MINUTE ITEM
This Calendar Item No. 50
was approved as Minute Item
No. 50 by the State Lands
Commission by a vote of 3
to 0 at its 7-10-89
meeting.

CALENDAR ITEM

50

A 10

S 7

07/10/89
W 40546
Hamilton

ISSUANCE OF A NEGOTIATED SUBSURFACE
STATE OIL AND GAS LEASE,
CONTRA COSTA COUNTY

PROPOSED LESSEE:

Tri-Valley Oil & Gas Co.
Attn: Ms. Janet L. Cheney
2001 Westwind Drive, Suite 14
Bakersfield, California 93301

AREA, TYPE LAND AND LOCATION:

The State land is described in Exhibit "A" and contains two parcels (totaling approximately 58 acres) of tide and submerged land in the beds of Piper Slough and Taylor Slough, Contra Costa County.

PROPOSED LAND USE:

Tri-Valley has proposed to enter into a negotiated subsurface oil and gas lease on State-owned land. The company has producing oil and gas leases on all of the private lands adjacent to the State land and has been granted land use permits by the Contra Costa County Zoning Administrator (Lead Agency) to develop oil and gas wells on these adjacent private lands.

Drill sites on the State land are not available because the surface is covered entirely with water. However, the State land can be developed by slant drilling from surface drill sites located on the adjacent private lands or by inclusion in a Commission-approved pooled area or unit.

NONSUBSTANTIVE REVISION 07/24/89

CALENDAR PAGE 646
MINUTE PAGE 2399

MINUTE ITEM
This Calendar Item No. 50
was approved as Minute Item
No. 50 by the State Lands
Commission by a [illegible]

CALENDAR ITEM NO. 50 (CONT'D)

STATUTORY AUTHORITY:

P.R.C. 6815(a) authorizes the Commission to negotiate and enter into oil and gas leases on State lands if any of the following circumstances exists: wells drilled upon private or public lands are draining or may drain oil or gas from the State lands, the Commission determines the State lands to be unsuitable for competitive bidding because of such factors as their small size or irregular configuration or their inaccessibility from surface drill sites reasonably available or obtainable, the State owns a fractional interest in the lands, or the Commission determines a negotiated oil and gas lease to be in the best interests of the State.

Because Tri-Valley has all available surface drill sites adjacent to the State land and because productive wells at these Contra Costa County-approved drill sites may drain oil or gas from the State land, staff has concluded that the criteria of P.R.C. 6815(a) have been met; that is, the State land is unsuitable for competitive bidding because surface drill sites on the State land are not available, that wells drilled upon private lands may drain State oil or gas from the State land and that a negotiated subsurface State oil and gas lease will provide protection against drainage of State resources.

PREREQUISITE CONSIDERATIONS:

Filing fee, processing costs, first year's rental, performance bond or other security and duly executed negotiated subsurface State oil and gas lease have been received and are on file in the Commission's Long Beach office.

NON-NEGOTIABLE LEASE PROVISIONS:

1. Primary term of twenty years and for so long thereafter as oil or gas is produced in paying quantities from the leased lands, or so long as the lessee is diligently conducting producing, drilling, deepening, repairing, redrilling or other necessary lease or well maintenance operations in the leases lands.

2. No right to use any portion of the leases lands to depth of 500 feet for drilling locations, producing facilities or related oil and gas operations.

3. All development of the leases lands shall be accomplished from surface locations on adjacent lands.

4. All drilling into the leased lands shall be by slant drilling from surface locations on adjacent lands and shall be on a course and to an objective approved in writing by the Commission prior to the commencement of drilling.

5. Compliance with all applicable laws, rules and regulations of Federal, State and local governments and receipt of all necessary permits or approvals prior to slant drilling into the leases lands.

NEGOTIATED LEASE PROVISIONS:

1. Drilling term of three years. However, if all or part of the leased lands are included in a Commission-approved pooled area or unit, then drilling operations on and production from lands pooled or unitized with the leased lands shall be deemed to be drilling operations on and production from the leased lands that are included in the Commission-approved pooled area or unit.

2. Annual rental of $25 per acre ($1,450 for approximately 58 acres).

3. Royalty of 25 percent (25%) on gas substances and oil.

4. Performance bond or other security in the sum of $10,000.

CEQA AND OTHER ENVIRONMENTAL REVIEW:

CEQA Guidelines Section 15378(a)(3) identifies an activity involving the issuance to a person of a lease as a "project". However, if the site of the project or area in which the major environmental effects will occur is located on private lands within the county, that county will have jurisdiction by law over the project pursuant to CEQA Guidelines Section 15366.

The Contra Costa County Community Development Department is the Lead Agency for approving applications for oil and gas well permits in the County. Development of oil and gas wells within the unincorporated area of Contra Costa County is governed by Contra Costa County Ordinance Code Chapter 88-14. Before any new oil and gas activity is established, Chapter 88-14 requires the granting of a land use permit by the Contra Costa County Zoning Administrator.

APPROVALS REQUIRED:

Pursuant to Contra Costa County Ordinance Code Chapter 88-14, the County Zoning Administrator has granted Land Use Permits 2012-89, 2013-89 and 2014-89 (Exhibit "D") to Tri-Valley to drill and produce oil and gas wells from surface locations on private lands adjacent to the State land.

A Negative Declaration was prepared and adopted for this project by the Contra Costa County Community Development Department (Exhibit "D"). The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

EXHIBITS:
A. Land description.
B. Site Map.
C. General Location of State Lands.
D. Contra Costa County Land Use Permits and Negative Declarations.

AB 884: 09/20/89.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CONTRA COSTA COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN,

2. DETERMINE THAT THIS ACTIVITY, THE ISSUANCE OF A NEGOTIATED SUBSURFACE STATE OIL AND GAS LEASE ON THE STATE LAND DESCRIBED IN EXHIBIT "A", AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

3. DETERMINE THAT THE CRITERIA OF P.R.C. 6815(a) HAVE BEEN MET; THAT IS, THE STATE LAND DESCRIBED IN EXHIBIT "A" IS UNSUITABLE FOR COMPETITIVE BIDDING BECAUSE SURFACE DRILL SITES ON THE STATE LAND ARE NOT AVAILABLE, THAT WELLS DRILLED UPON ADJACENT PRIVATE LANDS MAY DRAIN OIL OR GAS FROM THE STATE LAND AND THAT A NEGOTIATED SUBSURFACE STATE OIL AND GAS LEASE WILL PROVIDE PROTECTION AGAINST DRAINAGE OF STATE RESOURCES.

4. PURSUANT TO P.R.C. 6815(a), ENTER INTO A NEGOTIATED SUBSURFACE STATE OIL AND GAS LEASE WITH TRI-VALLEY OIL AND GAS COMPANY FOR THE STATE LAND DESCRIBED IN EXHIBIT "A" (APPROXIMATELY 86 ACRES) THAT INCLUDES, AMONG OTHERS, THE FOLLOWING PROVISIONS: DRILLING TERM OF THREE YEARS, ANNUAL RENTAL OF $25 PER ACRE ($1,450 FOR APPROXIMATELY 58 ACRES), ROYALTY OF 25 PERCENT (25%) ON GAS SUBSTANCES AND OIL AND PERFORMANCE BOND OR OTHER SECURITY IN THE SUM OF $10,000.

5. AUTHORIZE THE EXECUTION OF THE DOCUMENT NECESSARY TO EFFECT THE COMMISSION'S ACTION.

EXHIBIT "A" **W 40546**

LAND DESCRIPTION

Two parcels of tide and submerged land in the beds of Piper Slough and Taylor Slough in Contra Costa County, California described as follows:

PARCEL 1

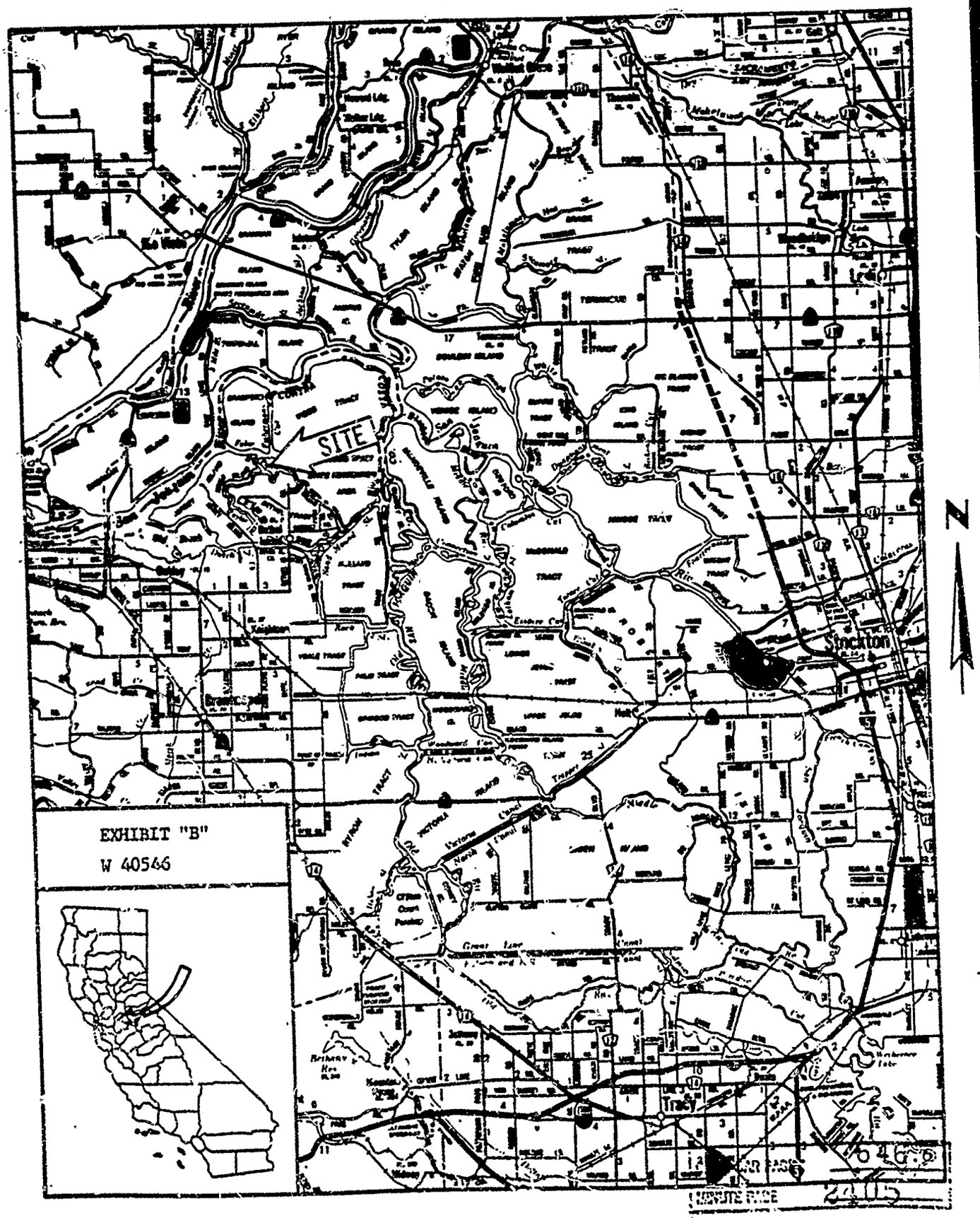
That portion of the bed of Piper Slough bounded by the ordinary high water marks of said slough; bounded on the northwest by the easterly extension of the line of the southerly levee of Piper Slough from its confluence with Taylor Slough, said extension is produced through a point of approximate scaled zone 3 (1927) coordinates of N 568,200 and E 1,669,500, said coordinates scaled from Jersey Island, Calif. Quad dated 1978; and bounded on the southeast by the northerly extension of the centerline of Bethel Island Road.

PARCEL 2

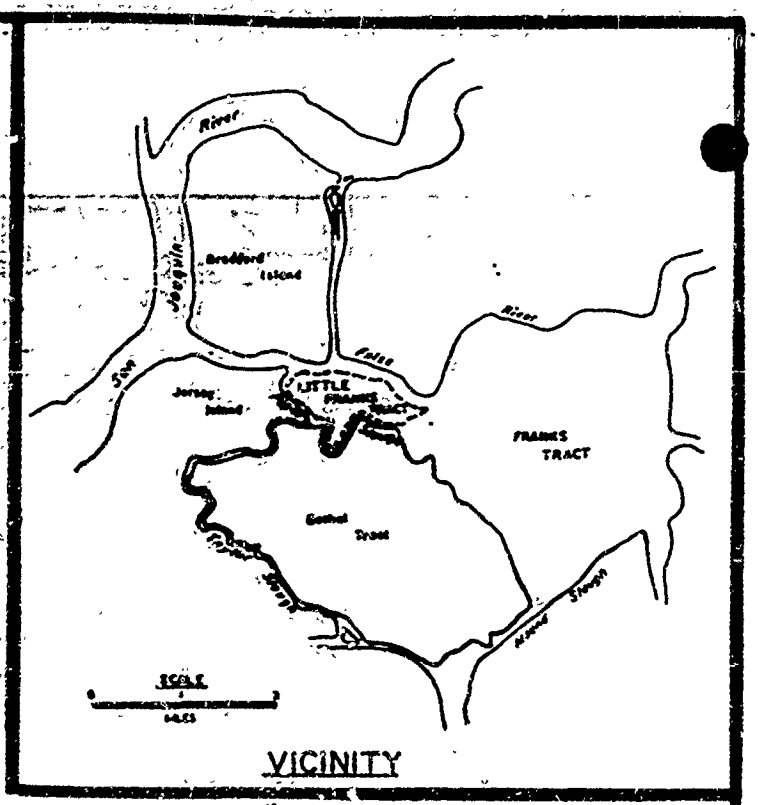
That portion of the bed of Taylor Slough bounded by the ordinary high water marks of said slough; bounded on the west by the northerly extension of the west line given as S.0°.05'.E,2606.3 feet in the deed from Sarah A. Conway to Blanch Farrar dated April 30, 1928 and recorded May 14, 1928 in Volume 133 Official Records, Page 366 in the Contra Costa County Recorders Office; and bounded on the east by Piper Slough.

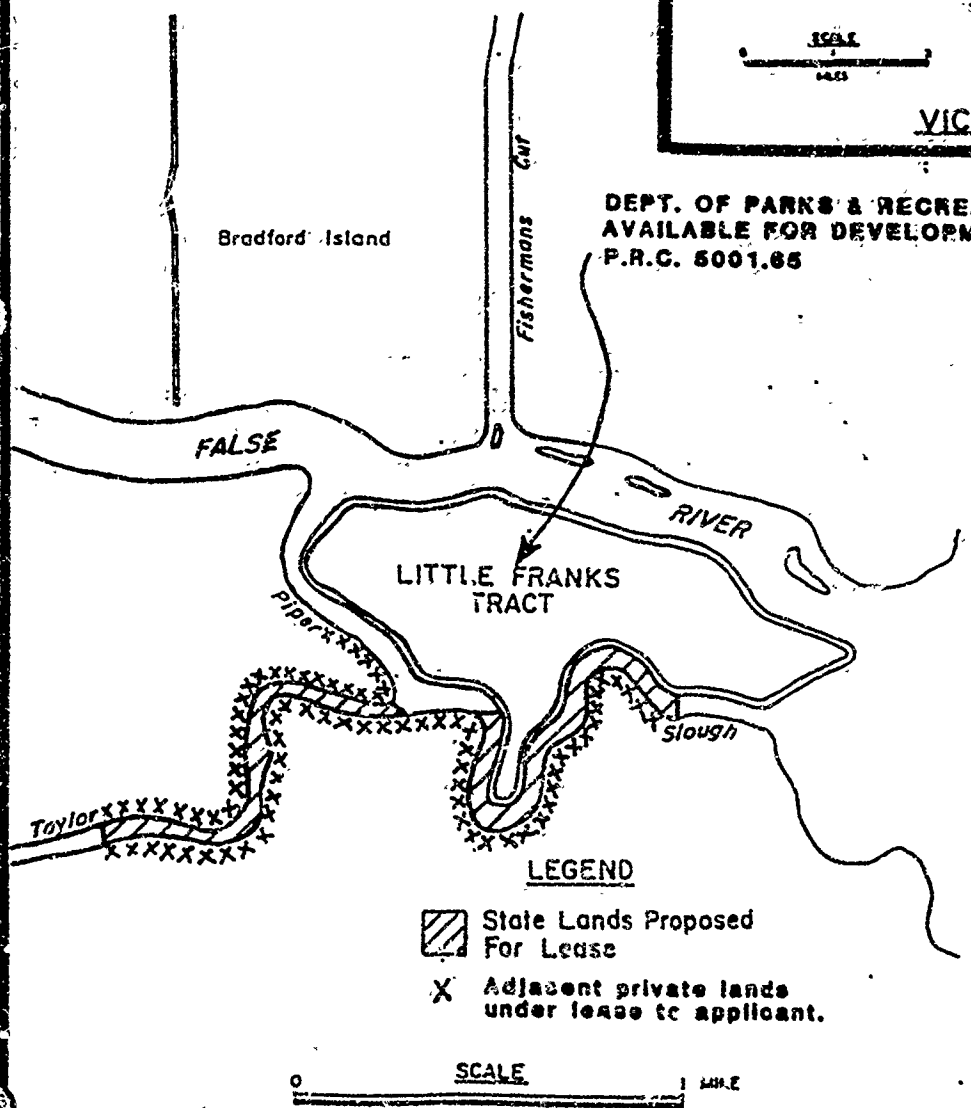
END OF DESCRIPTION

REVISED JULY 6, 1989 BY BIU 1.


SITE
Stockton
Tracy
N
EXHIBIT "B"
W 40546

General Location of State Lands Proposed for Negotiated Subsurface State Oil and Gas Lease





DEPT. OF PARKS & RECREATION LANDS: NOT AVAILABLE FOR DEVELOPMENT PURSUANT TO P.R.C. 5001.65

N

EXHIBIT "C"

(W40546)

PROPOSED NEGOTIATED SUBSURFACE STATE OIL AND GAS LEASE

PIPER AND TAYLOR SLOUGHS

CONTRA COSTA COUNTY

R.O. 2.09

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MINUTE PAGE 2406

EXHIBIT "D" (W 40546)

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 Contact Person: Jim Harris

Project Description and Location:
TRI-VALLEY OIL AND GAS CO. (Applicant) - ESTATE OF BRUNO A. AND GINO SCOPESI (Owners), County File #2012-89: The applicant requests approval to drill a development well, TVOG-Scopesi #2. Subject property is described as follows: The proposed well site is located on 88.7 acres south of Taylor Slough and north of Canal Road, in the Bethel Island area. (A-2) (ZA: E27) (CT 3010.00) (Parcel #028-020-001)

FILED
MAY 3 1989
M. CRAMLETT, ACTING COUNTY CLERK
CONTRA COSTA COUNTY
By _____ Deputy
ROSE [illegible]

☑ The Project was (Denied) (Withdrawn) (Approved) on April 27 1989.

Pursuant to the provisions of the California Environmental Quality Act:

- ☐ An Environmental Impact Report was prepared and certified.
- ☐ The Project was encompassed by an Environmental Impact Report previously prepared for _____.
- ☑ A Negative Declaration was issued indicating that preparation of an Environmental Impact Report was not required.
- ☑ Copies of the record of project approval and the Negative Declaration or the final EIR may be examined at the office of the Contra Costa County Community Development Department.

☑ The Project will not have a significant environmental effect.
☐ The Project will have a significant environmental effect. Mitigation measures for identified significant impacts were made a condition of approval.

- ☐ A statement of overriding considerations was adopted.
- ☐ Findings were adopted pursuant to Section 15091 of the State CEQA Guidelines.

Date May 3 1989 By _____ Community Development Department Representative

AFFIDAVIT OF FILING AND POSTING

I declare that on 5-3-89 I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

_____ Signature

Deputy Clerk Title

CALENDAR PAGE 646.8
MINUTE PAGE 2407

CONTRA COSTA COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED PERMIT

APPLICANT: Tri-Valley Oil & Gas Company
2001 Westwind Drive #14
Bakersfield, California 93301

APPLICATION NO. 2012-89

ASSESSOR'S PARCEL NO. 028-020-001

OWNER: Estate of Bruno & Gino Scopesi
550 Monterey Avenue
Los Gatos, California 95030-4307

ZONING DISTRICT: A-2

EFFECTIVE DATE: 27 April 1989

This matter not having been appealed within the time prescribed by law, a permit for APPROVAL TO DRILL A DEVELOPMENT WEL, TVOG-SCOPESI,

is hereby granted, subject to the attached conditions.

HARVEY E. BRAGDON, Director,
Community Development Department

By: Jean G. Mesick

Jean G. Mesick - Chief, Land Development

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE YEAR from the effective date if the use allowed by this permit is not established within that time.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.

D-2 (W 40546)

CALENDAR PAGE 646.9
MINUTE PAGE 2108

CONDITIONS OF APPROVAL FOR LAND USE PERMIT 2012-89

1. The proposed uses shall be established in accord with the plans submitted with the application as approved by the Contra Costa County Zoning Administrator.

2. Drilling operations shall conform to the regulations of the California Division of Oil and Gas designed to prevent damage to natural resources.

3. After drilling is complete, all drilling muds, soil wastes, waste water and other waste fluids shall be removed from the site and disposed of in compliance with State and County regulations. Sumps may remain with the approval of the Zoning Administrator if they are essential to the operation of a producing well.

4. Any proposed sumps shall be lined so as to prevent percolation of fluids into the sub-strata.

5. Derricks shall be removed when wells are brought into production.

6. If wells are abandoned, they shall be sealed in accordance with Division of Oil and Gas regulations, and the drilling or production facilities shall be removed. The site shall be restored to the conditions that existed prior to the commencement of drilling activity.

7. No toxic substances shall be used in violation of the requirements of either the California Department of Health Services and the Division of Oil and Gas.

8. The drilling operation shall be confined to as small an area as practical. Adequate measures shall be taken to control dust during drilling operations.

9. The applicant shall provide written proof of compliance with the requirements of the local fire protection district.

10. Lighting shall be directed to shine down toward the ground and not to the side toward neighboring properties.

11. If archaeologic materials are uncovered during grading, trenching or other on-site excavation, earthwork within 30 meters of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, if they are deemed necessary.

12. The proposed use shall be established in accordance with the plot plan submitted with this application. The land use permit shall expire in three (3) years, at which time the applicant may seek a renewal for an additional three (3) years subject to the public hearing review process.

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MINUTE PAGE 2409

13. Should an air compressor be needed to facilitate or sustain production, the design and installation of such a unit, including its acoustical characteristics shall be subject to review and approval of the County Zoning Administrator. Design of the air compressor shall be done so that noise transmission is reduced to the maximum extent possible.

The compressor shall be or properly screened by soundwalls.

14. Comply with drainage, road improvement, traffic and utility requirements as follows:

A. Unless exceptions are specifically granted, this development shall conform to the requirements of Division 914, "Drainage," of the County Ordinance Code. This includes conveying all storm waters entering or originating within the subject property to a natural watercourse having definable bed and banks or to an existing adequate storm drainage facility.

The applicant shall be permitted an exception from Section 914-2.006, "Surface Water Flowing from Subdivision, "provided that the applicant does not substantially increase the area of impervious surface, maintains the existing drainage pattern and does not dispose concentrated storm waters onto adjacent properties.

B. Applying for encroachment permits from the Public Works Department, Engineering Services Division, for driveway connections within the right of way of Bethel Island Road.

C. Obtain a Floodplain Permit from the Community Development and comply with the requirements of the Floodplain Management Ordinance including Section 5.0, "Provisions for Flood Hazard Reduction," of that Ordinance. Elevate finished floors of habitable structures to elevation 9.0.

INFORMATIONAL NOTES

1. This project may be subject to the requirements of the Department of Fish and Game. The applicant should notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within the development that may affect any fish and wildlife resources, per the Fish and Game Code.

2. This project may also be subject to the requirements of the United States Army Corps of Engineers. The applicant should notify the appropriate district of the Corps of Engineers to determine if a permit is required.

3. Comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Countywide Area of Benefit and the East/Central County Travel Corridor Area of Benefit as adopted by the Board of Supervisors.

JH/aa
LUPXXIII/2012-89C.JH
3/23/89
4/17/89 - Revised,Z.A. (v)

CALENDAR PAGE 646.11
MINUTE PAGE 9110

California Environmental Quality Act

NOTICE OF

[ ] Completion of Environmental Impact Report

[xx] Negative Declaration of Environmental Significance

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET NORTH WING-4TH FLOOR MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 Contact Person Jim Harris

Project Description and Location:

TRI-VALLEY OIL AND GAS CO. (Applicant) - ESTATE OF BRUNO A. AND GINO SCOPESI (Owners), County File #2012-89: The applicant requests approval to drill a development well, TVOG-Scopesi #2. Subject property is described as follows: The proposed well site is located on 88.7 acres south of Taylor Slough and north of Canal Road, in the Bethel Island area. (A-2) (ZA: E27) (CT 3010.00) (Parcel #028-020-001)

The project will not generate any adverse environmental impacts.

[✓] Justification for Negative Declaration is attached.

[ ] The Environmental Impact Report is available for review at the address below:

Contra Costa County Community Development Department
4th Floor, North Wing, Administration Building
651 Pine Street
Martinez, California

CALENDAR PAGE 646.12
MINUTE PAGE 2411

Review Period for Environmental Impact Report or Negative Declaration: April 5, 1989
thru April 17, 1989

D-5 (W 40546)

By
Community Development Department Representative

AP 9 R4/88

Community Development Department

County Administration Building
651 Pine Street
North Wing, 4th Floor
Martinez, California 94553-0095

Phone: 646-2031

Contra Costa County

Harvey E. Bragdon
Director of Community Development

April 5, 1989

Tri-Valley Oil & Gas Co.
2001 Westwind Drive, Suite 14
Bakersfield, CA 93301

Dear Applicant:

The Contra Costa County Community Development Department has completed an initial study of the environmental significance of the project represented by your pending application bearing County File Number LUP 2012-89. In conformance with Contra Costa County Guidelines for implementing the California Environmental Quality Act of 1970 (CEQA) it has been determined that your project (will/(will not)) have a significant effect on the environment. Your project falls within the following category:

(X) AN ENVIRONMENTAL IMPACT REPORT (EIR) IS NOT REQUIRED.

( ) The project is categorically exempt (Class____).

( ) The CEQA requirements are accommodated by the EIR previously prepared for _____.

(X) A statement that an EIR is not required (Negative Declaration of Environmental Significance) has been filed by the Community Development Department (unless appealed).

( ) Other:

( ) AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.

( ) The complexity of your project requires your submission of additional special reports or information (as outlined on the attached sheet) (which will be outlined in a forthcoming letter).

( ) A consultant will be hired to prepare the environmental impact report. This procedure is explained on the attached sheet.

Preparation of the EIR cannot be started until the fee and additional information requested is received by the Community Development Department

If you have questions concerning this determination, or desire additional information relative to environmental impact report regulations, please call 646-2031 and ask for Jim Morris.

Sincerely yours,

Harvey E. Bragdon
Director of Community Development

By: Jim Morris

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MINUTE PAGE 2112

AP 8 R4/88

D-6 (W/40546)

2012-89

CONTRA COSTA COUNTY

ENVIRONMENTAL CHECKLIST FORM

I. Background

1. Name of Proponent Tri Valley Oil & Gas

2. Address and Phone Number of Proponent 2001 West Wind Drive, Suite 14 - Bakersfield Ca. 93301

3. Date of Checklist Submitted March 21, 1989

4. Name of Proposal, if applicable TVOG - Scopesi #2

II. Environmental Impacts

(Explanations of all significant, (S), answers are required on attached sheets.)

	*S	*I
1. Earth. Will the proposal result in:		
a. Unstable earth conditions or in changes in geologic substructures?		I
b. Disruptions, displacements, compaction or overcovering of the soil?		I
c. Change in topography or ground surface relief features?		I
d. The destruction, covering or modification of any unique geologic or physical features?		I
e. Any increase in wind or water erosion of soils, either on or off the site?		I
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?		I
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?		I

* Please Note: 'S' is for significant; 'I' is for insignificant

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2. **Air.** Will the proposal result in:		
a. Substantial air emissions or deterioration of ambient air quality?		/
* b. The creation of objectionable odors?		
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?		/
3. **Water.** Will the proposal result in:		
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?		/
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		/
c. Alterations to the course or low of flood waters?		/
d. Change in the amount of surface water in any water body?		/
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?		/
f. Alteration of the direction or rate of flow of ground waters?		/
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?		/
h. Substantial reduction in the amount of water otherwise available for public water supplies?		/
i. Exposure of people or property to water related hazards such as flooding or tidal waves?		/
4. Plant Life. Will the proposal result in:		/
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?		/

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MINUTE PAGE 2414

	S	I
b. Reduction of the numbers of any unique, rare or endangered species of plant?		/
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		/
d. Reduction in acreage of any agricultural crop?		/
5. **Animal Life.** Will the proposal result in:		
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		/
b. Reduction of the numbers of any unique, rare or endangered species of animals?		/
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?		/
d. Deterioration to existing fish or wildlife habitat?		/
6. **Noise.** Will the proposal result in:		
a. Increases in existing noise levels?		/
b. Exposure of people to severe noise levels?		/
7. **Light and Glare.** Will the proposal produce new light or glare?		/
8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?		/
9. **Natural Resources.** Will the proposal result in:		
a. Increase in the rate of use of any natural resources?		/
10. **Risk of Upset.** Will the proposal involve:		
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		/

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MINUTE PAGE 2415

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		b. Possible interference with an emergency response plan or emergency evacuation plan?		
		11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?		/
		12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?		/
		13. Transportation/Circulation. Will the proposal result in:		/
		a. Generation of substantial additional vehicular movement?		/
		b. Effects on existing parking facilities, or demand for new parking?		/
		c. Substantial impact upon existing transportation systems?		/
		d. Alterations to present patterns of circulation or movement of people and/or goods?		/
		e. Alterations to waterborne, rail or air traffic?		/
		f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		/
		14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:		
		a. Fire protection?		/
		b. Police protection?		/
		c. Schools?		/
		d. Parks or other recreational facilities?		/
		e. Maintenance of public facilities, including roads?		/
		f. Other governmental services?		/
		15. Energy. Will the proposal result in:		
		a. Use of substantial amounts of fuel or energy?		/

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MINUTE PAGE 2416

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	b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?		/
16.	Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:		/
17.	Human Health. Will the proposal result in:		
	a. Creation of any health hazard or potential health hazard (excluding mental health)?		/
	b. Exposure of people to potential health hazards?		/
18.	Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		/
19.	Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?		/
20.	Cultural Resources.		
	a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?		/
	b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?		/
	c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?		/
	d. Will the proposal restrict existing religious or sacred uses within the potential impact area?		/
21.	Mandatory Findings of Significance.		
	a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate		

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MINUTE PAGE 2417

	S	I
important examples of the major periods of California history or prehistory?		/
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)		/
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)		/
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		/

III. Discussion of Environmental Evaluation

See Attachment. Negative Declaration - No Findings of Environmental Significance.

IV. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

March 21, 1989
Date

James Harris
Signature

Reviewed By:

D-12 (W 40546)

CALENDAR PAGE 646.19
MINUTE PAGE 2418

Contra Costa County

Community Development Department

1. HUD Flood Hazard Areas; USGS Flood-Prone Areas; Dam Failure Inundation Areas; Tsunami Potential Inundation Areas.
2. State Special Study Zones (Major Faults)
3. Landslides (Photointerpreted); Liquefaction Potentials.
4. SCS Soils; Rainfall Isohyetes.
5. Rare and Endangered Species; Natural Areas (California Natural Areas Coordinating Council).
6. Vegetation
7. Petroleum Pipelines; Electric Transmision Lines; Oil and Gas Wells.
8. Completed E.I.R,s; Hazardous Waste Disposal Sites; San Francisco Bay Wildlife Habitat Boundary; San Joaquin/Sacramento Delta Boundary.
9. City Boundaries and Spheres of Influence Supervisorial Districts.
10. Fire Districts, Spheres of Influence, and Stations; School Districts and Sites; Park and Recreation Districts and Spheres of Influence.
11. Water Districts and Sphares of Influence; Sanitary Districts and Spheres of Influence.
12. Flood Control Zones; Drainage Zones; Major Watersheds.
13. Existing Open Space: Major Parks, Watershed Lands, State and Federal Lands, Agricultural Preserves.
14. Scenic Routes Plan; Historic Sites and Structures.
15. Interim Trails Plans: Bicycle, Hiking, Riding.
16. Noise Contours (1990).
17. Major Roads
18. Public Works Base Map Grid.
19. Assessor's Parcel Books
20. Census Tracts
21. Geology (Brab)
22. Geology (Dibblee)
23. Geology (Wagner)

D-13 (W 40546)

CALENDAR PAGE 646.20
MINUTE PAGE 2419

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

CONTRA COSTA COUNTY · COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 Contact Person: Jim Harris

Project Description and Location:

TRI-VALLEY OIL AND GAS CO. (Applicant) - ERNEST C. BURROUGHS, ET AL (Owners), County File #2013-89: The applicant requests approval to drill a gas well, TVOG-Phillips-Burroughs No. 1. Subject property is described as follows: The proposed site consists of 198.4 acres and includes Parcels 14, 15, 16 and 17 of Jersey Island Farms, in the Oakley area. (A-3) (ZA: F25m) (CT 3010.00) (Parcel #027-020-006).

FILED
MAY 3 1989
M. CRAMLETT, ACTING COUNTY CLERK
CONTRA COSTA COUNTY
By ROSE ALLEN

☑ The Project was (Denied) (Withdrawn) (Approved) on April 27 1989.

Pursuant to the provisions of the California Environmental Quality Act:

- ☐ An Environmental Impact Report was prepared and certified.
- ☐ The Project was encompassed by an Environmental Impact Report previously prepared for _____.
- ☑ A Negative Declaration was issued indicating that preparation of an Environmental Impact Report was not required.
- ☑ Copies of the record of project approval and the Negative Declaration or the final EIR may be examined at the office of the Contra Costa County Community Development Department.

☑ The Project will not have a significant environmental effect.

☐ The Project will have a significant environmental effect. Mitigation measures for identified significant impacts were made a condition of approval.

- ☐ A statement of overriding considerations was adopted.
- ☐ Findings were adopted pursuant to Section 15091 of the State CEQA Guidelines.

Date May 3 1989 By Jim Harris
Community Development Department Representative

AFFIDAVIT OF FILING AND POSTING

I declare that on 5-3-89 I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature _____ Title Minute Clerk

CALENDAR PAGE 646.21
MINUTE PAGE 2420

AP 20 4/88 D-14 (W 40546)

CONTRA COSTA COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED PERMIT

APPLICANT: Tri-Valley Oil & Gas Company
2001 Westwind Drive, #14
Bakersfield, California 93301

APPLICATION NO. 2013-89

ASSESSOR'S PARCEL NO. 027-020-006

OWNER: Ernest C. Burroughs, et al
22327 East Monte Vista
Denair, California 95316

ZONING DISTRICT: A-3

EFFECTIVE DATE: 27 April 1989

This matter not having been appealed within the time prescribed by law, a permit for APPROVAL TO DRILL A GAS WELL, TVOG-Phillips-BURROUGHS NO.1,

is hereby granted, subject to the attached conditions.

HARVEY E. BRAGDON, Director,
Community Development Department

By: Jean G. Mesick
Jean G. Mesick - Chief, Land Development

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE YEAR from the effective date if the use allowed by this permit is not established within that time.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.

D-15 (W 40546)

CALENDAR PAGE 646.22
MINUTE PAGE 2421

CONDITIONS OF APPROVAL FOR LAND USE PERMIT 2013-89:

1. The proposed uses shall be established in accord with the plans submitted with the application as approved by the Contra Costa County Zoning Administrator.

2. Drilling operations shall conform to the regulations of the California Division of Oil and Gas designed to prevent damage to natural resources.

3. After drilling is complete, all drilling muds, soil wastes, waste water and other waste fluids shall be removed from the site and disposed of in compliance with State and County regulations. Sumps may remain with the approval of the Zoning Administrator if they are essential to the operation of a producing well.

4. Any proposed sumps shall be lined so as to prevent percolation of fluids into the sub-strata.

5. Derricks shall be removed when wells are brought into production.

6. If wells are abandoned, they shall be sealed in accordance with Division of Oil and Gas regulations, and the drilling or production facilities shall be removed. The site shall be restored to the conditions that existed prior to the commencement of drilling activity.

7. No toxic substances shall be used in violation of the requirements of either the California Department of Health Services and the Division of Oil and Gas.

8. The drilling operation shall be confined to as small an area as practical. Adequate measures shall be taken to control dust during drilling operations.

9. The applicant shall provide written proof of compliance with the requirements of the local fire protection district.

10. Lighting shall be directed to shine down toward the ground and not to the side toward neighboring properties.

11. If archaeologic materials are uncovered during grading, trenching or other on-site excavation, earthwork within 30 meters of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, if they are deemed necessary.

12. The proposed use shall be established in accordance with the plot plan submitted with this application. The land use permit shall expire in three (3) years, at which time the applicant may seek a renewal for an additional three (3) years subject to the public hearing review process.

CALENDAR PAGE 646.23
MINUTE PAGE 2422

California Environmental Quality Act

NOTICE OF

[ ] Completion of Environmental Impact Report

[xx] Negative Declaration of Environmental Significance

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET NORTH WING-4TH FLOOR MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 Contact Person Jim Harris

Project Description and Location:

TRI-VALLEY OIL AND GAS CO. (Applicant) - ERNEST C. BURROUGHS, ET AL (Owners), County File #2013-89: The applicant requests approval to drill a gas well, TVOG-Phillips-Burroughs No. 1. Subject property is described as follows: The proposed site consists of 198.4 acres and includes Parcels 14, 15, 16 and 17 of Jersey Island Farms, in the Oakley area. (A-3) (ZA: F25m) (CT 3010.00). (Parcel #027-020-006)

The project will not generate any adverse environmental impacts.

[✓] Justification for Negative Declaration is attached.

[ ] The Environmental Impact Report is available for review at the address below:

Contra Costa County Community Development Department
4th Floor, North Wing, Administration Building
651 Pine Street
Martinez, California

Review Period for Environmental Impact Report or Negative Declaration: April 5, 1989
thru April 17, 1989

D-18 (W 40546)

By James Harris
Community Development Department Representative

CALENDAR PAGE 646.2
MINUTE PAGE 2124

AP 9 R4/88

Community Development Department

County Administration Building
[illegible] Pine Street
North Wing, 4th Floor
Martinez, California 94553-0095

Phone: 646-2031

Contra Costa County

Harvey E. Bragdon
Director of Community Development

April 5, 1989

Tri-Valley Oil & Gas Co.
2001 Westwind Drive, Suite 14
Bakersfield, CA 93301

Dear Applicant:

The Contra Costa County Community Development Department has completed an initial study of the environmental significance of the project represented by your pending application bearing County File Number LUP 2013-89. In conformance with Contra Costa County Guidelines for implementing the California Environmental Quality Act of 1970 (CEQA) it has been determined that your project (will) (will not) have a significant effect on the environment. Your project falls within the following category:

(X) AN ENVIRONMENTAL IMPACT REPORT (EIR) IS NOT REQUIRED.

( ) The project is categorically exempt (Class____).

( ) The CEQA requirements are accommodated by the EIR previously prepared for _____.

(X) A statement that an EIR is not required (Negative Declaration of Environmental Significance) has been filed by the Community Development Department (unless appealed).

( ) Other:

( ) AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.

( ) The complexity of your project requires your submission of additional special reports or information (as outlined on the attached sheet) (which will be outlined in a forthcoming letter).

( ) A consultant will be hired to prepare the environmental impact report. This procedure is explained on the attached sheet.

Preparation of the EIR cannot be started until the fee and additional information requested is received by the Community Development Department

If you have questions concerning this determination, or desire additional information relative to environmental impact report regulations, please call 646-2031 and ask for Jim Harris.

Sincerely yours,

Harvey E. Bragdon
Director of Community Development

D-19 (W 40546)

By: James Harris

CALENDAR PAGE 645.26
MINUTE PAGE 2425

AP 8 R4/88

2013-89

CONTRA COSTA COUNTY

ENVIRONMENTAL CHECKLIST FORM

I. Background

1. Name of Proponent Tri Valley Oil & Gas

2. Address and Phone Number of Proponent 2001 West Wind Drive Suite 14, Bakersfield, Ca. 93301

3. Date of Checklist Submitted March 21, 1989

4. Name of Proposal, if applicable TVOG--Phillips Boroughs No. 1.

II. Environmental Impacts

(Explanations of all significant, (S), answers are required on attached sheets.)

	*S	*I
1. Earth. Will the proposal result in:		
a. Unstable earth conditions or in changes in geologic substructures?		/
b. Disruptions, displacements, compaction or overcovering of the soil?		/
c. Change in topography or ground surface relief features?		/
d. The destruction, covering or modification of any unique geologic or physical features?		/
e. Any increase in wind or water erosion of soils, either on or off the site?		/
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?		/
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?		/

* Please Note: 'S' is for significant; 'I' is for Insignificant

CALENDAR PAGE 646.27
MINUTE PAGE 2426

	S	I
2. Air. Will the proposal result in:		
a. Substantial air emissions or deterioration of ambient air quality?		/
* b. The creation of objectionable odors?		
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?		/
3. Water. Will the proposal result in:		
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?		/
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		/
c. Alterations to the course or low of flood waters?		/
d. Change in the amount of surface water in any water body?		/
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?		/
f. Alteration of the direction or rate of flow of ground waters?		/
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?		/
h. Substantial reduction in the amount of water otherwise available for public water supplies?		/
i. Exposure of people or property to water related hazards such as flooding or tidal waves?		/
4. Plant Life. Will the proposal result in:		/
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?		/

CALENDAR PAGE 646.28
MINUTE PAGE 2427

1	2		S	I
		b. Reduction of the numbers of any unique, rare or endangered species of plants?		
		c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		/
		d. Reduction in acreage of any agricultural crop?		/
		5. **Animal Life.** Will the proposal result in:		/
		a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		/
		b. Reduction of the numbers of any unique, rare or endangered species of animals?		/
		c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?		/
		d. Deterioration to existing fish or wildlife habitat?		/
		6. **Noise.** Will the proposal result in:		/
		a. Increases in existing noise levels?		/
		b. Exposure of people to severe noise levels?		/
		7. **Light and Glare.** Will the proposal produce new light or glare?		/
		8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?		/
		9. **Natural Resources.** Will the proposal result in:		/
		a. Increase in the rate of use of any natural resources?		/
		10. **Risk of Upset.** Will the proposal involve:		/
		a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		/

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MINUTE PAGE 2428

		S	I
	b. Possible interference with an emergency response plan or an emergency evacuation plan?		
11.	Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?		/
12.	Housing. Will the proposal affect existing housing, or create a demand for additional housing?		/
13.	Transportation/Circulation. Will the proposal result in:		/
	a. Generation of substantial additional vehicular movement?		/
	b. Effects on existing parking facilities, or demand for new parking?		/
	c. Substantial impact upon existing transportation systems?		/
	d. Alterations to present patterns of circulation or movement of people and/or goods?		/
	e. Alterations to waterborne, rail or air traffic?		/
	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		/
14.	Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:		
	a. Fire protection?		/
	b. Police protection?		/
	c. Schools?		/
	d. Parks or other recreational facilities?		/
	e. Maintenance of public facilities, including roads?		/
	f. Other governmental services?		/
15.	Energy. Will the proposal result in:		
	a. Use of substantial amounts of fuel or energy?		/

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MINUTE PAGE 2429

1	2	S	I
	b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?		/
16.	Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:		/
17.	Human Health. Will the proposal result in:		
	a. Creation of any health hazard or potential health hazard (excluding mental health)?		/
	b. Exposure of people to potential health hazards?		/
18.	Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		/
19.	Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?		/
20.	Cultural Resources.		
	a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?		/
	b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?		/
	c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?		/
	d. Will the proposal restrict existing religious or sacred uses within the potential impact area?		/
21.	Mandatory Findings of Significance.		
	a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate		

646 31
2430

important examples of the major periods of California history or prehistory? ___ / 1

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) ___ / 1

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) ___ / 1

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ___ / 1

III. Discussion of Environmental Evaluation

See Attachment. Negative Declaration - No Findings of Environmental Significance.

IV. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

March 21, 1989
Date

James Harris
Signature

Reviewed By:

D-25 (W 40546)

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MINUTE PAGE 2431

Community Development Department

Contra Costa County

1. HUD Flood Hazard Areas; USGS Flood-Prone Areas; Dam Failure Inundation Areas; Tsunami Potential Inundation Areas.
2. State Special Study Zones (Major Faults)
3. Landslides (Photointerpreted); Liquefaction Potentials.
4. SCS Soils; Rainfall Isohyetes.
5. Rare and Endangered Species; Natural Areas (California Natural Areas Coordinating Council).
6. Vegetation
7. Petroleum Pipelines; Electric Transmision Lines; Oil and Gas Wells.
8. Completed E.I.R,s; Hazardous Waste Disposal Sites; San Francisco Bay Wildlife Habitat Boundary; San Joaquin/Sacramento Delta Boundary.
9. City Boundaries and Spheres of Influence Supervisorial Districts.
10. Fire Districts, Spheres of Influence, and Stations; School Districts and Sites; Park and Recreation Districts and Spheres of influence.
11. Water Districts and Spheres of Influence; Sanitary Districts and Spheres of Influence.
12. Flood Control Zones; Drainage Zones; Major Watersheds.
13. Existing Open Space: Major Parks, Watershed Lands, State and Federal Lands, Agricultural Preserves.
14. Scenic Routes Plan; Historic Sites and Structures.
15. Interim Trails Plans: Bicycle, Hiking, Riding.
16. Noise Contours (1990).
17. Major Roads
18. Public Works Base Map Grid.
19. Assessor's Parcel Books
20. Census Tracts
21. Geology (Brab)
22. Geology (Dibblee)
23. Geology (Wagner)

CALENDAR PAGE 646 33
MINUTE PAGE 2132

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 Contact Person: Jim Harris

Project Description and Location:

TRI-VALLEY OIL AND GAS CO. (Applicant) - PEDRO MARTINS, ET AL (Owners), County File #2014-89: The applicant requests approval to drill a development well, TVOG-Phillips-Martins-Severin No. 2. Subject property is described as follows: The proposed site consists of 574.2 acres west of Bethel Island Road and north of Canal Road on the northerly portion of Bethel Island, in the Bethel Island area. (A-2) (ZA: E27) (CT:3010.00) (Parcel #028-030-004)

FILED
MAY 3 1989
M. CHAMLETT, ACTING COUNTY CLERK
CONTRA COSTA COUNTY
By _____ Deputy
ROSE ALLEN

[x] The Project was (Denied) (Withdrawn) (Approved on April 27 1989).

Pursuant to the provisions of the California Environmental Quality Act:

- [ ] An Environmental Impact Report was prepared and certified.
- [ ] The Project was encompassed by an Environmental Impact Report previously prepared for _____.
- [x] A Negative Declaration was issued indicating that preparation of an Environmental Impact Report was not required.
- [x] Copies of the record of project approval and the Negative Declaration or the final EIR may be examined at the office of the Contra Costa County Community Development Department.

[x] The Project will not have a significant environmental effect.

[ ] The Project will have a significant environmental effect. Mitigation measures for identified significant impacts were made a condition of approval.

- [ ] A statement of overriding considerations was adopted.
- [ ] Findings were adopted pursuant to Section 15091 of the State CEQA Guidelines.

Date May 3 1989 By _____
Community Development Department Representative

AFFIDAVIT OF FILING AND POSTING

I declare that on 5-3-89 I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature _____ Title Clerk

AP-20 4/88 D-27 (W 40546)

CALENDAR PAGE 646.34
MINUTE PAGE 2433

CONTRA COSTA COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED PERMIT

APPLICANT: Tri-Valley Oil & Gas Company
2001 Westwind Drive, #14
Bakersfield, California 93301

APPLICATION NO. 2014-89

ASSESSOR'S PARCEL NO. 028-030-004

OWNER: Pedro Martins, et al
P. O. Box 66
Bethel Island, California 94511

ZONING DISTRICT: A-2

EFFECTIVE DATE: 27 April 1989

This matter not having been appealed within the time prescribed by law, a permit for APPROVAL TO DRILL A DEVELOPMENT WELL, TVOG-Phillips-Martins-Severin No.2,

is hereby granted, subject to the attached conditions.

HARVEY E. BRAGDON, Director,
Community Development Department

By: Jean G. Mesick

Jean G. Mesick - Chief, Land Development

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE YEAR from the effective date if the use allowed by this permit is not established within that time.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.

D-28 (W 40546)

CALENDAR PAGE 646.35
MINUTE PAGE 2434

CONDITIONS OF APPROVAL FOR LAND USE PERMIT 2014-89:

1. The proposed uses shall be established in accord with the plans submitted with the application as approved by the Contra Costa County Zoning Administrator.

2. Drilling operations shall conform to the regulations of the California Division of Oil and Gas designed to prevent damage to natural resources.

3. After drilling is complete, all drilling muds, soil wastes, waste water and other waste fluids shall be removed from the site and disposed of in compliance with State and County regulations. Sumps may remain with the approval of the Zoning Administrator if they are essential to the operation of a producing well.

4. Any proposed sumps shall be lined so as to prevent percolation of fluids into the sub-strata.

5. Derricks shall be removed when wells are brought into production.

6. If wells are abandoned, they shall be sealed in accordance with Division of Oil and Gas regulations, and the drilling or production facilities shall be removed. The site shall be restored to the conditions that existed prior to the commencement of drilling activity.

7. No toxic substances shall be used in violation of the requirements of either the California Department of Health Services and the Division of Oil and Gas.

8. The drilling operation shall be confined to as small an area as practical. Adequate measures shall be taken to control dust during drilling operations.

9. The applicant shall provide written proof of compliance with the requirements of the local fire protection district.

10. Lighting shall be directed to shine down toward the ground and not to the side toward neighboring properties.

11. If archaeologic materials are uncovered during grading, trenching or other on-site excavation, earthwork within 30 meters of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures, if they are deemed necessary.

12. The proposed use shall be established in accordance with the plot plan submitted with this application. The land use permit shall expire in three (3) years, at which time the applicant may seek a renewal for an additional three (3) years subject to the public hearing review process.

13. Should an air compressor be needed to facilitate or sustain production, the design and installation of such a unit, including its acoustical characteristics shall be subject to review and approval of the County Zoning Administrator. Design of the air compressor shall be done so that

CALENDAR PAGE 646.36
MINUTE PAGE 2435

noise transmission is reduced to the maximum extent possible.

The compressor shall be properly screened by soundwalls.

14. Comply with drainage, road improvement, traffic and utility requirements as follows:

A. Unless exceptions are specifically granted, this development shall conform to the requirements of Division 914, "Drainage," of the County Ordinance Code. This includes conveying all storm waters entering or originating within the subject property to a natural watercourse having definable bed and banks or to an existing adequate storm drainage facility.

The applicant shall be permitted an exception from Section 914-2.006, "Surface Water Flowing from Subdivision," provided that the applicant does not substantially increase the area of impervious surface, maintains the existing drainage pattern and does not dispose concentrated storm waters onto adjacent properties.

B. Applying for encroachment permits from the Public Works Department, Engineering Services Division, for driveway connections within the right of way of Bethel Island Road.

C. Obtain a Floodplain Permit from the Community Development and comply with the requirements of the Floodplain Management Ordinance including Section 5.0, "Provisions for Flood Hazard Reduction," of that Ordinance. Elevate finished floors of habitable structures to elevation 9.0.

INFORMATIONAL NOTES

1. This project may be subject to the requirements of the Department of Fish and Game. The applicant should notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within the development that may affect any fish and wildlife resources, per the Fish and Game Code.

2. This project may also be subject to the requirements of the United States Army Corps of Engineers. The applicant should notify the appropriate district of the Corps of Engineers to determine if a permit is required.

3. Comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Countywide Area of Benefit and the East/Central County Travel Corridor Area of Benefit as adopted by the Board of Supervisors.

JH/aa
LUPXXIII/2014-89C.JH
3/23/89
4/17/89 - Z.A. Revisions (v)

CALENDAR PAGE 646 37
MINUTE PAGE 2436

California Environmental Quality Act

NOTICE OF

[ ] Completion of Environmental Impact Report

[xx] Negative Declaration of Environmental Significance

CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
651 PINE STREET NORTH WING-4TH FLOOR MARTINEZ, CALIFORNIA 94553-0095

Telephone: (415) 646-2031 **Contact Person** Jim Harris

Project Description and Location:

TRI-VALLEY OIL AND GAS CO. (Applicant) - PEDRO MARTINS, ET AL (Owners), County File #2014-89: The applicant requests approval to drill a development well, TVOG-Phillips-Martins-Severin No. 2. Subject property is described as follows: The proposed site consists of 574.2 acres west of Bethel Island Road and north of Canal Road on the northerly portion of Bethel Island, in the Bethel Island area. (A-2) (ZA: E27) (CT 3010.00) (Parcel #028-030-004)

The project will not generate any adverse environmental impacts.

[✓] Justification for Negative Declaration is attached.

[ ] The Environmental Impact Report is available for review at the address below:

Contra Costa County Community Development Department
4th Floor, North Wing, Administration Building
651 Pine Street
Martinez, California

Review Period for Environmental Impact Report or Negative Declaration: 4/5/89 thru 4/17/89

D-31 (W 40546)

By James Kenny
Community Development Department Representative

CALENDAR PAGE 646 38
MINUTE PAGE 2437

AP 9 R4/88

Community Development Department

Contra Costa County

Harvey E. Bragdon
Director of Community Development

County Administration Building
651 Pine Street
North Wing, 4th Floor
Martinez, California 94553-0095

Phone: 646-2031

April 5, 1989

Tri-Valley Oil & Gas Co.
2001 Westwind Drive, Suite 14
Bakersfield, CA 93301

Dear Applicant:

The Contra Costa County Community Development Department has completed an initial study of the environmental significance of the project represented by your pending application bearing County File Number LUP 2014-89. In conformance with Contra Costa County Guidelines for implementing the California Environmental Quality Act of 1970 (CEQA) it has been determined that your project (will) (will not) have a significant effect on the environment. Your project falls within the following category:

(x) AN ENVIRONMENTAL IMPACT REPORT (EIR) IS NOT REQUIRED.

( ) The project is categorically exempt (Class____).

( ) The CEQA requirements are accommodated by the EIR previously prepared for _____.

(X) A statement that an EIR is not required (Negative Declaration of Environmental Significance) has been filed by the Community Development Department (unless appealed).

( ) Other:

( ) AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.

( ) The complexity of your project requires your submission of additional special reports or information (as outlined on the attached sheet) (which will be outlined in a forthcoming letter).

( ) A consultant will be hired to prepare the environmental impact report. This procedure is explained on the attached sheet.

Preparation of the EIR cannot be started until the fee and additional information requested is received by the Community Development Department

If you have questions concerning this determination, or desire additional information relative to environmental impact report regulations, please call 646-2031 and ask for Jim Harris.

Sincerely yours,

Harvey E. Bragdon
Director of Community Development

D-32 (W 40546)

By: James Harris

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AP 8 R4/88

2014-89

CONTRA COSTA COUNTY

ENVIRONMENTAL CHECKLIST FORM

I. Background

1. Name of Proponent Tri Valley Oil & Gas

2. Address and Phone Number of Proponent 2001 West Wind Drive Suite 14, Bakersfield Ca. 93301

3. Date of Checklist Submitted March 21, 1989

4. Name of Proposal, if applicable TVOG-Phillips Martins-Severn #2

II. Environmental Impacts

(Explanations of all significant, (S), answers are required on attached sheets.)

	*S	*I
1. Earth. Will the proposal result in:		
a. Unstable earth conditions or in changes in geologic substructures?		I
b. Disruptions, displacements, compaction or overcovering of the soil?		I
c. Change in topography or ground surface relief features?		I
d. The destruction, covering or modification of any unique geologic or physical features?		I
e. Any increase in wind or water erosion of soils, either on or off the site?		I
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?		I
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?		I

* Please Note: 'S' is for significant; 'I' is for insignificant

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	S	I
2. **Air.** Will the proposal result in:	—	—
a. Substantial air emissions or deterioration of ambient air quality?	—	/
b. The creation of objectionable odors?	—	/
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	/
3. **Water.** Will the proposal result in:	—	/
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	—	/
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	/
c. Alterations to the course or low of flood waters?	—	/
d. Change in the amount of surface water in any water body?	—	/
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	/
f. Alteration of the direction or rate of flow of ground waters?	—	/
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	/
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	/
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	—	/
4. **Plant Life.** Will the proposal result in:	—	/
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	/

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	S	I
b. Reduction of the numbers of any unique, rare or endangered species of plants?		/
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		/
d. Reduction in acreage of any agricultural crop?		/
5. Animal Life. Will the proposal result in:		
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		/
b. Reduction of the numbers of any unique, rare or endangered species of animals?		/
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?		/
d. Deterioration to existing fish or wildlife habitat?		/
6. Noise. Will the proposal result in:		
a. Increases in existing noise levels?		/
b. Exposure of people to severe noise levels?		/
7. Light and Glare. Will the proposal produce new light or glare?		/
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?		/
9. Natural Resources. Will the proposal result in:		
a. Increase in the rate of use of any natural resources?		/
10. Risk of Upset. Will the proposal involve:		
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		/

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		S	I
	b. Possible interference with an emergency response plan or an emergency evacuation plan?		/
11.	Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?		/
12.	Housing. Will the proposal affect existing housing, or create a demand for additional housing?		/
13.	Transportation/Circulation. Will the proposal result in:		
	a. Generation of substantial additional vehicular movement?		/
	b. Effects on existing parking facilities, or demand for new parking?		/
	c. Substantial impact upon existing transportation systems?		/
	d. Alterations to present patterns of circulation or movement of people and/or goods?		/
	e. Alterations to waterborne, rail or air traffic?		/
	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		/
14.	Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:		
	a. Fire protection?		/
	b. Police protection?		/
	c. Schools?		/
	d. Parks or other recreational facilities?		/
	e. Maintenance of public facilities, including roads?		/
	f. Other governmental services?		/
15.	Energy. Will the proposal result in:		
	a. Use of substantial amounts of fuel or energy?		/

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	1	2	S	I
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?				
16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				/
17. **Human Health.** Will the proposal result in:				/
a. Creation of any health hazard or potential health hazard (excluding mental health)?				/
b. Exposure of people to potential health hazards?				/
18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?				/
19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?				/
20. Cultural Resources.				
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?				/
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?				/
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?				/
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?				/
21. Mandatory Findings of Significance.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate				

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	S	I
important examples of the major periods of California history or prehistory?		/
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)		/
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)		/
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		/

III. Discussion of Environmental Evaluation

See Attachment.

IV. Determination This project will not generate any adverse environmental impacts.

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

March 21, 1989
Date

James Harris
Signature

Smesick
Reviewed By:

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Community Development Department

Contra Costa County

1. HUD Flood Hazard Areas; USGS Flood-Prone Areas; Dam Failure Inundation Areas; Tsunami Potential Inundation Areas.
2. State Special Study Zones (Major Faults)
3. Landslides (Photointerpreted); Liquefaction Potentials.
4. SCS Soils; Rainfall Isohyetes.
5. Rare and Endangered Species; Natural Areas (California Natural Areas Coordinating Council).
6. Vegetation
7. Petroleum Pipelines; Electric Transmision Lines; Oil and Gas Wells.
8. Completed E.I.R,s; Hazardous Waste Disposal Sites; San Francisco Bay Wildlife Habitat Boundary; San Joaquin/Sacramento Delta Boundary.
9. City Boundaries and Spheres of Influence Supervisorial Districts.
10. Fire Districts, Spheres of Influence, and Stations; School Districts and Sites; Park and Recreation Districts and Spheres of Influence.
11. Water Districts and Spheres of Influence; Sanitary Districts and Spheres of Influence.
12. Flood Control Zones; Drainage Zones; Major Watersheds.
13. Existing Open Space: Major Parks, Watershed Lands, State and Federal Lands, Agricultural Preserves.
14. Scenic Routes Plan; Historic Sites and Structures.
15. Interim Trails Plans: Bicycle, Hiking, Riding.
16. Noise Contours (1990).
17. Major Roads
18. Public Works Base Map Grid.
19. Assessor's Parcel Books
20. Census Tracts
21. Geology (Brab)
22. Geology (Dibblee)
23. Geology (Wagner)

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