequent representations, or for seeking of such further relief as may seem proper to the Commission.
4. I hereby authorize representatives of the California Coastal Commission to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 a.m. and 5:00 p.m.

#### SECTION XIV. COMMUNICATION WITH COMMISSIONERS

Decisions of the Coastal Commission must be made on the basis of information available to all commissioners and the public. Therefore permit applicants and interested parties and their representatives are advised not to discuss with commissioners any matters relating to a permit outside the public hearing. Such contacts may jeopardize the fairness of the hearing and result in invalidation of the Commission's decision by court. Any written material sent to a commissioner should also be sent to the commission office for inclusion in the public record and distribution to other Commissioners.

  
Signature of Authorized Agent or Applicant(s)

COMMISSION ROSTER

STATE COMMISSIONERS

GOVERNOR'S APPOINTMENTS

Steve MacElvaine  
1325 Atascadero Road  
Morro Bay, CA 93442  
(805) 772-9458

Donald McInnis  
800 East Orangethorpe Ave.  
Anaheim CA 92801  
(714) 879-4692

ASSEMBLY SPEAKER APPOINTMENTS

Carolyn McNeil, Vice Chairman  
3834 Crenshaw Blvd.  
Los Angeles, CA 90008  
(213) 295-3708 (Home)  
(213) 299-1977 (Work)

Melvin Nutter, Chairman  
100 Oceangate, Suite 1200  
Long Beach, CA 90802  
(213) 432-8715

SENATE RULES COMM. APPOINTMENTS

Marshall Grossman  
1880 Century Park East,  
12th Floor  
Los Angeles, CA 90067  
(213) 277-1226

George Shipp III  
5921 Balboa Avenue  
San Diego, CA 92111  
(619) 560-9522

NORTH COAST DISTRICT REPRESENTATIVE  
(Governor's Appointment)

Thomas McMurray, Jr.  
Councilman  
P.O. Box 1032  
Eureka, CA 95501  
(707) 442-8420

NORTH CENTRAL COAST DISTRICT  
REPRESENTATIVE  
(Senate Rules Comm.)

Michael Mornum  
870 Riviera Circle  
Larkspur, CA 94139  
(415) 924-7020

CENTRAL COAST DISTRICT REPRESENTATIVE  
(Assembly Speaker)

Robert Franco  
800 Rosita Road  
Del Rey Oaks, CA 93940  
(408) 394-9556 (home)  
(408) 394-8511 (work)

SOUTH CENTRAL COAST DISTRICT  
REPRESENTATIVE  
(Governor's Appointment)

Borill Wright  
City Hall  
250 North Ventura Road  
Port Hueneme, CA 93041  
(805) 488-3145 (home)  
(805) 488-3625 (work)

SOUTH COAST DISTRICT REPRESENTATIVE  
(Senate Rules Comm.)

Leo King  
3830 Grace Avenue  
Baldwin Park, CA 91706  
(213) 962-1518

SAN DIEGO COAST DISTRICT REPRESENTATIVE  
(Assembly Speaker)

C. Patrick Callahan  
City Hall  
3825 Strand Way  
Coronado, CA 92118  
(619) 435-2215

Michael L. Fischer, Executive Director

NOTE: Decisions of the Coastal Commission must be made on the basis of information available to all Commissioners and the public. Therefore, if you are sending information directly to any Commissioner, please send a copy to the Commission's office for inclusion in the public record, and distribution to other Commissioners. Public records are available for inspection at Commission meetings or in the Commission's office.

RESOURCES AGENCY REPRESENTATIVE

Dr. Gordon F. Snow  
1416 Ninth Street  
Sacramento, CA 95814  
(916) 445-5656  
(916) 445-8393 or 323-7319

STATE LANDS COMMISSION REPRESENTATIVE

Dwight Sanders  
Executive Office  
State Lands Commission  
1807 - 13th Street  
Sacramento, CA 95814  
(916) 322-4106

BUSINESS & TRANSPORTATION AGENCY REPRESENTATIVE

Susan Golding  
Business & Transportation Agency  
1120 "N" Street Suite 2101  
Sacramento, CA 95814  
(916) 323-8058

\*\*\*\*\*  
The California Coastal Commission has 12 voting members and 3 non-voting members. Six of the voting members are "public members," and six are local elected officials who represent coastal districts. All voting members are appointed either by the Governor, Senate Rules Committee, or the Speaker of the Assembly; each appoints four commissioners, two public members and two elected officials. Each Commissioner may appoint an alternate to serve in his or her absence. The Secretaries of the Resources Agency and the Business and Transportation Agency and the Chair of the State Lands Commission serve as non-voting members and may appoint a designee to serve in their place.

ALTERNATES FOR STATE COMMISSIONERS

Grace McCarthy (for Franco)  
5 Eastlake Avenue  
Pacifica, CA 94044  
(415) 355-2033

Sally Bellerue (for King)  
City Hall  
505 Forest  
Laguna Beach, CA 92651  
(714) 497-3311

VACANT (for Nutter)

John Cimolino (for McMurray)  
375 South Corry Street  
Fort Bragg, CA 95437  
(707)-964-3100

James L. Harberson (for Mornum)  
City Hall  
P.O. Box 61  
Petaluma, CA 94953  
(707) 763-2613

Maggie Hillenbrand (for Shipp)  
333 - 9th Street  
Del Mar, CA 92014  
(619) 755-8648

John C. Hisserich (for Grossman)  
Morris Cancer Hospital  
Box 33804  
Los Angeles, CA 90031-0804  
(213) 224-6465

John Meck (for McNeil)  
515 South Flower Street,  
Suite 2930  
Los Angeles, CA 90017  
(213) 486-1873

Roger D. Siates (for McInnis)  
1701 Main Street  
Huntington Beach, CA 92648  
(714) 536-4264

VACANT (for MacElvaine)

Leon Williams (for Callahan)  
Supervisor  
County Building  
1600 Pacific Coast Highway #335  
San Diego, CA 92101  
(619) 236-4444

DeWayne Holmdahl (for Wright)  
401 East Cypress  
Lompoc, CA 93435  
(805) 736-5621

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

Government Code Section 84308 prohibits any Commissioner voting on a project if he or she has received campaign contributions in excess of \$250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify him or herself from voting on the project; failure to do so may lead to revocation of the permit.

Each applicant must declare below whether any such contributions have been made to any of the Commissioners or Alternates listed on the reverse.

CHECK ONE

  X   The applicants, their agents, employees, family and any person with a financial interest in the project HAVE NOT CONTRIBUTED over \$250 to any Commissioner(s) or Alternates within the past year.

       The applicants, their agents, employees, and/or family, and/or any person having a financial interest in the project HAVE CONTRIBUTED OVER \$250 to the Commissioner(s) or Alternates listed below within the past year.

Commissioner \_\_\_\_\_

Commissioner \_\_\_\_\_

Commissioner \_\_\_\_\_

David B. Neish  
Signature of Applicant or Authorized Agent

December 17, 1984

Date

Please print your name David B. Neish

In the South Coast District area (Los Angeles and Orange Counties) the following additional specific attachments are required, where applicable.

Please include 2 copies of your project plans (Section V-7 above) except in the City of Los Angeles, where 3 copies are required. These plans must be stamped "Approval in Concept" by the City or County.

#### LOS ANGELES COUNTY

1. Malibu/Santa Monica Mountains area of unincorporated Los Angeles County, for further information see Malibu/Santa Monica Mountains Interpretive Guidelines.

a. All projects -

- ☐ 1. must have a current (not more than 1 year old) Geologic Review Sheet and two geologic and/or soils reports if required by the County.
- ☐ 2. except single-family dwellings and additions to existing structures - preliminary approval from the Regional Water Quality Control Board.
- ☐ 3. except single-family dwellings not on a beach - must have County Health Department approval for any development utilizing septic systems.

b. On a beach -

- ☐ 1. All projects - Health Department approval.
- ☐ 2. All projects except additions to existing structures which do not require septic system alterations - County Coastal Engineering approval.
- ☐ 3. State Lands Commission review of plans.  
(State Lands Commission, 1807 13th Street,  
Sacramento, CA 95814)
- ☐ 4. A stringline map showing adjacent structures.

c. Outside of existing developed areas (as defined by guidelines) -

- ☐ 1. Approval in Concept by the Fire Department for road and water minimum standards.
- ☐ 2. A surveyed topographical map of the site.

d. Land divisions -

- ☐ 1. Copy of the subdivision report and conditions of tentative tract map approval.

- ☐ 2. Geologic report indicating that all lots are buildable.
- ☐ 3. Map showing all parcels and their sizes within a  $\frac{1}{4}$  mile radius of any portion of the property.
- ☐ e. Parcels of less than one (1) acre in size located within a Small Lot Subdivision - Slope Intensity/Gross Structural Area calculations.
- ☐ f. Any project in or near a stream course - approval from the California Department of Fish and Game.

FOR THE FOLLOWING AREAS, PLEASE REFER TO THE LOS ANGELES COUNTY INTERPRETIVE GUIDELINES

- 2. City of Los Angeles - a valid Coastal Development Permit or Approval in Concept for Administrative permit.
- 3. Pacific Palisades, City of Los Angeles - a geology report for all bluff and hillside parcels, as required by City Geologist.
- 4. City of Santa Monica -
  - ☐ a. Multiple family dwellings or demolitions - Rent Control Board approval.
  - ☐ b. Multiple family dwellings, commercial projects and signs - Architectural Review Board approval.
- 5. Playa del Rey, City of Los Angeles - R-1 zoned areas or hillsides - a geology report.
- 6. Palos Verdes Peninsula, Cities of Rancho Palos Verdes and Palos Verdes Estates and San Pedro, City of Los Angeles, - bluff top lots - a geology report.

ORANGE COUNTY, please refer to the Orange County Interpretive Guidelines

- 1. All projects in the water - Regional Water Quality Control Board approval.
- 2. All projects in or adjacent to a Wetland or possible Wetland - California Department of Fish and Game and U.S. Fish & Wildlife Services approvals.
- 3. City of Costa Mesa - geology reports on all bluff projects.
- 4. City of Newport Beach -
  - a. On bluffs and shoreline -
    - ☐ 1. A stringline map showing adjacent structures.
    - ☐ 2. Corona del Mar only - geology report.

## APPLICATION FOR COASTAL DEVELOPMENT PERMIT

List of property owners and occupants within 100 feet and if applicant is not the fee owner of the property, all other persons owning an interest in the property proposed for development.

Please use one box per name and address. Additional copies will be mailed upon request.

Please use one box per name and address. Additional copies will be mailed upon request.		

5. City of Laguna Beach -
- ☐ a. Hillside, canyon and bluff lots -2 geology reports for all projects.
  - ☐ b. Coastal bluffs and shoreline - a stringline map showing adjacent structures.
  - c. Large projects -
    - ☐ 1. Surveyed topographical maps of site.
    - ☐ 2. California Department of Fish and Game approval.
6. South Laguna, unincorporated Orange County -
- ☐ a. All projects - geology report. (2 copies)
  - ☐ b. Bluff and shoreline projects - a stringline map showing adjacent structures.
  - ☐ c. Bluff, canyon and large projects - a surveyed topographical map.
  - ☐ d. Large hillside developments - California Department of Fish and Game approval.
7. Dana Point, unincorporated Orange County -
- a. Bluff projects -
    - ☐ 1. A stringline map showing adjacent structures.
    - ☐ 2. A geology report. (2 copies)
    - ☐ 3. A surveyed topographic map.
8. Capistrano Beach, unincorporated Orange County -
- ☐ a. Bluff, canyon and shoreline projects - a stringline map showing adjacent structures.
  - ☐ b. Canyon and bluff projects - a geology report. (2 copies)
9. City of San Clemente -
- a. Bluff and canyon projects -
    - ☐ 1. A surveyed topographic map.
    - ☐ 2. A geology report. (2 copies)
  - ☐ b. Bluff projects - a stringline map showing adjacent structures.

APPENDIX D  
FEE SCHEDULE

Summary of Coastal Permit Filing Fees

**RESIDENTIAL**

Single-family dwellings	\$ 25.00
2-4 unit multiple dwelling	75.00
Multiple residential, 6-16 units	250.00
Multiple residential, 17-166 units	15.00 per unit
Multiple residential, 167 units or more	2500.00

**COMMERCIAL, CONVENTION, INDUSTRIAL**

Less than 10,000 sq. ft. (gross)	\$ 250.00
Less than 25,000 sq. ft.	500.00
Less than 50,000 sq. ft.	1000.00
Less than 100,000 sq. ft.	1500.00
More than 100,000 sq. ft.	2500.00

**LAND DIVISIONS ONLY**

Minor land division (resulting in 4 lots or less) = \$75.00

Subdivision (5 lots or more) each lot = 1 unit or multiple residential (see above).

Divisions of land that include applications for no more than one house on each lot require no additional fees for construction of the residences.

**OTHER DEVELOPMENTS**

--Any new development less than \$100,000 in cost, if it qualifies for an administrative permit	\$ 25.00
--Additions to existing structures less than \$100,000 in cost, if qualified for an administrative permit	25.00
--Any development <u>not</u> covered above, if	
cost under \$100,000	75.00
cost \$100,000 to \$500,000	250.00
cost \$500,000 to \$1,250,000	500.00
cost \$1,250,000 to \$2,500,000	1000.00
cost \$2,500,000 to \$5,000,000	1500.00
cost more than \$5,000,000	2500.00
--Amendments to Coastal Permits	25.00
--Extensions of Coastal Permits for SFDs	25.00
--Extensions for Other Developments	50.00
--Assignment of Coastal Permit to Another Party	25.00

California Coastal Commission  
South Coast District Office  
P.O. Box 1450  
Long Beach, CA 90801  
(213) 890-5071  
(714) 846-0648

**APPENDIX E**  
**APPROVAL IN CONCEPT**

**APPROVAL IN CONCEPT BY THE CITY/COUNTY OF** ORANGE  
**as required for permit application to the California Coastal Commission,  
South Coast Region pursuant to California Administrative Code, Section 13052.**

**COMPLETE Description of Proposed Development:** Preparation of three (3)

drill sites from which exploration, development and production wells will  
be drilled.

**Property Address:** Unincorporated land lying northerly of West Coast Highway  
and westerly of Superior Ave. adjacent to the City of Newport Beach, Orange County,  
California.

**Legal Description:** see attachment

**Zone:** R4 (0)

**Applicant(s):** West Newport Oil Company

**Applicant's Mailing Address:** P. O. Box 1487  
Newport Beach, CA 92663

**Applicant's Telephone Number:** 714/631-1100

**I have reviewed the plans for the foregoing development including:**

1. The general site plan, including any roads and public access to the shoreline,
2. The grading plan, if any,
3. The general uses and intensity of use proposed for each part of the area covered in the application,

**and find,**

**They comply with the current adopted** County of Orange

**General Plan, Zoning Ordinance, Subdivision Ordinance, and any**  
**applicable specific or precise plans, or**

**That a variance or exception has been approved and is final.**

**A copy of any variance, exception, conditional use permit, or other issued permit is attached together with all conditions of approval and all approved plans including approved tentative tract maps. On the basis of this finding, these plans are approved in concept and said approval has been written upon said plans, signed, and dated.**

A Portion of Lots "E", "C" and "D", all in the Banning Tract, as shown on a map of said Tract filed in the case of Hancock Banning, et al. vs. Mary H. Banning, Case No. 6385 upon the Register of Actions of the Superior Court of Los Angeles County, California. and a portion of Lot 1 of Tract No. 463, Banning Tract, as shown on Page 32-2, Miscellaneous Maps, County of Orange, California.

Should this City or County adopt an ordinance deleting, amending, or adding to the Zoning Ordinance or other regulations in any manner that would affect the use of the property or the design of a project located thereon, this approval in concept shall become null and void as of the effective date of this said ordinance.

In accordance with the California Environmental Quality Act of 1970, and State and local guidelines adopted thereunder, this development:

- ☒ Has been determined to be ministerial or categorically exempt.
- ☐ Has received a final Exemption Declaration for final Negative Declaration (copy attached).
- ☐ Has received a final Environmental Impact Report (copy attached).

This concept approval in no way excuses the applicant from complying with all applicable policies, ordinances, codes, and regulations of this City or County.

THE APPROVAL IN CONCEPT STAMP MUST BE AFFIXED ON ALL SUBMITTED PLANS. THIS REQUIREMENT WILL BE IN ADDITION TO THE APPROVAL IN CONCEPT FORM THAT IS NOW REQUIRED.

I hereby certify that all information contained in this approval in concept is correct and that all discretionary approvals legally required of this City or County prior to issuance of a building permit have been given and are final. The development is not subject to rejection in principal by this City or County unless a substantial change in it is proposed.

Robert G. Fisher

Planning Director

By: Val Quintanilla

for

Robert W. White, Zoning Administrator

Printed Name and Title of Individual Signing

Date: 12-10-84

Attachments:

- 1.
- 2.
- 3.
- 4.

SCHEDULE OF FEES FOR FILING AND PROCESSING PERMIT APPLICATIONS:

Fees. (A) Permit filing and processing fees, to be paid by check or money order at the time of the filing of the permit application, shall be as follows:

1. Twenty-five dollars (\$25) for any development qualifying for an administrative or emergency permit.
2. Fifty dollars (\$50) for single-family homes or for any development of a type or in a location such that it would ordinarily be scheduled for the consent calendar.
3. Seventy-five dollars (\$75) for divisions of land where there are single-family homes already built and only one new lot is created by the division and for multi-family units up to 4 units, or for any other development not otherwise covered herein with a development cost of less than \$100,000.
4. Two-hundred and fifty dollars (\$250) or fifteen dollars (\$15) per unit, whichever is greater, but not to exceed two-thousand five-hundred dollars (\$2,500) for multi-unit development greater than 4 units, or for any other development not otherwise covered herein with a development cost of more than \$100,000 but less than \$500,000. Two-hundred and fifty dollars (\$250) for office, commercial, convention or industrial development of less than 10,000 gross square feet.
5. Five hundred dollars (\$500) for office, commercial, convention or industrial development of more than 10,000 but less than 25,000 gross square feet, or for any other development not otherwise covered herein with a development cost of more than \$500,000 but less than \$1,250,000.
6. One thousand dollars (\$1,000) for office, commercial, convention or industrial development of more than 25,000 but less than 50,000 gross square feet or for any other development not otherwise covered herein with a development cost of more than \$1,250,000 but less than \$2,500,000.
7. One thousand five hundred dollars (\$1,500) for office, commercial, convention or industrial development of more than 50,000 but less than 100,000 gross square feet or for any other development not covered otherwise herein with a development cost of more than \$2,500,000 but less than \$5,000,000.
8. Two thousand five hundred dollars (\$2,500) for office, commercial, convention or industrial development of more than 100,000 gross square feet or for any other development cost of more than \$5,000,000 and for any major energy production and fuel processing facilities, including but not limited to, the construction of major modification of offshore petroleum production facilities, tanker terminals and mooring facilities, generating plants, petroleum refineries, LNG gassification facilities and the like.

(B) Where a development consists of land division, each lot shall be considered as one residential unit for the purpose of calculating the application fee. Such residential unit shall include a single-family house, if proposed together with the land division. Conversion to condominiums shall be considered a division of land.

(C) The application fee shall be determined from the type and size of the proposed development, except that where there is conflict over the applicable fee, the Executive Director may use the project cost to determine the fee.

(D) In addition to the above fees, the Regional Commission or the Commission may require the applicant to reimburse it for any additional reasonable expenses incurred in its consideration of the permit application, including the costs of providing public notice.

(E) The Executive Director may waive the application fee in full or in part where the application concerns the same site and a project substantially the same as an application previously processed by the Regional Commission and no substantial staff work is required.

(F) The Executive Director shall waive the application fee where requested by resolution of the Commission.

Attachment X

To: Permit Applicants

From: California Coastal Commission

Subject: Standard Conditions

The following standard conditions are imposed on all permits issued by the California Coastal Commission.

**I. STANDARD CONDITIONS**

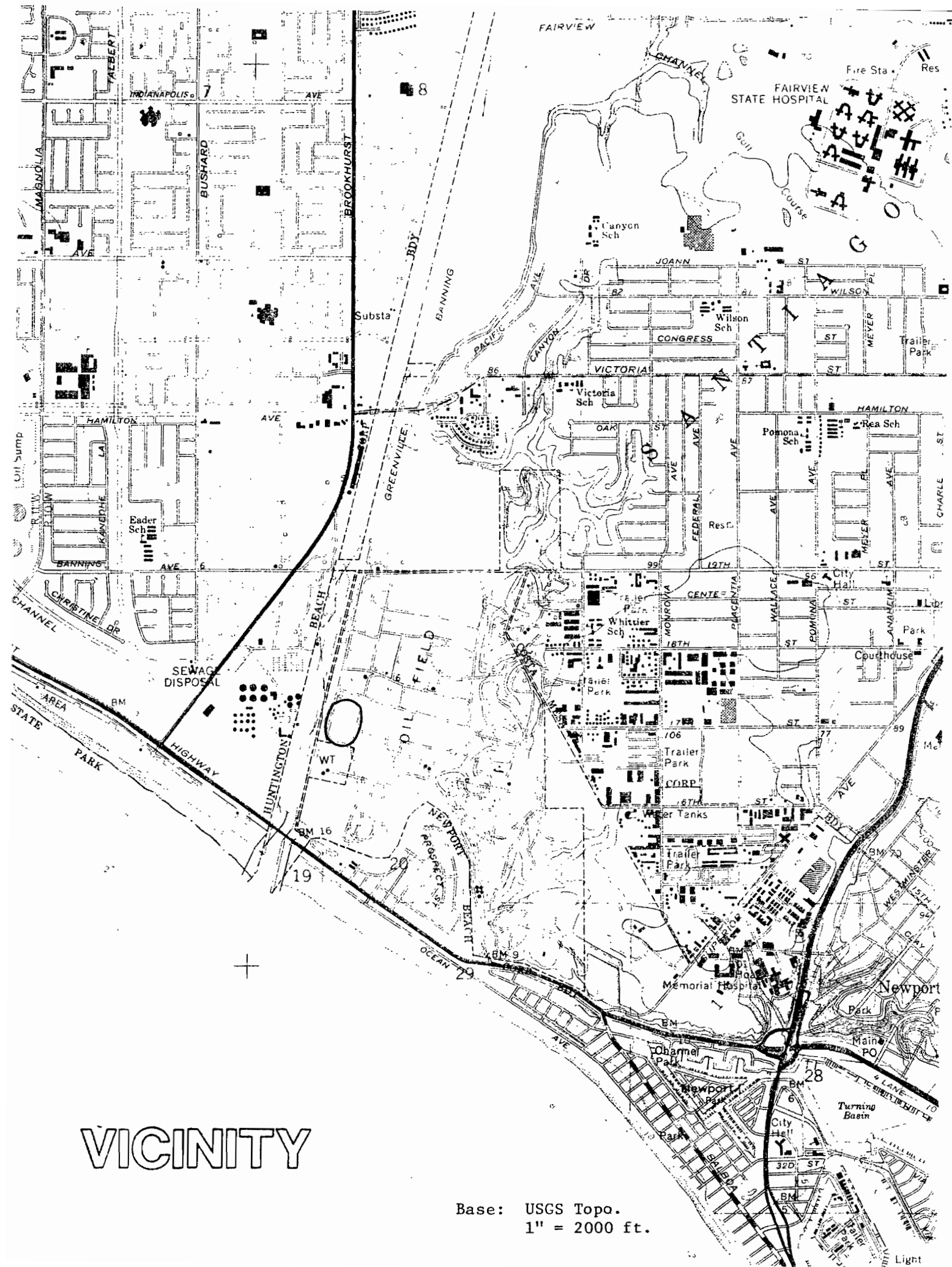
1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**san bernardino county**

**riverside county**

**san diego county**

## Site



# VICINITY

Base: USGS Topo.  
1" = 2000 ft.



AP 114-170-52 BOUNDARY

WEST NEWPORT OIL CO  
NEWPORT-BANNING FCH  
A B C DRILL SITE MAP



Re: California Coastal Commission  
Application for Exploratory Drilling  
From Drill Sites "A", "B", "C"

Armstrong Petroleum Corporation and Mobil Oil Corporation are submitting to the California Coastal Zone Conservation Commission an application to drill, test and complete oil-gas wells from three designated drill sites in Section 20, Township 6 South, Range 10 West in Orange County. Attached is a topographic map depicting the location of each drill site. These sites are approximately 1-1/2 to 2 acres each and will contain up to 10 wells.

Permits to drill the first wells in drill sites A and B have been approved by both Orange County and the California Division of Oil and Gas. All three drill sites are located with the West Newport Oil Field as defined by the Division of Oil and Gas. This field which covers approximately 550 acres, currently has 243 oil wells producing from three zones of Miocene age approximately 800' to 2700' deep. The existing operations are permitted by the Coastal Commission under exemption Number E-7-27-73-144 granted on November 5, 1973.

The activities which will be conducted at each drill site can be broken down into three phases.

- I. Exploratory Drilling and Testing
- II. Development Drilling
- III. Production Operations

The time frame for the operation of each phase is difficult to determine until drilling commences. However, a rough estimate of Phase I assumes the drilling of the first well in mid-1985 and the continuing of exploratory drilling through 1986. Phase II assumes the successful drilling of exploratory wells and will require up to five years for completion of development drilling. Drilling activity in both Phase I and II will be intermittent with a drilling rig on location only part of the time. Phase III is the most difficult to anticipate due to the uncertainties associated with long term oil economic forecasts. At this point it is probable that the existing oil operations in the West Newport Field and the drill site operations will coincide in length.

## EXPLORATORY DRILLING AND TESTING

It is anticipated that two exploratory wells may be drilled and tested at each site in the first phase. All operations concerned with exploratory drilling will be contained within the drill site boundaries.

The site preparation necessary for drilling will consist of the leveling of the ground within the site area. At each of the three sites no more than 1'-2' of grading will be required. In addition, a 20" conductor and 5'X5'X5' concrete cellar will be installed prior to the rigging up the drilling equipment. These sites and the construction work at each site have been reviewed by the Environmental Management Agency of Orange County and have been given a negative declaration.

The attached plot plan of Bawden Drilling Rig No. 27 represents the general arrangement of the type of drilling equipment required for the exploratory drilling. The equipment and drilling personnel will be contracted for by Armstrong and Mobil after reviewing competitive bids from selected West Coast Drilling companies. This may not be the exact equipment used but accurately represents the size and location of various items. This type of rig is totally electric resulting in very little rig noise. Temporary sound-proofing will be installed on three sides of the drill site to eliminate noise from the ground level to 13' above the derrick floor. The open and unsound-proofed side will allow access to the rig and will be situated so that the unsound-proofed side will be no closer than 2000' from the facing property line.

It is anticipated that the time required to drill an exploratory well to the estimated depth of 8500' is 4 to 5 weeks. Drilling operations will be conducted 24 hours a day. After reaching the objective depth (8500') and evaluating electric logs a decision to complete and test the well or abandon it will be made. In either case the drilling rig may drill a second well at the same site, be moved to one of the other two sites, or be released.

Once a decision to complete a well has been made, a smaller workover rig will be utilized from one to two weeks to perforate and test the well in order to determine its potential productivity. A procedure for drilling the first two exploratory wells, Banning #328 and #800, are attached as exhibits. The California Division of Oil and Gas has reviewed the procedures and has issued permits for their drilling. These permits are attached.

## DEVELOPMENT DRILLING

After the successful drilling and testing of exploratory wells the drilling of additional development wells will commence. Each drill site has been sized to accommodate up to 10 development wells. These wells can be drilled and completed for production in approximately 4 weeks. The same type of drilling equipment and layout will be utilized for development drilling as was used for exploratory drilling.

It is unlikely that all development drilling will be performed consecutively. Instead the ten development wells would probably be spread out over three or four years, with the drilling equipment installed and then removed after finishing a particular well.

The drilling of individual development wells will require the obtaining of drilling permits from both Orange County and the California Division of Oil and Gas. Programs and procedures for drilling development wells will be determined from information obtained while drilling and testing exploratory wells.

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION  
SOUTH COAST REGION

Robert F. Rooney, Ph.D., Chairman  
Russell Rubley, Vice-Chairman  
James A. Hayes, State Representative  
M. J. Carpenter, Executive Director

Temporary Address:  
925 Harbor Plaza, Second Floor  
P. O. Box 1450  
Long Beach, California 90801  
Telephones: (213) 435-4201, (213) 435-2611  
(714) 846-3662

EXEMPTION NO. E-144

VERIFICATION OF EXEMPTION

The Regulations of the California Coastal Zone Conservation Commission, Section 510, specifies that no permit shall become effective until a copy thereof has been returned to the Regional Commission, upon which all claimants have acknowledged that they have received a copy of the exemption and understand its contents. You are therefore requested to verify the following statement after completely reviewing your exemption and return the signed verification to the Coastal Commission within ten (10) working days following the exemption issuance.

The undersigned claimant acknowledges receipt of the California Coastal Commission's Exemption Number E-144 and thoroughly understands the contents of the exemption, including any conditions imposed.

General Crude Oil Company  
and  
G. E. Kadane & Sons

Nov. 5, 1973

Date

J. S. Kadane  
Claimant's Signature

Mailed on Nov. 6, 1973



DEC 24 1980

# FILED NEGATIVE DECLARATION

JUNE ALEXANDER, C  
of the Board of Supervi  
D

LEE A. BRANCH, County Clerk

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act of 1970 (specifically Section 21151 of the Public Resources Code), the County of Orange has conducted an Initial Study to determine whether the following project may have a significant effect on the environment and on the basis of that study hereby finds:

☐ The proposed project will not have a significant effect on the environment; therefore, does not require the preparation of an Environmental Impact Report.

☒ 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 Measures described on the reverse side of this sheet have been added to the project. An Environmental Impact Report is therefore not required.

The environmental documents which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document

## PROJECT:

Title: Permit for Oil Well Drilling; The Banning Oil Field File No: 10/11010

Location: 1080 West 17th Street, Costa Mesa

Description: Drilling of 28 Oil Wells; 291, 292, 295, 296, 299, 284, 286, 500, 282, 281, 512, 560, 262, 46R, 82R, 432, 433, 325-334, 800.

Project Proponent: Mobil Oil Corporation, Fred L. Jones

Division/Department EMA/Regulation/Enforcement  
Responsible For Proposed Project:

Contact Person: Dan DeMara

Telephone: 834-5362

## NOTICE:

This document and supporting attachments are provided for review by the general public and consideration by the appropriate County body or official acting on the above project.

Supplemental information is on file and may be reviewed in the Environmental Analysis Division offices, 811 N. Broadway, Room 201, Santa Ana, California.

This determination may be appealed by filing a letter with the Planning Commission's Recording Secretary stating reasons why, in your opinion, an Environmental Impact Report should be prepared. If no appeal is received prior to 4:30PM, DEC 19 1980, this Negative Declaration shall be official.

Dated: December 23, 1980

*[Signature]*

RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF CONSERVATION  
**DIVISION OF OIL AND GAS**

RECEIVED

JUL 27 1984

WEST NEWPORT  
OIL COMPANY

Long Beach, California July 26, 1984

Mr. Jay R. Stair, Agent

WEST NEWPORT OIL CO.

P. O. Box 1487

Newport Beach, CA 92663

I have received your notice dated July 13 & July 23 1984, of Intention

to Drill

"Banning" 800

(Well name and number)

Sec. 29, T. 6S, R. 10W, S. B. B. & M.

Under Sec. 3234 of the PRC, your request for confidential status for the above well is approved. Confidential status of well records is for a period of two (2) years from the cessation of drilling operations. For prospect wells the period may be extended with approved extenuating circumstances.

RHS:ep

cc: file

M. G. MEFFERD  
State Oil and Gas Supervisor

By Robert H. Samuelson  
V. F. Gaede, Deputy Supervisor

# Notice of Intention to Drill New Well

C.E.Q.A. INFORMATION			
EXEMPT <input type="checkbox"/> CLASS _____	NEG. DEC. <input checked="" type="checkbox"/> S.C.H. NO. _____	E.I.R. <input type="checkbox"/> S.C.H. NO. _____	DOCUMENT NOT REQUIRED BY LOCAL <input type="checkbox"/> JURISDICTION
See Reverse Side			

FOR DIVISION USE ONLY					
MAP	MAP BOOK	CARDS	BOND	FORMS	
				114	121

In compliance with Section 3203, Division 3, Public Resources Code, notice is hereby given that it is our intention to commence drilling well Banning 800, well type Prod, API No. \_\_\_\_\_  
(Assigned by Division)  
Sec 20, T 6S, R 10W, SB B. & M., West Newport Field, Orange County.  
 Legal description of mineral-right lease, consisting of -- acres, is as follows: on file  
(Attach map or plat to scale)

Do mineral and surface leases coincide? Yes XX No \_\_\_\_\_. If answer is no, attach legal description of both surface and mineral leases, and map or plat to scale.

Location of well 3750 feet east along section / ~~property line~~ and 6700 feet south  
(Direction) (Cross out one) (Direction)  
 at right angles to said line from the Northwest corner of section / ~~property~~ 20 or  
(Cross out one)

Is this a critical well according to the definition on the reverse side of this form? Yes ☐ No ☒

If well is to be directionally drilled, show proposed coordinates (from surface location) at total depth:  
3955 feet East and 7145 feet South  
(Direction) (Direction)

Elevation of ground above sea level 50' feet.

All depth measurements taken from top of Kelley Bushing that is 16' feet above ground.  
(Derrick Floor, Rotary Table, or Kelly Bushing)

## PROPOSED CASING PROGRAM

SIZE OF CASING INCHES API	WEIGHT	GRADE AND TYPE	TOP	BOTTOM	CEMENTING DEPTHS	CALCULATED FILL BEHIND CASING (Linear Feet)
16	65	H-40	0	60'	60' ± to surface	
10 3/4	32	K-55	0	1450'	1450' ± to surface	
7	26	K-55	0	6700'	200' ± above	
7	26	N-80	6700'	8500'	oil show	

(A complete drilling program is preferred and may be submitted in lieu of the above program.)

Intended zone(s) of completion Miocene, D&E, 3680 psi Estimated true vertical depth 8500'  
(Name, depth, and expected pressure)

**It is understood that if changes in this plan become necessary we are to notify you immediately.**

Name of Operator <u>West Newport Oil</u>		Type of Organization (Corporation, Partnership, Individual, etc.) <u>Company</u>	
Address <u>P.O. Box 1487</u>		City <u>Newport Beach</u>	Zip Code <u>92663</u>
Telephone Number <u>631-1100</u>	Name of Person Filing Notice <u>J. R. Stair</u>	Signature 	Date <u>7-13-84</u>

This notice and indemnity or cash bond shall be filed, and approval given, before drilling begins. If operations have not commenced within one year of receipt of the notice, this notice will be considered cancelled.

## PRODUCTION OPERATIONS

The producing operations associated with drill sites "A", "B" and "C" will be combined with the existing operations of the West Newport Oil Field whenever possible.

All new facilities for the production of the drill site wells will be located on the drill site. These facilities will be:

1. Artificial Lift Equipment. This equipment probably will be conventional sucker rod pumping units, sized after determination of pumping requirements. Electric motors and appropriate starting panels will be utilized as prime movers.
2. Fluid Metering Equipment. Both gas and oil-water metering facilities will be installed on site. This equipment will consist of a small gas scrubber at each well with an orifice type meter. The oil and water will be tested in a standard flowco, capacitance probe, net oil computer arrangement utilizing a 5 or 10 barrel three phase vessel for separation of fluids before measurement.
3. Flowlines. Each well will have its own 3" flowline for the transportation of fluids to the testing facilities. A main group flow line will transport the total drill site production to the existing West Newport Oil Tank Farm for oil, water and gas separation, water disposal and oil sales. The existing facilities should be adequate for handling these additional fluids without modification.
4. Electrical Distribution System. There currently exists on the property a 2200 volt electrical distribution system which will be modified by the addition of transformers to provide 440 volts for the use at each drill site. It is anticipated that maximum of 1000 kilowatts will be required for use at each site for production operations. During the drilling operations the electric load will be greater and temporary facilities will be installed.

WEST NEWPORT OIL COMPANY

MARCH 27, 1984

PROCEDURE TO DRILL  
BANNING #328  
SECTION 20-T6S-R10W-SBB&M  
ORANGE COUNTY, CALIFORNIA

LOCATION: 4800' South & 2500' East of  
Section 20-T6S-R10W-SBB&M

ELEVATION: 65' Ground

CASING REQUIREMENTS: 60' - 16" 65# ST&C  
1950' - 10 3/4" 32# K-55 LT&C  
8000' - 7" 26# K-55 LT&C

PROCEDURE:

1. Grade location and set 60' of 16" pipe with rat hole digger.
2. Move in contract drilling rig. Install and test B.O.P.E. per D.O.G. Drill 13 1/2" hole to 1950'.
3. Condition hole and run 1950' of 10 3/4" 32# K-55 LT&C casing.
4. Cement casing using class "G" with 1:1 Poz "A" and 40% silica flour, 2% gel and 2% calcium chloride. Calculate using 30% excess.
5. Install B.O.P.E. and test per D.O.G. Rig up mud loggers.
6. Drill out shoe with 9 7/8" bit to 8300'.
7. At 8300' rig up wire line and run D.I.L., FDC-CNL and dipmeter. Take side wall samples as required.
8. Depending upon log results a completion program will be issued for running and cementing 7" casing or plugging and completing in the "C" zone.

## OUTLINE OF PROPOSED DRILLING FLUID PROGRAM

<u>Interval (feet)</u>	<u>Mud Weight (pcf)</u>	<u>Viscosity (sec/qt)</u>	<u>Fluid Loss (ml/30min)</u>	<u>Mud Components</u>
0-2000	68-75	40-50	15-25	Bentonite Lignite Surfactant Bicarbonate Caustic Soda
2000-8400	70-75	38-45	4-6	Bentonite Lignite Surfactant Bicarbonate Caustic Soda

# PERMIT TO CONDUCT WELL OPERATIONS

CONFIDENTIAL

RECEIVED

JUL 30 1984

WEST NEWPORT  
OIL COMPANY

Jay R. Stair, Agent

WEST NEWPORT OIL COMPANY

P.O. Box 1487

Newport Beach, CA 92663

504

(field code)

06

(area code)

20

(new pool code)

(old pool code)

Long Beach

July 27, 1984

California

Your \_\_\_\_\_ proposal to \_\_\_\_\_ drill \_\_\_\_\_ well \_\_\_\_\_ "Banning" 328  
A.P.I. No. 059-21243, Section 20, T. 6S, R. 10W, S.B. B. & M.,  
West Newport field, Onshore area, C and E pool,  
Orange County, dated 7-13-84, received 7-16-84 has been examined in conjunction with records  
filed in this office.

## THE PROPOSAL IS APPROVED PROVIDED:

1. Blowout prevention equipment, equivalent to this division's Class IIIB3M requirements, or better, shall be installed and maintained in operating condition.
2. Drilling fluid of a quality and in sufficient quantity to control all subsurface conditions in order to prevent blowouts shall be used.
3. All oil, gas or fresh water sands behind the 10-3/4" casing shall be protected by either lifting cement or by multiple stage cementing.
4. This division shall be consulted and a Supplementary Notice may be required before making any changes in the proposed program.
5. THIS DIVISION SHALL BE NOTIFIED TO:
  - a. Witness a test of the installed blowout prevention equipment prior to drilling out cement in the shoe of the 10-3/4" casing.
  - b. Witness a test of the effectiveness of the 10-3/4" shut-off above the producing zone.

NOTE: A crew drill may be required at the time of the blowout prevention equipment test.

RHS:mh

cc: Update  
EDP

Engineer Robert H. Samuelian

Phone (213) 590-5311

M. G. MEFFERD, State Oil and Gas Supervisor

By [Signature]  
V. F. Gade, Deputy Supervisor

A copy of this report and the proposal must be posted at the well site prior to commencing operations.

Records for work done under this permit are due within 60 days after the work has been completed or the operations have been suspended.

# DIVISION OF OIL AND GAS

## Notice of Intention to Drill New Well

C.E.Q.A. INFORMATION			
EXEMPT <input type="checkbox"/> CLASS _____	NEG. DEC. <input checked="" type="checkbox"/> S.C.H. NO. _____	E.I.R. <input type="checkbox"/> S.C.H. NO. _____	DOCUMENT NOT REQUIRED BY LOCAL <input type="checkbox"/> JURISDICTION
See Reverse Side			

FOR DIVISION USE ONLY					
MAP	MAP BOOK	CARDS	BOND	FORMS	
				114	121

In compliance with Section 3203, Division 3, Public Resources Code, notice is hereby given that it is our intention to commence drilling well Banning 328, well type Prod., API No. \_\_\_\_\_  
(Assigned by Division)  
 Sec. 20, T. 6S, R. 10W, SB B. & M., West Newport Field, Orange County.  
 Legal description of mineral-right lease, consisting of -- acres, is as follows: on file  
(Attach map or plat to scale)

Do mineral and surface leases coincide? Yes ☒ No \_\_\_\_\_. If answer is no, attach legal description of both surface and mineral leases, and map or plat to scale.

Location of well 2500 feet east along section / ~~property line~~ and 4800 feet south  
(Direction) (Cross out one) (Direction)  
 at right angles to said line from the Northwest corner of section / ~~property~~ 20 or  
(Cross out one)

Is this a critical well according to the definition on the reverse side of this form? Yes ☐ No ☒

If well is to be directionally drilled, show proposed coordinates (from surface location) at total depth:  
-- feet -- and -- feet --  
(Direction) (Direction)

Elevation of ground above sea level 65' feet.

All depth measurements taken from top of Kelley Bushing that is 16' feet above ground.  
(Derrick Floor, Rotary Table, or Kelly Bushing)

### PROPOSED CASING PROGRAM

SIZE OF CASING INCHES API	WEIGHT	GRADE AND TYPE	TOP	BOTTOM	CEMENTING DEPTH	CALCULATED FILL BEHIND CASING (Linear Feet)
16	65	H-40	0	60'	60' ± to surface	
10 3/4	32	K-55	0	1950'	1950' ± to surface	
7	26	K-55	0	7000'	200' ± to	
7	26	N-80	7000'	8300'	oil show	

(A complete drilling program is preferred and may be submitted in lieu of the above program.)

Intended zone(s) of completion Miocene, D&E, 3594 psi Estimated true vertical depth 8300'  
(Name, depth, and expected pressure)

It is understood that if changes in this plan become necessary we are to notify you immediately.

Name of Operator <u>West Newport Oil</u>		Type of Organization (Corporation, Partnership, Individual, etc.) <u>Company</u>	
Address <u>P.O. Box 1487</u>		City <u>Newport Beach</u>	Zip Code <u>92663</u>
Telephone Number <u>631-1100</u>	Name of Person Filing Notice <u>J.R. Stair</u>	Signature 	Date <u>7-13-84</u>

This notice and indemnity or cash bond shall be filed, and approval given, before drilling begins. If operations have not commenced within one year of receipt of the notice, this notice will be considered cancelled.

RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF CONSERVATION  
**DIVISION OF OIL AND GAS**

RECEIVED

JUL 27 1984

WEST NEWPORT  
OIL COMPANY

Long Beach, California July 26, 1984

Mr. Jay R. Stair, Agent  
WEST NEWPORT OIL CO.  
P. O. Box 1487  
Newport Beach, CA 92663

I have received your notice dated July 13 & July 23 1984, of Intention

to Drill

"Banning" 328

(Well name and number)

Sec. 20, T. 6S, R. 10W, S. B. B. & M.

Under Sec. 3234 of the PRC, your request for confidential status for the above well is approved. Confidential status of well records is for a period of two (2) years from the cessation of drilling operations. For prospect wells the period may be extended with approved extenuating circumstances.

RHS:ep

cc: file

M. G. MEFFERD  
State Oil and Gas Supervisor

By Robert H. Samuelson  
for V. F. Gaede, Deputy Supervisor

## DIVISION OF OIL AND GAS

## SUPPLEMENTARY NOTICE

FOR DIVISION USE ONLY			
BOND	FORMS		EDP WELL FILE
	OGD114	OGD121	

DIVISION OF OIL AND GAS

Long Beach Calif.A notice to you dated July 13, 19 84, stating the intention toDrill, Banning 800, API No. \_\_\_\_\_,  
(Drill, rework, abandon) (Well name and number)Sec. 20, T. 6S, R. 10W, SB B. & M., West Newport Field,  
Orange County, should be amended because of changed conditions.

The present condition of the well is as follows:

Total depth NA

Complete casing record including plugs and perforations:

NA

We now propose to relocate well to coordinates 3,000 feet east  
along section and 5,900 feet south at right angles to said  
line from the northwest corner of Section 20.

It is understood that if changes in this plan become necessary we are to notify you immediately.

Address P. O. Box 1487  
(Street)Newport Beach, Ca 92663  
(City) (State) (Zip)Telephone Number (714) 631-1100West Newport Oil Company  
(Name of Operator)Type of Organization Corporation  
(Corporation, Partnership, Individual, etc.)By J. R. Stair 12-20-84  
(Name) (Date)Signature [Signature]

RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF CONSERVATION  
DIVISION OF OIL AND GAS

RECEIVED

DEC 27 1984

REPORT OF CORRECTION OR CANCELLATION

WEST NEWPORT  
OIL COMPANY

CONFIDENTIAL

Long Beach, California

Jay R. Stair, Agent  
WEST NEWPORT OIL COMPANY  
P. O. Box 1487  
Newport Beach, CA 92663

December 26, 1984

In accordance with Supplementary Notice dated 12-20-84

the following change pertaining to your well "Banning" 800 (059-21244),  
(Well designation)  
West Newport field, Orange County,

Sec. 29, T. 6S, R. 10W, S.B. B. & M., is being made in our records:

☒ The corrected location is 3,000 feet east along section line and 5,900 feet  
south at right angles, from northwest corner of section 20.

☐ The corrected elevation is \_\_\_\_\_

☐ Report No. \_\_\_\_\_, dated \_\_\_\_\_, has been  
corrected as follows: \_\_\_\_\_

☐ Your notice to \_\_\_\_\_ dated \_\_\_\_\_,  
(Drill, abandon, etc.)  
and our report No. P \_\_\_\_\_, issued in answer thereto, are hereby cancelled  
inasmuch as the work will not be done. If you have a drilling bond on file covering  
this notice it will be returned. No request for such return is necessary.

☐ Other: \_\_\_\_\_

RHS:ep

cc: Update

M. G. Mefferd  
State Oil and Gas Supervisor

By Robert H. Samuelian  
for V. F. Gaede, Deputy Supervisor



DEC 24 1981

# FILED JUNE ALEXANDER, of the Board of Superintendents NEGATIVE DECLARATION

LEE A. BRANCH, County Clerk

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act of 1970 (specifically Section 21151 of the Public Resources Code), the County of Orange has conducted an Initial Study to determine whether the following project may have a significant effect on the environment and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant effect on the environment; therefore, does not require the preparation of an Environmental Impact Report.
- ☒ 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 Measures described on the reverse side of this sheet have been added to the project. An Environmental Impact Report is therefore not required.

The environmental documents which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

## PROJECT:

Title: Permit for Oil Well Drilling; The Banning Oil Field File No: 16/11-10

Location: 1080 West 17th Street, Costa Mesa

Description: Drilling of 26 Oil Wells; 291, 292, 295, 296, 299, 284, 286, 502, 282, 281, 512, 560, 262, 46R, 82R, 432, 433, 325-334, 800.

Project Proponent: Mobil Oil Corporation, Fred L. Jones

Division/Department EMA/Regulation/Enforcement  
Responsible For Proposed Project:

Contact Person: Dan DeMara

Telephone: 834-5362

## NOTICE:

This document and supporting attachments are provided for review by the general public and consideration by the appropriate County body or official acting on the above project.

Supplemental information is on file and may be reviewed in the Environmental Analysis Division offices, 811 N. Broadway, Room 201, Santa Ana, California.

This determination may be appealed by filing a letter with the Planning Commission's Recording Secretary stating reasons why, in your opinion, an Environmental Impact Report should be prepared. If no appeal is received prior to 4:30PM, DEC 19 1980, this Negative Declaration shall be official.

Dated: December 15, 1980

[Signature]

WEST NEWPORT OIL COMPANY

MARCH 27, 1984

PROCEDURE TO DRILL  
BANNING #800  
SECTION 20-T6S-R10W-SBB&M  
ORANGE COUNTY, CALIFORNIA

LOCATION: 6700' South & 3750' East of  
Section 20-T6S-R10W-SBB&M

ELEVATION: 50' Ground

CASING REQUIREMENTS: 60' - 16" 65# ST&C  
1450' - 10 3/4" 32# K-55 LT&C  
8000' - 7" 26# K-55 LT&C

PROCEDURE:

1. Grade location and set 60' of 16" pipe with rat hole digger.
2. Move in company drilling rig. Install and test B.O.P.E. per D.O.G. Drill 13 1/2" hole to 1450'.
3. Condition hole and run 1450' of 10 3/4" 32# K-55 LT&C casing.
4. Cement casing using class "G" cement with 1:1 Poz "A" and 40% silica flour, 2% gel and 2% calcium chloride. Calculate using 30% excess.
5. Move out company rig. Rig up contract rig. Install B.O.P.E. Test and witness per D.O.G. Install mud loggers before drilling out.
6. Drill out shoe with 9 7/8" bit.
7. Directionally drill 9 7/8" hole with 2 1/2°/100' build and 1 1/2°/100' drop-off to 445' South and 205' East of surface location. K.O.P.E. 1450' maximum angle 24°.
8. At 8500' rig up wire line and run D.I.L., FDC-CNL and dipmeter. Take side wall samples as required.
9. Depending upon log results a completion program will be issued for running and cementing 7" casing or plugging and completing in the "C" zone.

## OUTLINE OF PROPOSED DRILLING FLUID PROGRAM

<u>Interval (feet)</u>	<u>Mud Weight (pcf)</u>	<u>Viscosity (sec/qt)</u>	<u>Fluid Loss (ml/30min)</u>	<u>Mud Components</u>
0-2000	68-75	40-50	15-25	Bentonite Lignite Surfactant Bicarbonate Caustic Soda
2000-8400	70-75	38-45	4-6	Bentonite Lignite Surfactant Bicarbonate Caustic Soda

# PERMIT TO CONDUCT WELL OPERATIONS

CONFIDENTIAL

504

(field code)

06

(area code)

20

(new pool code)

--

(old pool code)

Jay R. Stair, Agent

WEST NEWPORT OIL COMPANY

P.O. Box 1487

Newport Beach, CA 92663

RECEIVED

JUL 30 1984

WEST NEWPORT  
OIL COMPANY

Long Beach

July 27, 1984

California

Your \_\_\_\_\_ proposal to \_\_\_\_\_ drill \_\_\_\_\_ well "Banning" 800  
 A.P.I. No. 059-21244, Section 29, T. 6S, R. 10W, S.B. B. & M.,  
 West Newport field, Onshore area, C and E pool,  
 Orange County, dated 7-13-84, received 7-16-84 has been examined in conjunction with records  
 filed in this office.

## THE PROPOSAL IS APPROVED PROVIDED:

1. Blowout prevention equipment, equivalent to this division's Class IIIB3M requirements, or better, shall be installed and maintained in operating condition.
2. Drilling fluid of a quality and in sufficient quantity to control all subsurface conditions in order to prevent blowouts shall be used.
3. All oil, gas or fresh water sands behind the 10-3/4" casing shall be protected by either lifting cement or by multiple stage cementing.
4. A directional survey shall be made and filed with this division.
5. This division shall be consulted and a Supplementary Notice may be required before making any changes in the proposed program.
6. THIS DIVISION SHALL BE NOTIFIED TO:
  - a. Witness a test of the installed blowout prevention equipment prior to drilling out cement in the shoe of the 10-3/4" casing.
  - b. Witness a test of the effectiveness of the 10-3/4" shutoff above the producing zone.

NOTE: A crew drill may be required at the time of the blowout prevention equipment test.

RHS:mh

cc: Update  
EDP

BLANKET BOND

Engineer Robert H. SamuelianPhone (213) 590-5311

M. G. MEFFERT, State Oil and Gas Supervisor

By V. F. Gaede, Safety Supervisor

A copy of this report and the proposal must be posted at the well site prior to commencing operations.

Records for work done under this permit are due within 60 days after the work has been completed or the operations have been suspended.

**WEST NEWPORT OIL COMPANY**

OPERATING ACCOUNT  
P. O. BOX 1487 (714) 631-1100  
NEWPORT BEACH, CA 92663

**CONTINENTAL BANK**

CONTINENTAL ILLINOIS NATIONAL  
BANK AND TRUST COMPANY OF CHICAGO  
231 S. LA SALLE ST., CHICAGO, IL 60690

**1269**

2-3/710

**PAY**

CHECK NO.	DATE	AMOUNT
1269	12-19-84	\$1000.00

TO  
THE  
ORDER  
OF

\* California Coastal Commission

⑈001269⑈ Ⓢ ⑆071000039⑆ 78⑈85733⑈

WEST NEWPORT OIL COMPANY  
P. O. BOX 1487  
NEWPORT BEACH, CA 92663

DETACH AND RETAIN THIS STATEMENT  
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

**DELUXE FORM NWC-3 V-6**

DATE	DESCRIPTION	AMOUNT	DISTRIBUTIONS	
			ACCT. NO.	AMOUNT
12-19-84	Well permits for #800 & #328	1000.00		1000.00

EMPLOYEE \_\_\_\_\_

PERIOD ENDING	EARNINGS				TOTAL EARNINGS	DEDUCTIONS				TOTAL DEDUCTIONS	NET PAY
	HOURS	RATE	AMOUNT EARNED AT REGULAR RATE	OVERTIME AND OTHER		SOCIAL SECURITY TAX	WITHHOLDING U. S. INC. TAX	S. D. I.	STATE INCOME TAX		