OJAI OIL COMPANY

400 W. VENTURA BOULEVARD, SUITE 100
CAMARILLO, CALIFORNIA 93010-9138

Tel: (805) 388-5858
Fax: (805) 388-8024

January 10, 2016

Mr. Samuel Unger, Executive Officer
Los Angeles Regional Water Quality Control Board
320 West 4th St.
Los Angeles, CA 90013

Attn: Josh Cwikla

Re: TECHNICAL REPORT PURSUANT TO SECTION 13267
OF THE CALIFORNIA WATER CODE

I, Douglas Off, certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of the those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Introduction:

Ojai Oil Company was incorporated on June 4, 1900. It has been managed by a Board of Directors of seven to eight individuals for the past 115 years, with decisions regarding oil well drilling, sump locations if any, and waste water disposal made by the Board.
I have managed and acted as president of Ojai Oil for 13 years, and have inspected monthly the two oil production property's surface and have read files pertaining to the original development .

Our Upper Ojai property of approximately 60 acres was purchased in 1908. We drilled 11 wells which are still producing, the last one being drilled in 1981. There was one sump found and removed on the property.

In 1983 we purchased a well on South Mountain called the Yale Richardson Well #1. There appears to have been no sump, with mud and drilling fluids and waste water being stored in tanks on this leased land. There are no fresh water wells within a radius of ½ mile from this well pad as shown on the attached maps.

Our superintendent for operations is Bob Dent who has been with us since 2004. Other than the drilling of one fresh-water well at Upper Ojai, there has been no oil well development on the properties since 1981. Routine well workovers did not involve a sump.

The following information is supplied for this report for items 1-9 regarding the oil sump at Upper Ojai Fee:

1. Location and information of main sump under our operation from 1911 to 1997: I personally was responsible for the abandonment and removal of this sump as overseen by Fleet Rust, Project Manager for GeoScience Analytical Inc. located in Simi Valley, CA. As mentioned in his report as attached (Removal of Sump Material – Upper Ojai), this sump was found to be lined by concrete which had cracked in numerous locations.

Viscous tar/oil had migrated from below the concrete into the lined sump. The sump measured approximately 25'x120'x3' deep per Mr. Rust's report. I believe there was an additional 1 to 2 feet of dirt removed before clean fill was added.

Prior to excavation in December of 1995, an analysis of sump material was made as attached in the GSA report.

2. The procedure used to abandon the sump is explained in the attached GSA report.
3. There is no estimation of fluid drained into this sump other than the sump volume being approximately 3,300 bbls. Other than rain water, it is assumed that no fluid had entered this sump from lease operations since 1912.
4. The physical and chemical composition of fluids discharged into the sump is as per the attached to the GSA report.
5. At this time, all waste water is trucked from our waste water holding tank to the Green Compass Inc. disposal facility in Anaheim, CA. An analysis of this waste water is attached.
6. The location of two fresh water wells is shown on the attached Ventura County CUP Boundary 293 map. Two additional water wells are within ½ mile of the Main Sump and are not on Ojai Oil Company property.
7. Historic water quality data is not available for wells within a ½ mile radius of the Main sump.
8. Sampling has been conducted for the four fresh water wells within a half mile radius of the Main Upper Ojai sump as attached.
9. There are no monitoring wells in the vicinity of the Main sump.

If you have additional questions or request an inspection of the properties, please let me know.

Sincerely,

Douglas Off, President
Ojai Oil Company
doug@ojaioil.com
cell: 805 377 7713
work: 805 388-5858

Attachments:

Water Testing – FGL Test Sheets
Oil Wells Owned
Excel Spread Sheet on Sump
Map – Upper Ojai Fee and Ruthman
Map – Yale Richardson Well #1 Pad
Map – Yale Richardson Lease location
Map – Upper Ojai Sump Location
GeoScience Sump Removal Report of 1997
Ojai Oil Company Wells – API and Date Drilled
Map – Upper Ojai Wells

Hi Doug,

Standard turn around time (TAT) at our lab, and other labs, is 10 business days (M-F). Laboratories process multiple samples in "batches" to ensure the instruments are run at full capacity. This keeps your analysis costs down. Additionally, you have a mixed list of analyses including radio-chemical samples, subcontracted methane samples, volatile organics and metals. These tests move through various processes within the lab, step-by-step, and take a given amount of time. I'm sorry if you thought we could deliver results in one or two days.

Your current estimated dated for getting results is January 25th. If it would help to get the results a few days sooner; Jan. 21st (TH), I can ask the Lab Director if this is possible. If he says he can do it, there will be a 25% rush fee ($265).

Regards,
Glenn

1/14/2016 Josh - I'll send these results when we get them -

Doug

FGL ENVIRONMENTAL AGRICULTURAL
Analytical Chemists

Glenn Olsen
Marketing Director
805-392-2054 direct
805-336-5736 cell
www.fglinc.com

On 01/13/2016 13:37, Doug Off wrote:

Glenn – I received a call yesterday from a lady in your office saying we would not get results on the samples for at least another week. I'll need a brief email from you today just stating what the issue is and why. I need to send the stuff into the State tomorrow, so it will probably be without the test results. I asked for an extension but haven't received word back from LA Regional Water Control Board.

Doug

Douglas Off
Ojai Oil Company
400 W. Ventura Blvd., #100
Camarillo, CA 93010

Business: 805 388 5858
Cell: 805 377 7713
email: doug@ojaioil.com

OJAI OIL COMPANY

400 W. VENTURA BOULEVARD, SUITE 100
CAMARILLO, CALIFORNIA 93010-9138

Tel: (805) 388-5858
Fax: (805) 388-8024

December 31, 2015

Mr. Samuel Unger
Mr. Joshua Cwikla
LA Regional WQCB
320 West 4th St Ste 200
Los Angeles, CA 90013

Re: Ojai Oil Company
Cal Water Code Directive Section 13267
Disposal of Well Drilling Fluids/Production Fluids

Dear Mr. Cwikla:

We request extension of the date for sump reporting on our oil well production property in Ventura County to February 29th, 2016. We have found one sump that was in use from 1908 to 1997, the later date being the removal and cleanup date. We would like the date for reporting extended in order to get water samples and testing completed from fresh water wells within ½ mile of this abandoned sump.

Thank you for your courtesy in this matter.

Douglas Off, President

Ojai Oil Company
400 W. Ventura Blvd., #100
Camarillo, CA 93010

Business: 805 388 5858
Cell: 805 377 7713
email: doug@ojaioil.com

ATTACHMENT B

OJAI OIL COMPANY 1.18.2016

OWNER/OPERATOR	FLD NAME	SUMP NAME	LOCATION LAT/LONG	SUM VOL	DATE EXCAVATED	YRS ACTIVE	FLUID DISCHRGED	FLUID COMPOSITION	WAS SUMP	MATERIAL	WAS THERE	SOLIFIED
OJAI OIL COMPANY	OJAI FEE	MAIN	34 26 12N, 119 07 53W	12,000 CUFT 5400 cuft hauled	9/11/1997	86	CRUDE OIL/ WASTE WATER	AS ATTACHED	FILLED YES	IMPORTED CLEAN SOIL AND ROCK	SOLIFIED WASTE YES	COMPOSITION VISCOUS TAR LIKE WITH DEBRIS AND SOIL SEE ATTACHED SAMPLING

GeoScience Analytical Inc. "established March 1981"

4454 INDUSTRIAL ST. SIMI VALLEY, CA 93063 (805) 526-6532 FAX 526-3570 Email GEOSCI10@aol.com

28 October 1997

Mr. Doug Off
Ojai Oil Co.
2161 Ventura Blvd.
Oxnard, CA

RE: Removal of Sump Material - Upper Ojai

Dear Mr. Off:

This letter report shall serve as a summary of our consulting services related to the above referenced project.

Ojai Oil Company maintains producing oil wells and associated facilities at 12761 Ojai Road. Among those facilities was a sump that had historically been used as repository for waste crude oil. As part of field restoration efforts, Ojai Oil Company elected to remove the contents of the sump and back fill with clean soil. GeoScience Analytical, Inc. (GSA) was retained to find a suitable company to remove the material, observe the removal operations and provide soil testing.

The material in the sump, a biodegraded, highly weathered, oily residue of tar like consistency mixed with soil, vegetation (primarily leaves) and other miscellaneous debris, was sampled and tested in December 1995 for heavy metals and Total Petroleum Hydrocarbons (Tables 1, 2, Appendix I). Based on these tests, the material was deemed nonhazardous for purposes of waste disposal.

On July 2, 1997 personnel from GSA visited the site and observed the sump limits at approximately 25' x 120' surrounded by chain link fencing. Concrete was visible on the four (4) sides of the sump. The lease superintendent reported that the sump was approximately three (3') deep with a wire mesh reinforced concrete cap about one (1') foot beneath the surface. The material in the sump appeared to be a viscous tar-like oil. It was reported to have solidified during colder climatic periods.

Soil gas probes (4' deep) were advanced along the perimeter of the sump. Along the south side of the sump, probes did not reveal the presence of combustible gas above background (<1.0% LEL). A soil probe to the east of the sump

found a level of 100% LEL methane in soil gas at at depth of four (4') feet (Figure 1).

GSA identified three (3) firms capable of cleaning out the sump and backfilling it with clean soil. In consultation with the Client, PW Environmental, Inc. was selected based on cost and experience. The clean-up was to be performed by mixing imported soil with the oily material in a ratio of approximately 1:3, respectively, to improve its handling characteristics. The mixing was to take place in the sump as material was removed. The removed material was to be stockpiled on plastic sheeting until the sump was removed at which time the excavated material would be transported to a proper disposal site. The concrete was to be removed at any convenient time during the excavation for final transport to a recycling facility.

Excavation of the sump began September 11, 1997. The sump material was wetter than anticipated where perched water was encountered. Grading operations were performed to facilitate drainage. Removed material was stored on plastic sheeting placed over flat ground.

By September 16 approximately 85' of the sump had been excavated, starting at the east end. The depth of the north side of the pit was three (3) feet. On the south side, excavation advanced as deep as 4 1/2' in one section located about 60' from the east end. The side walls were typified by clean soil over layers of black stained soil with tarry material oozing out of the sides at isolated locations. The soil left in the bottom of the pit was stained but all tarry material had been removed in the area excavated.

On September 17, 1997 qualitative testing of the bottom of the pit was carried out to determine the depth of clean soil. The removal of tarry material was not complete with about 28' of the pit remaining to be excavated. Testing was carried out by digging into the bottom of the pit until 5" of apparently unstained soil had been found. Samples were analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH). If there was appreciable hydrocarbon concentration, the depth of the excavation was increased by one (1) foot and the concentration remeasured. The central portion of the excavation contained uncontaminated soil at a depth of 5' to 6' (<1,000 ppm TRPH) but the eastern end contained TRPH >50,000 ppm at a depth of 7' at which point excavation was halted (Figure 2). One sidewall sample contained <1,000 ppm TRPH, however additional samples were not taken since further excavation was planned for the sidewalls.

On September 22 the excavation of the sump was nearly complete. The concrete was removed and stockpiled. Only tarry material was to be removed, leaving stained material. In addition, the excavation was extended to the east because of the depth of stained soil at the east end (>7'). Only viscous oily material was removed. Stained soil was left in place. The amount of removed material

in the site slated for hauling totalled approximately 600 cu. yds.

On September 23, rocks recovered from the east and southeast portion of the excavation were used to fill in the west end of the pit to within 15" of grade. Some viscous material was left in place. Viscous material was apparent at the east beyond the sump as rocks were removed to fill in the west end.

On September 24, about 80' of the pit was filled with rock to within one (1') foot of grade. Excavation took place at the east end of the sump outside the original boundary. Some imported soil was placed at the center of the extended excavation.

On September 26, excavation to 10' below grade in the area of the previous 7' excavation failed to reach visually clean soil. The south berm was pulled into the pit and the eastern end of the pit, previously used as a ramp, was excavated with the most heavily contaminated material transported to the disposal site. The other visually cleaner material went into a second pile proposed for road cover following land farming. Soil disturbance continued 50' east beyond the original sump boundary.

On September 29, clean fill was used to cover over the rocks that had been used to fill the excavation. Wheel rolling and watering compacted the soil. Excavation was completed with the scope of the project being significantly increased (Figure 3).

On October 1, filling operations in the excavation area were complete. The area over the extraction was graded to slope southerly and covered with clean soil. The depth of the fill soil ranged from 12" to 18". The natural drainage channel in this area is to the south of the excavated and backfilled pit. The stockpiled concrete was removed and excavated soil, with the exception of one (1) pile which will be landfarmed and used for road cover on site, was removed.

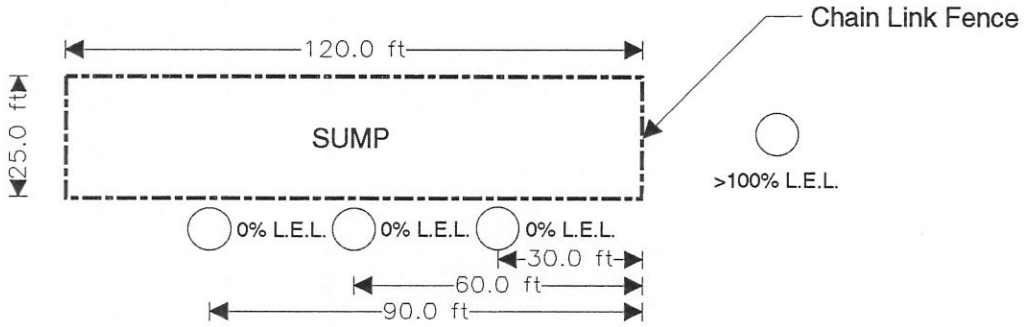
Nonhazardous viscous tarry material has been removed from a sump about 25' wide by 120' long and an extended area to its east (Figure 3). Stained soils on the sides and bottom of the sump, as well as in the area to the east of the sump, were not removed Clean soils were encountered at a depth of 5' in the central and western portions of the sump. The extent of stained soils in the sidewalls and at the eastern end of the pit is not known. The pit is backfilled with rock covered by 1' to 1 1/2' of clean soil which slopes to the south. The natural water course in the area is to the south of the sump.

Based on the clean-up performed, no additional mitigation is recommended at this time.

Sincerely yours,

Fleet E. Rust, Ph.D.
Project Manager

FIGURE 1



LEGEND

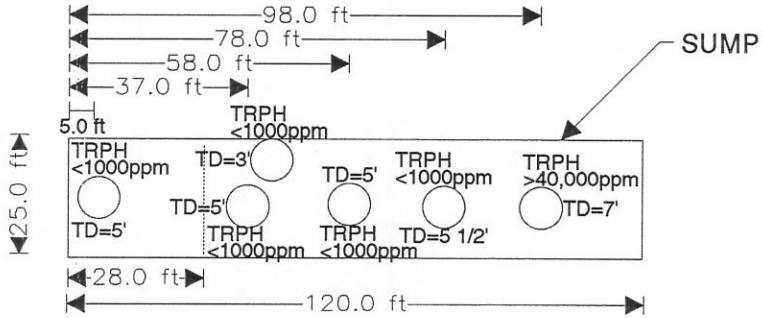
◯ Location of 4.0' Soil Probe

GEOSCIENCE ANALYTICAL, INC.
4454 Industrial Street
Simi Valley, CA 93063
TEL. (805) 526-6532 FAX: 526-3570

SHEET TITLE:	SUMP CLEAN-UP
PROJECT:	OJAI OIL CO. UPPER OJAI LEASE OJAI, CA

JOB NO.	1949
DWN. BY:	LJP
CHKD BY:	FER
DATE:	10/28/97
DWG. NO:	1

FIGURE 2



LEGEND

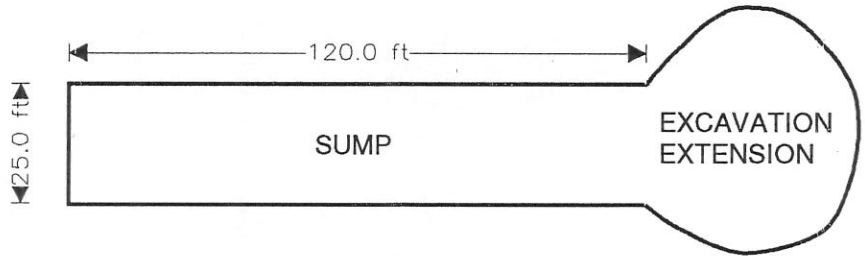
◯ Location of Soil Sample

N

GEOSCIENCE ANALYTICAL, INC.
4454 Industrial Street
Simi Valley, CA 93063
TEL. (805) 526-6532 FAX: 526-3570

SHEET TITLE:	SUMP CLEAN-UP	JOB NO.	1949
PROJECT:	OJAI OIL CO. UPPER OJAI LEASE OJAI, CA	DWN. BY:	LJP
		CHKD BY:	FER
		DATE:	10/28/97
		DWG. NO:	3

FIGURE 3



GEOSCIENCE ANALYTICAL, INC.
4454 Industrial Street
Simi Valley, CA 93063
TEL. (805) 526-6532 FAX: 526-3570

SHEET TITLE:	SUMP CLEAN-UP
PROJECT:	OJAI OIL CO. UPPER OJAI LEASE OJAI, CA
JOB NO.	1949
DWN. BY:	LJP
CHKD BY:	FER
DATE:	10/28/97
DWG. NO:	2

APPENDIX I

ANALYTICAL DATA

Capco Analytical Services Incorporated (CAS)
1536 Eastman Avenue, Suite B
Ventura, CA. 93003
(805) 644-1095

Prepared For: Ventura Petroleum Service
P.O. Box 6812
Ventura, CA 93006

December 11, 1995

ATTENTION: Joe C.

Laboratory No: 951671
Date Received: 01-DEC-95
Project: Upper Ojai Oil

Job No: B02115
Sampled By: Client
Sample ID: See Below

RESULTS

On December 1, 1995, one (1) sample was received for analysis by Capco Analytical Services Inc. The sample was identified and assigned the lab numbers listed below. This report consists of 4 pages excluding the cover letter, and the Chain of Custody.

SAMPLE DESCRIPTION	CAS LAB NUMBER
Oil Residue	95167101

Dan Farah

Dan A. Farah, Ph.D
Director - Analytical Operations

CAPCO Analytical Services, Inc.

Capco Analytical Services INC. (CAS)
1536 Eastman Avenue, Suite B
Ventura CA 93003
(805) 644-1095

Client: Ventura Petroleum
Sample ID: Oil Residue
Date Received:12/01/95
Date Sampled: 12/01/95

Sample Matrix: Solid
CAS LAB NO: 95167101
Date Analyzed: 12/06/95

CAM 17 METALS ANALYSIS

METALS	TTLC (mg/Kg)	TTLC PQL (mg/Kg)	STLC (mg/L)	STLC PQL (mg/L)	CAM LIMITS TTLC (mg/Kg)	CAM LIMITS STLC (mg/L)	EPA METHOD
Antimony	BQL	8			500	15	6010
Arsenic	BQL	0.5			500	5	7060
Barium	130	10			10000	100	6010
Beryllium	BQL	0.3			75	0.75	6010
Cadmium	BQL	0.4			100	1	6010
Chromium	BQL	9			2500	560	6010
Cobalt	BQL	10			8000	80	6010
Copper	BQL	10			2500	25	6010
Lead	1.0	0.6			1000	5	7421
Mercury	BQL	0.04			20	0.2	7470
Molybdenum	BQL	20			3500	350	6010
Nickel	95	10			2000	20	6010
Selenium	BQL	0.5			100	1	7740
Silver	BQL	2			500	5	6010
Thallium	BQL	1			700	7	7841
Vanadium	90	7			2400	24	6010
Zinc	16	10			5000	250	6010

BQL: Below Practical Quantitation Limit
PQL: Practical Quantitation Limit

Principal Analyst

CAPCO Analytical Services, Inc.

Capco Analytical Services INC. (CAS)
1536 Eastman Avenue, Suite B
Ventura CA 93003
(805) 644-1095

Client: Ventura Petroleum
Sample ID: Method Blank
CAS LAB NO: 951671-MB

Sample Matrix: Solid
Analyst: Shirin
Date Analyzed: 12/ 6/95

CAM 17 METALS - METHOD BLANK ANALYSIS

METALS	TTLC (mg/Kg)	TTLC PQL (mg/Kg)	STLC (mg/L)	STLC PQL (mg/L)	CAM LIMITS TTLC (mg/Kg)	CAM LIMITS STLC (mg/L)	EPA METHOD
Antimony	BQL	8			500	15	6010
Arsenic	BQL	0.5			500	5	7060
Barium	BQL	10			10000	100	6010
Beryllium	BQL	0.3			75	0.75	6010
Cadmium	BQL	0.4			100	1	6010
Chromium	BQL	9			2500	560	6010
Cobalt	BQL	10			8000	80	6010
Copper	BQL	10			2500	25	6010
Lead	BQL	0.6			1000	5	7421
Mercury	BQL	0.04			20	0.2	7470
Molybdenum	BQL	20			3500	350	6010
Nickel	BQL	10			2000	20	6010
Selenium	BQL	0.5			100	1	7740
Silver	BQL	2			500	5	6010
Thallium	BQL	1			700	7	7841
Vanadium	BQL	7			2400	24	6010
Zinc	BQL	10			5000	250	6010

BQL: Below Practical Quantitation Limit
PQL: Practical Quantitation Limit

Principal Analyst

Capco Analytical Services INC. (CAS)
1536 Eastman Avenue, Suite B
Ventura CA 93003
(805) 644-1095

Client: Ventura Petroleum
Sample ID: Method Blank

CAS LAB NO: 951671-MB
Sample Matrix: MB for Solid

WET CHEMISTRY BLANK ANALYSIS SUMMARY

COMPOUND	RESULT	UNITS	DF	PQL	METHOD	ANALYZED
Cr+6	BQL	mg/Kg	1.00	10	7196	12/01/95
TRPH	BQL	mg/Kg	1.00	10	418.1m	12/05/95

TRPH: Total Recoverable Petroleum Hydrocarbons
Cr+6: Hexavalent Chromium

PQL: Practical Quantitation Limit
BQL: Below Practical Quantitation Limit

Diana Klionsky
Principal Analyst

CAPCO Analytical Services, Inc.

Capco Analytical Services INC. (CAS)
1536 Eastman Avenue, Suite B
Ventura CA 93003
(805) 644-1095

Client: Ventura Petroleum
Sample ID: Oil Residue
Date Received: 12/01/95
Date Sampled: 12/01/95

Sample Matrix: Solid
CAS LAB NO: 95167101
Date Extracted: N/A
Time Sampled: 1200

WET CHEMISTRY ANALYSIS SUMMARY

COMPOUND	RESULT	UNITS	DF	PQL	METHOD	ANALYZED
Cr+6	BQL	mg/Kg	1.00	10	7196	12/01/95
TRPH	430000	mg/Kg	1500	20000	418.1m	12/05/95

TRPH: Total Recoverable Petroleum Hydrocarbons
Cr+6: Hexavalent Chromium

PQL: Practical Quantitation Limit
PQL: Below Practical Quantitation Limit

Diana Khionsky
Principal Analyst

CAPCO Analytical Services, Inc.

file path and name: P:\A072401 Ojai Oil Co. C.U.P\DRAWINGS\site 11-20-07.dwg

Upper Ojai Lease

SITE PLAN
SCALE 1" : 100'-0"

NOTE LEGEND (EXISTING IMPROVMENTS)

GENERAL NOTE: EXISTING OIL PRODUCTION RELATED IMPROVMENTS

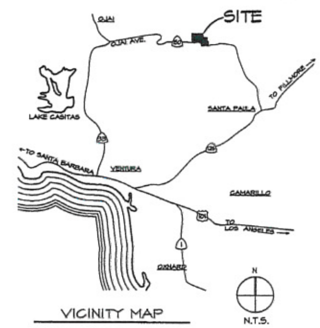
1. RUTHMAN WELL #1.
2. OJAI WELL #2.
3. OJAI WELL #3.
4. OJAI WELL #4.
5. OJAI WELL #5.
6. OJAI WELL #6.
7. OJAI WELL #7.
8. OJAI WELL #8.
9. OJAI WELL #9.
10. OJAI WELL #10.
11. OJAI WELL #11.
12. OJAI WELL SM#12.
13. OJAI WELL SM#13.
14. OFFICE STORAGE CONTAINER. (160 S.F.)
15. QUANSET HUT STORAGE / REPAIR FACILITY. (148 S.F.)
16. TANK FARM - 500BBL OIL AND WATER STRAGE.
17. GAS FLARING UNIT #1.
18. GAS FLARING UNIT #2.
19. GAS FLARING UNIT #3.
20. WATER WELL #1.
21. WATER WELL #2.
22. EQUIPMENT STORAGE YARD.
23. GRAVEL ROAD.
24. FIRE HYDRANT.
25. EXISTING TREES.

PROJECT DATA

SITE AREA = 90.0 ACRES
BUILDING COVERAGE = 908 S.F. 0%

ASSESSOR PARCEL LEGEND

	ASN	ZONING		ASN	ZONING
1.	0300240055	RE-1 ac	13.	0300160075	RE-5 ac
2.	0300240065	RE-20,000s.f.	14.	0300160175	RE-5 ac
3.	0300240045	OS-40 ac	15.	0300160185	RE-5 ac
4.	0300240035	OS-40 ac	16.	0300160095	RE-5 ac
5.	0300112030	RI-10,000s.f.	17.	0300160105	RE-5 ac
6.	0300112025	RI-10,000s.f.	18.	0300160215	RE-5 ac
7.	0300112055	RI-10,000s.f.	19.	0300160165	RE-5 ac
8.	0300112045	CPD	20.	0300160115	RE-5 ac
9.	0300160015	RE-1 ac	21.	0300160295	RE-5 ac
10.	0300160025	RE-1 ac	22.	0300160285	RE-5 ac
11.	0300160035	RE-1 ac	23.	0300160265	RE-5 ac
12.	0300160045	RE-1 ac	24.	0300160255	RE-5 ac
			25.	0300160245	RE-5 ac



VICINITY MAP

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors
248 South Mills Road
Ventura, California 93003
(805) 644-7347

Sheet Title	SITE PLAN	
revisions	R&A No.	072401
	Date:	11/21/07
	Drawn:	HA
	Checked:	JL
	Consult. No:	

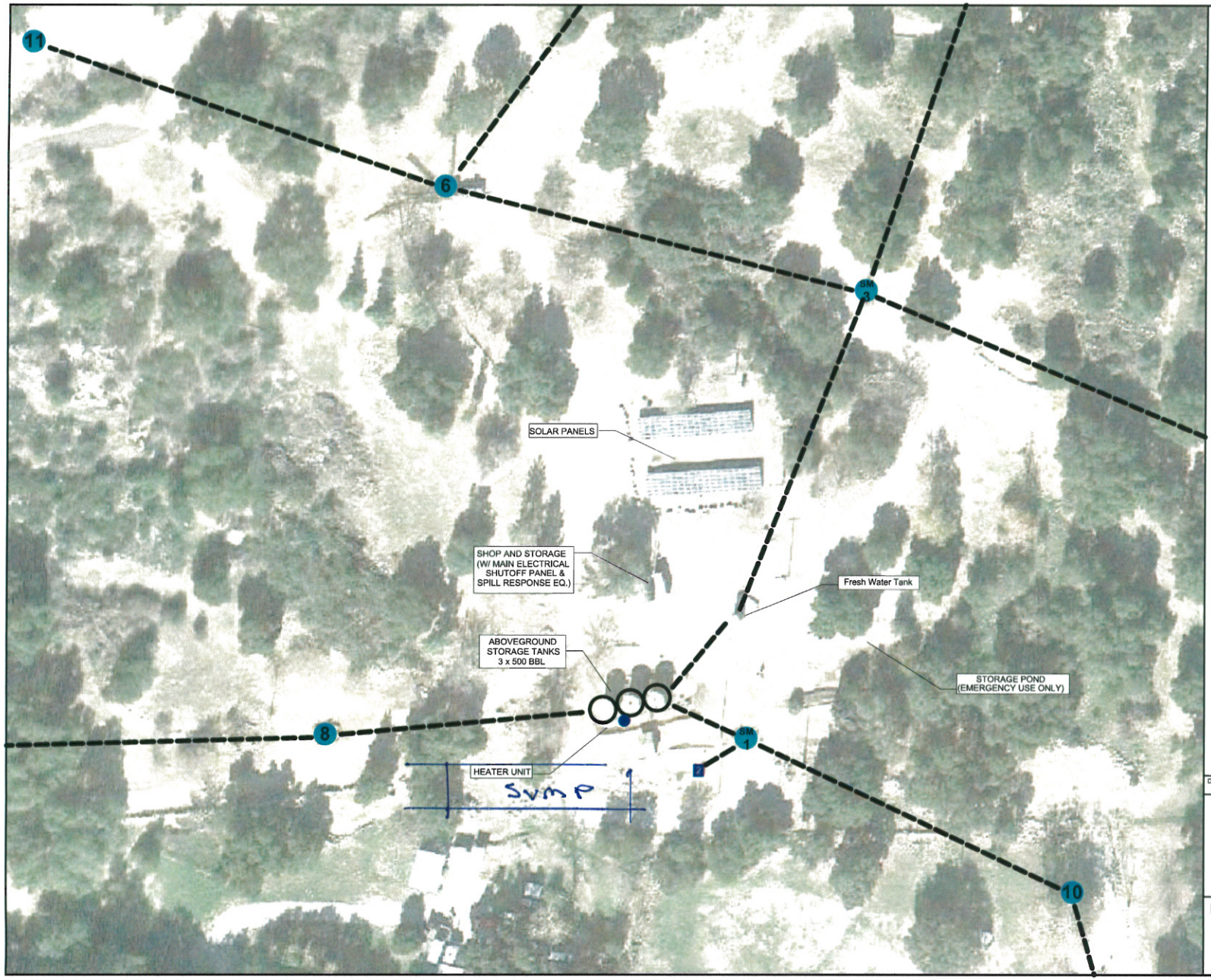
C.U.P. 293 BOUNDARY

OJAI OIL COMPANY
SANTA PAULA - OJAI RD
SANTA PAULA, CALIFORNIA

Sheet No. A1.1

OJAI OIL COMPANY OWNED WELLS 2015

Well #	API #	Year Drilled	Depth	Pump Depth	Fluid Level	Estimated Prod./Mo.	Est.Water/ Month
Wells in the Sisar area of the Ojai Field						2015	2015
2	11100976	1912	1240	835	802	25	12
3	11100977	1913	1000	1240	1240	25	12
4	11100978	1914	1000	1591	1591	25	12
5	11100979	1924	1234	1050	1054	37	18
6	11100980	1946	1625	1341	1341	62	18
7	11100981	1968	1765	1612	1612	62	18
8	11100982	1950	1285	1216	1113	32	36
9A	11100984	1951	1607	1193	1146	49	18
10	11100985	1955	1462	1154	1154	49	18
11	11100030	1981	1560	1202	1202	49	18
SM1	11100990	1912	1350	1221	1221	49	36
SM3	11100991	1913	1463	1330	1330	71	34
Ruthman	11100994	1932	1500	1216	1169	89	29
				Totals		624	279
Wells on South Mountain							
Yale Rich.	11103124	1965	4033	3800?		57	8



LEGEND:

- OIL AND GAS PIPES (FIRE HAZARD FH)
- OIL WELLS (FIRE HAZARD FH)
- GAS FLARE
- SPILL KIT

NOTES:

CRUDE OIL IS THE ONLY CHEMICAL STORED OR PROCESSED ONSITE.

CRUDE OIL IS FOUND IN THE OIL WELLS, PIPING, AND THE MAIN PLANT AREA (SEE FIGURE 2).

NO STORM DRAINS IN THE VICINITY OF FACILITY.

NO NATURAL GAS SERVICE OR SHUTOFF ONSITE.

0 50 100 200

APPROXIMATE SCALE IN FEET

Drawing Name: OJ02-Ojai_HMBP_Figure2.dwg Date: July 3, 2015

MAIN PLANT AREA

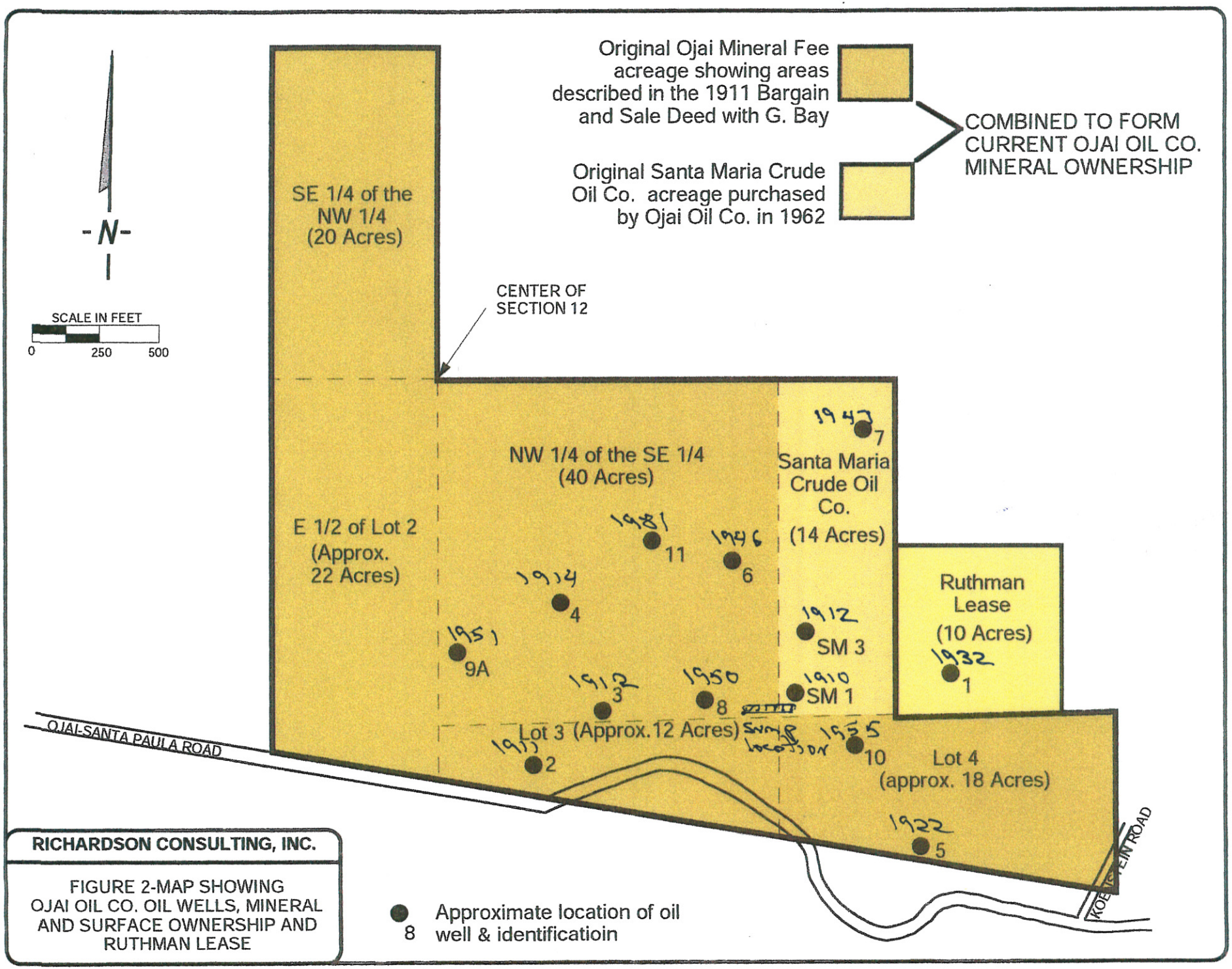
Hazardous Materials Business Plan

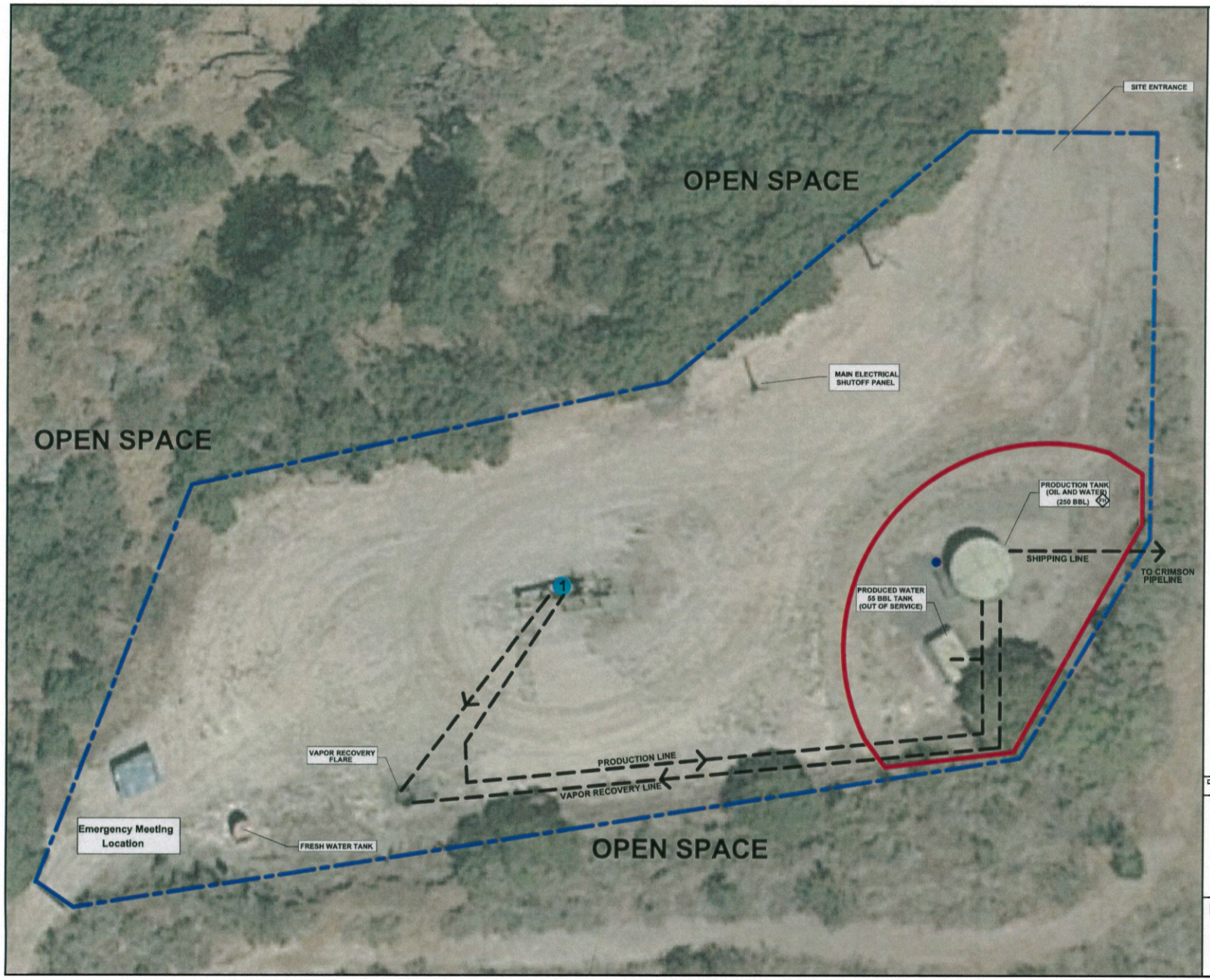
Ojai Oil Company

Upper Ojai and Ruthman Field

SESPE CONSULTING, INC.
374 Poli Street, Ste.200 • Ventura, CA 93001
(805) 275-1515 www.Sespeconsulting.com

FIGURE 2


Original Ojai Mineral Fee acreage showing areas described in the 1911 Bargain and Sale Deed with G. Bay
Original Santa Maria Crude Oil Co. acreage purchased by Ojai Oil Co. in 1962
COMBINED TO FORM CURRENT OJAI OIL CO. MINERAL OWNERSHIP
-N-
SCALE IN FEET
0
250
500
SE 1/4 of the NW 1/4 (20 Acres)
CENTER OF SECTION 12
NW 1/4 of the SE 1/4 (40 Acres)
E 1/2 of Lot 2 (Approx. 22 Acres)
Santa Maria Crude Oil Co. (14 Acres)
Ruthman Lease (10 Acres)
Lot 3 (Approx.12 Acres)
Lot 4 (approx. 18 Acres)
OJAI-SANTA PAULA ROAD
1947 7
1981 11
1946 6
1934 4
1951 9A
1912 SM 3
1932 1
1912 3
1950 8
1910 SM 1
1955 10
1933 2
1922 5
RICHARDSON CONSULTING, INC.
FIGURE 2-MAP SHOWING OJAI OIL CO. OIL WELLS, MINERAL AND SURFACE OWNERSHIP AND RUTHMAN LEASE
8 Approximate location of oil well & identificatioin



LEGEND:

- APPROXIMATE FACILITY BOUNDARY
- OIL AND GAS PIPES (FIRE HAZARD FH)
- SECONDARY CONTAINMENT BERM
- OIL WELLS (FIRE HAZARD FH)
- SPILL KIT

NOTES:

CRUDE OIL IS THE ONLY CHEMICAL STORED OR PROCESSED ONSITE.

CRUDE OIL IS FOUND IN THE OIL WELLS, PIPING, AND TANKS.

NO STORM DRAINS IN THE VICINITY OF FACILITY.

NO NATURAL GAS SERVICE OR SHUTOFF ONSITE.

NO FIRE HYDRANTS ONSITE OR NEARBY.

0 25 50

APPROXIMATE SCALE IN FEET

Drawing Name: OJ02-Ojai_HMBP_Figure2.dwg Date: July 14, 2015

SITE PLAN

Hazardous Materials Business Plan

Ojai Oil Company

YALE RICHARDSON LEASE

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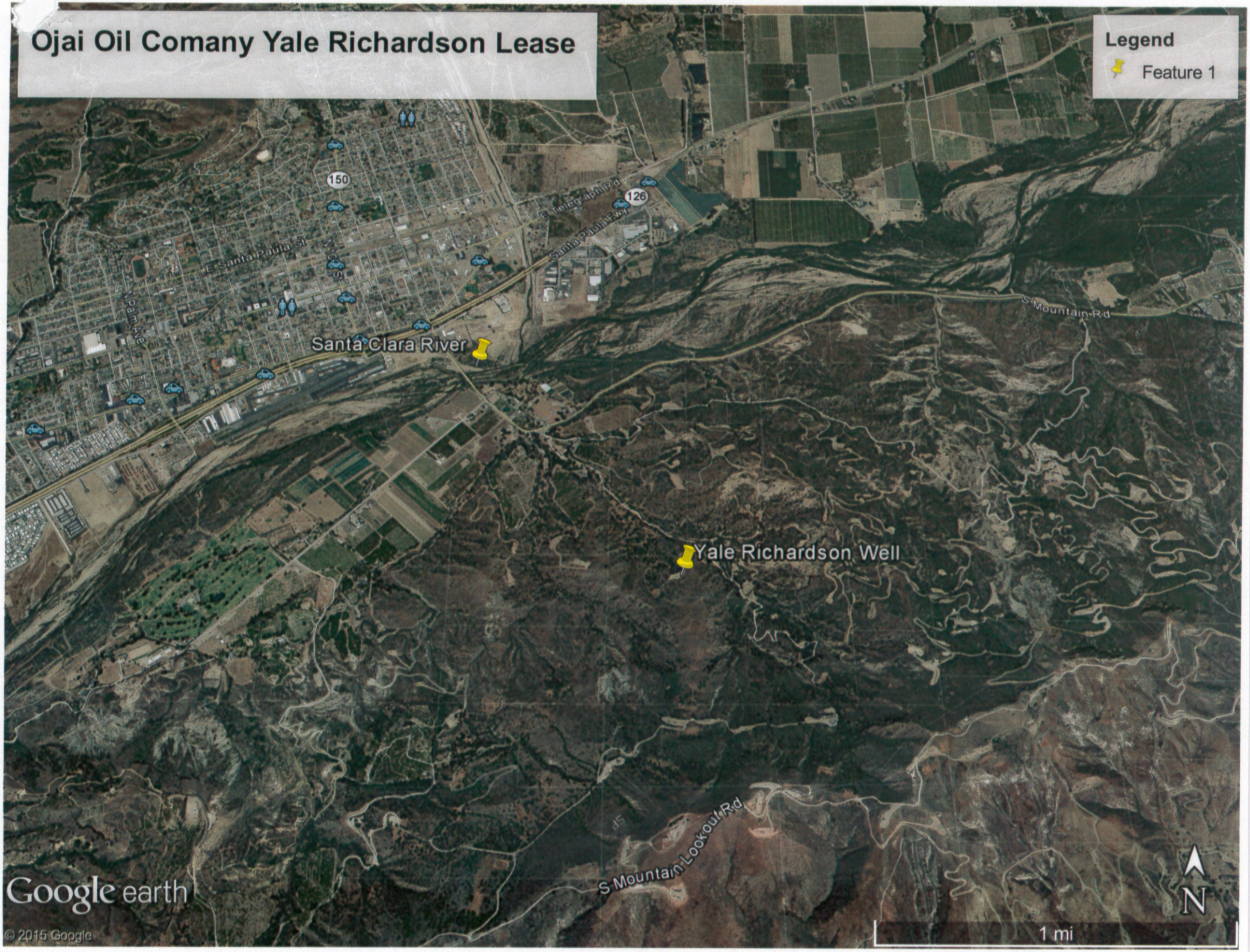
(805) 275-1515 www.Sespeconsulting.com

FIGURE 1


Ojai Oil Comany Yale Richardson Lease
Legend
Feature 1
150
126
E Santa Paula St
Santa Paula E-W
E Telegraph Rd
S Mountain Rd
Santa Clara River
Yale Richardson Well
S Mountain Lookout Rd
Google earth
© 2015 Google
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ATTACHMENT A

Water Quality Analysis

Groundwater samples collected from wells and injection zones shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program, using current applicable EPA-approved analytical methods for water for the following:

A. Total dissolved solids

B. Metals listed in California Code of Regulations, Title 22, Section 66261.24, Subdivision (a)(2)(A)

C. Benzene, toluene, ethylbenzene, and xylenes

D. Total petroleum hydrocarbons for crude oil

E. Polynuclear aromatic hydrocarbons (including acenaphthene, acenaphthylene, anthracene, benzo[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, benzo[g,h,i]perylene, chrysene, dibenzo[a,h]anthracene, fluoranthene, fluorene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene)

F. Radionuclides listed under California Code of Regulations, Title 22, Table 64442

G. Methane

H. Major and minor cations (including sodium, potassium, magnesium, and calcium)

I. Major and minor anions (including nitrate, chloride, sulfate, alkalinity, and bromide)

J. Trace elements (including lithium, strontium, boron, iron, and manganese)

Water Quality Reporting

Water quality information shall include, at a minimum:

A. Site plan with locations of well(s) sampled.

B. Description of field sampling procedures.

C. Table(s) of analytical results organized by well number (including API number).

D. Copies of analytical laboratory reports, including quality assurance/quality control procedures and analytical test methods.

Doug Off

From: Doug Off
Sent: Thursday, January 07, 2016 11:45 AM
To: 'brandonq@fgl.com'
Subject: Emailing: Attachment A for LAWQCB 2016 Water Analysis
Attachments: Attachment A for LAWQCB 2016 Water Analysis.pdf

Brandon -

Los Angeles Water Quality Board needs four water wells sampled in Upper Ojai. Attached is the Analysis request. I need these in seven days or so.

Could I please have my supervisor, Bob Dent, pick up the necessary bottles for samples at your front desk. He will get the samples and return to you on Monday, or tomorrow if possible.

Thanks.

Doug

Douglas Off
Ojai Oil Company
400 W. Ventura Blvd., #100
Camarillo, CA 93010

Business: 805 388 5858
Cell: 805 377 7713
email: doug@ojaioil.com

Your message is ready to be sent with the following file or link attachments:

Attachment A for LAWQCB 2016 Water Analysis

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Doug Off

From: Cwikla, Joshua@Waterboards
Sent: Thursday, January 07, 2016 10:54 AM
To: Doug Off
Cc: Tong, Weixing@Waterboards
Subject: RE: Scan from Copier

Mr. Off,

You will only need to provide data relating to freshwater production wells within 1/2 mile of the sump. Waste water injection wells and oil production wells are not required to be sampled.

Josh

Joshua Cwikla, P.G.
Engineering Geologist
California Regional Water Quality Control Board Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
Phone: (213)576-6713
Fax: (213)576-6700
Email: Joshua.cwikla@waterboards.ca.gov

-----Original Message-----
From: Doug Off [mailto:doug@ojaioil.com]
Sent: Thursday, January 07, 2016 10:36 AM
To: Cwikla, Joshua@Waterboards
Subject: RE: Scan from Copier

I CAN READ. WHAT KIND OF WATER - FRESH OR WASTE WATER FROM OIL WELLS.

DOUG

-----Original Message-----
From: Cwikla, Joshua@Waterboards [mailto:Joshua.Cwikla@Waterboards.ca.gov]
Sent: Thursday, January 07, 2016 10:30 AM
To: Doug Off
Cc: Tong, Weixing@Waterboards
Subject: RE: Scan from Copier

Doug,

The Order is requesting water quality data from water production wells within 1/2 mile of a sump. I hope this helps.

Thanks,