Phase I Historic Resources Report for the Edgington Oxnard Refinery, Oxnard, Ventura County, California

December 2020

Prepared for:

California Resources Corporation

Prepared by:

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ASM Project Number 28101.04

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1.0 INTRODUCTION

This Phase I Historic Resources Report (HRR) is an identification and evaluation of potential historic resources located at the site of the Edgington Oxnard Refinery at 3450 East Fifth Street just outside Oxnard in Ventura County, California (Figure 1). The study was performed to determine the presence or absence of potentially significant historic resources within the boundaries of the refinery and immediate vicinity. It consisted of a review of archival information and associated background materials, and the results of a records search for site records and reports on file with the South Central Coastal Information Center (SCCIC) at California State University, Fullerton addressing the area within a 0.50-mile search radius. This review was followed by an intensive pedestrian survey of the site.

This Phase I HRR was prepared to meet the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.) according to the guidelines provided in the *Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain of Ventura County* (HCS) (San Buenaventura Research Associates 2014:106). The report was prepared in advance of the proposed demolition of inactive tanks and associated infrastructure to satisfy the Compliance Agreement (CA20-0004) between California Resources Production Corporation and the County of Ventura (Project). The Compliance Agreement addresses the Notice of Violation issued by the County of Ventura Resource Management Agency Code Compliance Division for general compliance as well as safety and nuisance concerns. The Project is proposed to include the demolition and removal of tanks 501, 502, 2001, 2002, 2003, 2004, 2005, 2006, TC-14, 2011, 30001, 1501, 701, 702, 3001, 3003, 1502, 1503, 1505, 1506, 2000, 12001, 2007, 2010, 2011, 2012, 1001, 1002, 1003, 1004, 505, 506, 3501, 3502, the Derrick, Operator Control Room, fire station, maintenance shop, lab building, and additional infrastructure and temporary structures on the parcel. Edgington Oxnard Refinery has not been listed previously in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), nor is it listed as a California Point of Historical Interest or as a California Historic Landmark (CHL). It has also not been recognized as a Ventura County Landmark, Site of Merit, Point of Interest or District. In this HRR, the property is evaluated for eligibility for designation on the national, state, and local registers as an individual resource and as a potential historic district.

SCOPE AND METHODOLOGY

In evaluating the Edgington Oxnard Refinery, a number of factors relevant to making a recommendation of eligibility were considered, including:

- the history of Oxnard;
- the history of oil extraction in California and particularly Ventura County;
- the history of the property's construction, use, and association with the oil industry in California;
- the property's association with important people or events;
- whether and structures are the work of a master architect, craftsman, artist, or landscaper;
- whether the property is representative of a particular style or method of construction; and
- whether the structures have undergone alterations over the years, the extent to which such alterations have compromised its historical integrity, and the current condition of the property.

Survey Area

The property consists of parcel numbers 218-0-011-485 and 218-0-011-025 and is located in a subdivision of the Rancho El Rio de Santa Clara in an unincorporated area of Ventura County. The Project area is limited to most of the 40 acres of APN 218-0-011-485 and does not include the developed portion of the adjacent parcel (Figures 1-4).

Field Methods

The National Park Service identifies two levels of survey. A reconnaissance-level survey is a quick inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

Intensive surveys are used to precisely document the cultural resources within a given area or when information is needed for particular properties for later evaluation and treatment decisions. Such surveys entail the documentation of the types of properties that are present, the precise locations and boundaries of all identified properties, the method of survey (including the extent of survey coverage), and data on the appearance, significance, and integrity of each property (National Park Service 2009).

This historic resources survey for the Edgington Oxnard Refinery was conducted as an intensive-level survey in terms of historic context, property research, field study, analysis, and evaluation. A pedestrian survey was completed by ASM Architectural Historian Laura Taylor Kung on September 1, 2020. During the survey, multiple photographs were taken of the property and structures on the parcel. Details of the extant buildings and tanks and their condition were noted. California Department of Parks and Recreation (DPR) forms for the Project area are provided in Appendix A.

Research Methods

ASM relied on the HCS prepared by San Buenaventura Research Associates for the Eastern Oxnard Plain area in 2014 to identify the appropriate historic context for the area. The current owners of the refinery acquired multiple documents relevant to the history of the Edgington Oxnard Refinery including an interview with longtime manager and owner Morley Chase from 1989. Site maps and descriptions of some of the tanks and associated equipment were also made available by the owner. As the refinery had one owner for most of its history, traditional chain of title research was not necessary. Extensive searches of local papers including the *Oxnard Press Courier*, *Ventura County Star Free Press*, and the *Los Angeles Times* provided information to form a chronology of events associated with the refinery. Census records and city directories were consulted to research the biographical history of the people associated with the refinery to determine if they were historically significant. ASM contacted the Research Library at the Museum of Ventura County and the California Oil Museum to determine whether they had materials related to the refinery. In addition to the aerial photos and maps available online, the librarian at the Museum of Ventura County provided aerial photographs to help further understand the development of the area over time.

ASM requested a records search from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, part of the California Historical Resources Information System (CHRIS), on October 17, 2020, for the refinery location and a 0.50-mile radius surrounding it. A total of 17 studies have been conducted within the 0.50-mile search radius (Appendix B), only one of which encompasses a portion of the Project area. No cultural resources have been previously documented within the Project area.

Key Personnel

Ms. Shannon Davis, M.A., RPH, served as Lead Architectural Historian and Ms. Laura Taylor Kung, M.A., served as Project Architectural Historian. Ms. Davis and Ms. Kung both exceed the *Professional Qualification Standard* for Architectural Historian, and Ms. Davis additionally meets the *Professional Qualification Standard* for Historian. Both have extensive experience evaluating historic properties in southern California.

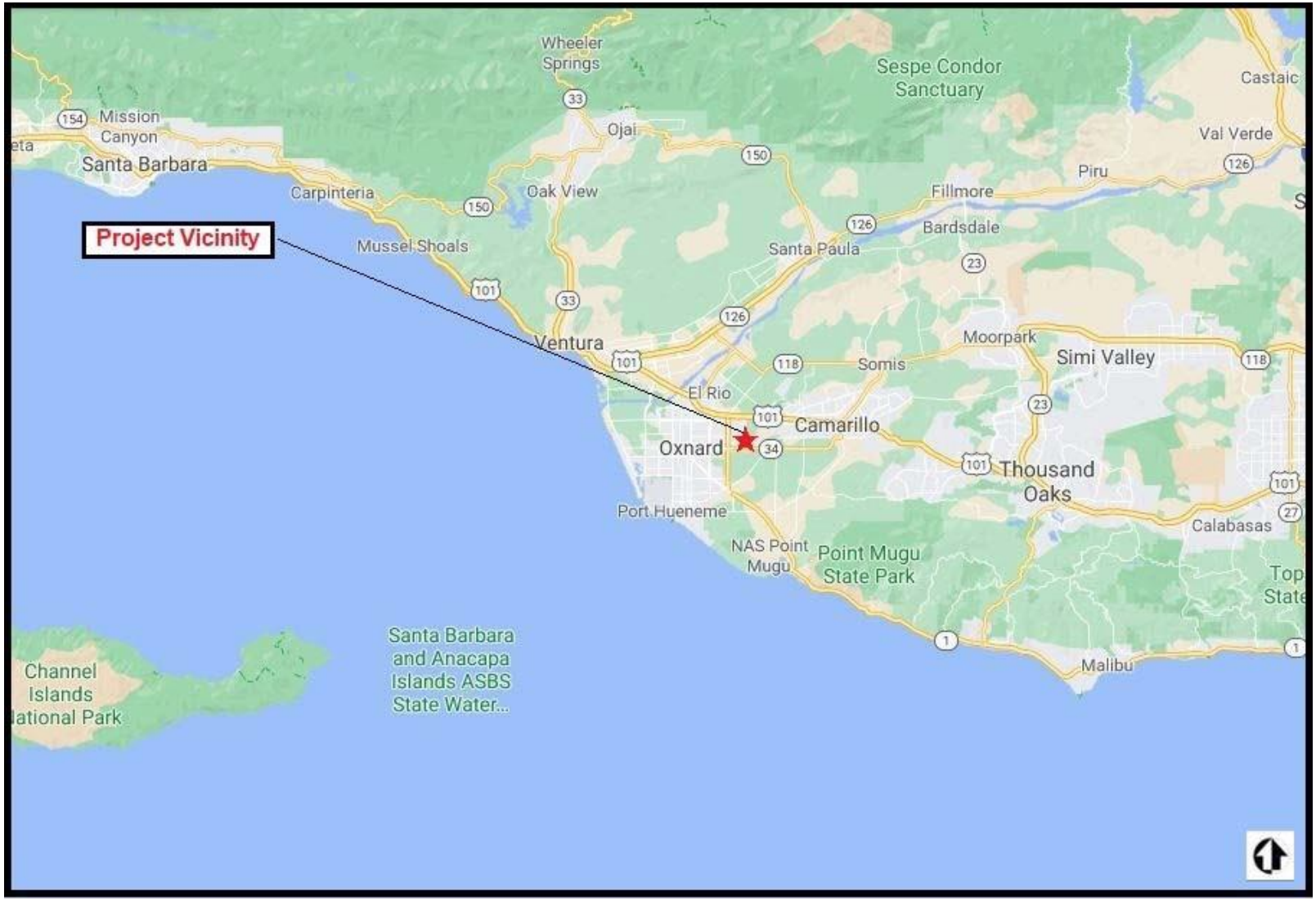

Figure 1. Project vicinity map.

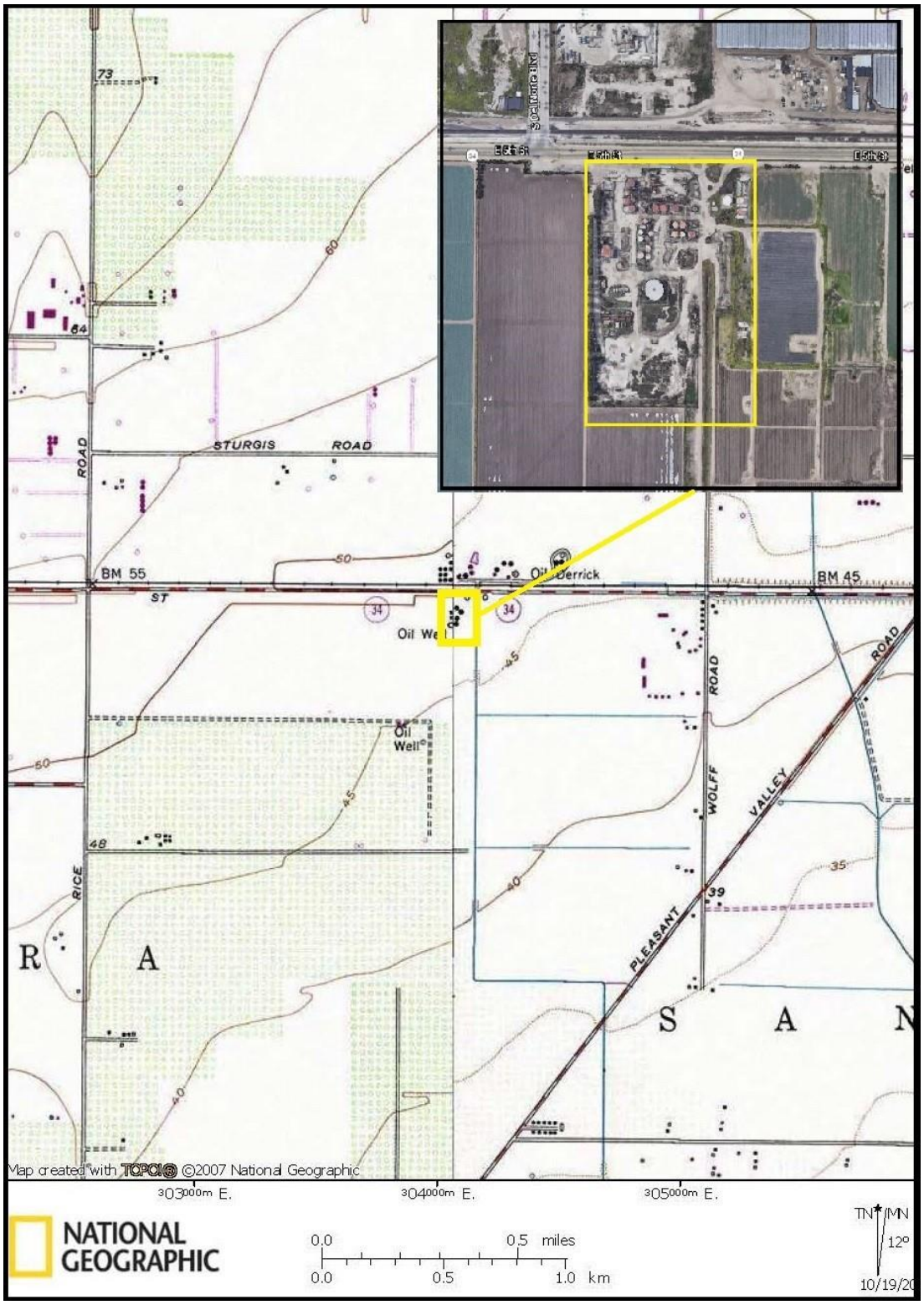

Figure 2. Edgington Oxnard Refinery location map.

Figure 3. Aerial view of Edgington Oxnard Refinery.

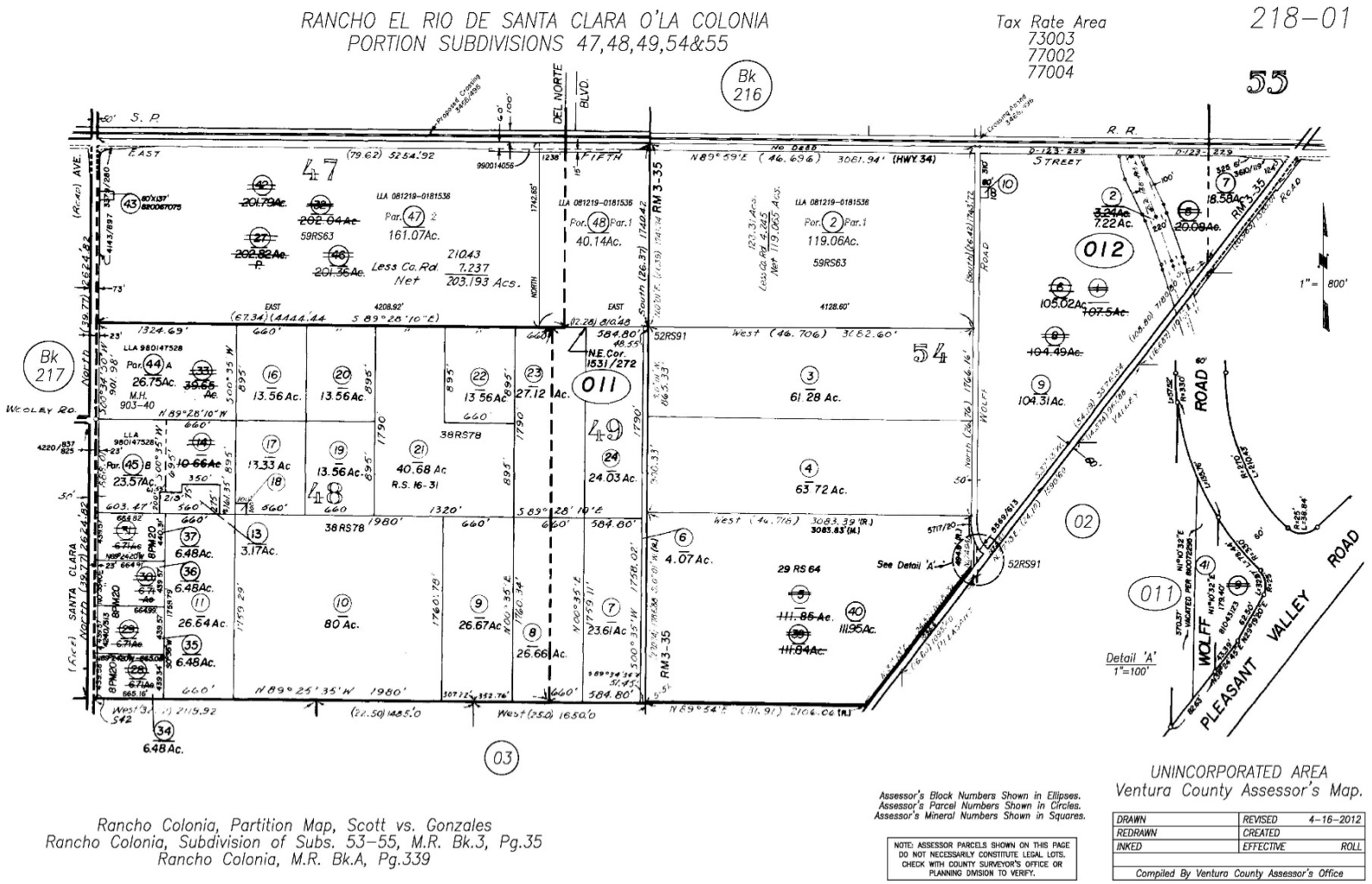

Figure 4. Assessor map of parcels containing site of Edgington Oxnard Refinery.

2.0 HISTORIC CONTEXT

HISTORY OF THE EASTERN OXNARD PLAIN[1]

Spanish Exploration and Mission Era (1769–1833)

The first known European entry into the area and brief encounter with the Chumash was the expedition of Juan Rodríguez Cabrillo in 1542. Cabrillo sailed north from Mexico along the California coast. Accounts of the voyage state the expedition anchored near the large village at *Muwu* (Point Mugu). A second Spanish expedition led by Sebastian Vizcaíno encountered the Chumash in 1602 (Golla 2011:296; Sturtevant 1978:193).

By the 1760s, the Spanish government established a series of presidios (military garrisons), towns and missions throughout California to counter against English and Russian encroachment. An expedition left the colony at San Diego in the summer of 1769 under the command of Gaspar de Portola, the governor of Baja California. The objective was to locate an overland route to Monterey Bay and prospect for presidio locations along the route. Portola's expedition passed through the Oxnard area on its return to San Diego. During the expedition, Father Juan Crespi named the Santa Clara Valley and River for Saint Clare of Assisi. Following Portola's expedition, a presidio was established at Santa Barbara in 1782 and Father Junipero Serra founded Mission San Buenaventura in Ventura that same year (Beebe and Senkewicz 2001:118-119).

The mission was constructed just a few hundred yards north of the Chumash village of Shisholop, located near the Pacific Ocean and just east of the entrance of the Ventura River. The Spanish taught the Chumash the trades that enabled them to build and maintain the mission establishment (Sturtevant 1978:505-506, 519) By the early 1800s, the majority of the Chumash were incorporated into the Spanish mission system, except for a small number who migrated to the interior or escaped the mission system. The Chumash were instrumental in constructing a 7-mile-long aqueduct between 1805 and 1815 to provide the mission with water. The mission's self-sustaining and income-producing activities included small-scale agriculture and raising cattle and sheep. By the 1820s, the mission also cultivated fields and raised livestock on the eastern portion of the Oxnard Plain (Beller et al. 2001:29-30).

Land Grants and Ranchos (1833–1864)

The first land grants occurred during the Spanish period as early as 1784. In present day Ventura County, Rancho Simi was granted to Santiago Pico in 1795 and Rancho El Conejo was granted to Jose Polanco and Ignacio Rodriguez in 1803. However, the majority of land grants were conferred by the government of Mexico, which achieved its independence from Spain in 1821 and acquired the Spanish territories in what is now California. By 1834 the Mexican government began to secularize the mission properties which entailed turning missions into parish churches, redistributing the properties, and resettling the Native Americans affiliated with the missions. Although the secularization plan called for distributing land among the surviving mission Chumash, this was not carried out and the majority of land grants went to well-connected families.

The San Buenaventura lands were first leased to merchant Jose de Arnaz, then sold to him in 1846. Arnaz sold the land to Dr. Manuel Rodriguez de Poli in 1850 and Poli later sold the property to individuals and to the San Buenaventura Manufacturing and Mining Co. (Hampton 2001:53, 187). By 1846 the area that was to become Ventura County had been divided into nineteen ranchos, seven of which were located on the Oxnard Plain and the Santa Clara Valley. They included Rancho Santa Paula y Saticoy, Rancho Santa Clara del Norte, Rancho El Rio de Santa Clara o La Colonia, Rancho Calleguas, Rancho Guadalasca,

[1] Excerpted from *Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain of Ventura County*, prepared for the County of Ventura Planning Division by San Buenaventura Research Associates, 2014.

Rancho Las Posas, and Rancho San Francisco (Camulos). The current site of the Edgington Oxnard Refinery is located within Rancho El Rio de Santa Clara o La Colonia.

Rancho El Rio de Santa Clara o La Colonia. The 44,833-acre rancho encompassed much of the Oxnard Plain, reaching to the Pacific Ocean on the west and bordered by Ranchos San Miguel and Santa Clara del Norte on the north and Rancho Guadalasca on the east. Governor Alvarado awarded the land in 1837 to eight Mexican soldiers from the Santa Barbara Company. Although some of the soldiers grazed cattle on the rancho, it is believed that only one resided on the property (Triem 2002:26-27).

The Closing of the Rancho Era

The recipients of the Spanish and Mexican land grants were negatively impacted when the United States (U.S.) and Mexico went to war in 1846. The U.S. victory was formalized in February 1848 with the Treaty of Guadalupe Hidalgo. Under the terms of the treaty, Mexico ceded what are now the states of California, Nevada, Utah, New Mexico, Arizona, and parts of Wyoming and Colorado. A provision of the Treaty of Guadalupe Hidalgo was the protection of property and civil rights of Mexican nationals living within the new boundaries of the U.S.

The discovery of gold in northern California the same year attracted greater numbers of migrants to the state from all over the world. California's population grew so rapidly that just two years after the U.S. had acquired it from Mexico, it became a state. At this time the rancheros held most of the valuable agricultural land, leaving little room for incoming land seekers and homesteaders. The U.S. Congress passed the Land Act of 1851 which would ascertain and settle private land claims in California. In order to obtain a U.S. federal patent for their property, recipients of Spanish and Mexican land grants were required to provide legal proof of their titles and have a survey conducted. The review process was a lengthy one and decisions were commonly appealed. During this time, squatters often occupied disputed land while the challenges to their legality were processed (Triem 2002:22-23).

The Homestead Act of 1862 brought migrants to California and Ventura County in search of farmland. Severe droughts in 1863-64 and 1877 decimated the cattle stock and the income producing potential of the rancheros. Many of them took out loans with unfavorable interest rates and were forced to sell off their rancho lands as the debt burden became too heavy and loan holders chose to foreclose on the notes. The social status of the rancheros and Mexicans diminished. A distinction was also made by the new settlers between the old generation of Mexicans and the newer immigrants.

Historians have asserted that susceptible Mexican landowners, after having endured a loss of income from their ranchos due to natural catastrophes and acquiring huge legal expenses from defending the titles to their land, were often coerced into ceding their property by the newer American settlers who were well versed in the American legal system and often well-connected. Among them was Thomas Scott, the Vice President of the Pennsylvania Railroad, Acting Secretary of War, and oil industrialist, who acquired vast amounts of land in the Ventura area with the assistance of his attorneys and his land agent, Thomas W. Bard. The rancho lands were sold off to various owners, with Bard becoming the largest landholder.

Pioneering Settlement (1864–1898)

This period is marked by the breaking down of the vast rancho holdings into parcels manageable as family farms, leading to the widespread settlement of the Oxnard Plain by European-Americans. During this period the cattle herds that had characterized the landscape during the rancho era were decimated by drought, and new crops were introduced that proved productive in the area soils. Though irrigation for crops was still not widespread, it was actively pursued. The first small communities began to appear on the Oxnard Plain, but it lacked a single dominant population center, and transportation remained a significant challenge for settlers.

Rancho el Rio de Santa Clara o La Colonia. Complicated property conveyances necessitated a formal survey of Rancho La Colonia's boundaries to settle disputes. In September 1867, U.S. Deputy Surveyor G. H. Thompson calculated the rancho area as 48,883.30 acres. Complicating matters even further, the Catholic Bishop of Monterey and Los Angeles declared that the church was entitled to a portion of La Colonia as former grazing land of Mission San Buenaventura. This claim produced a triangular parcel located between Rancho La Colonia on the west and Ranchos Calleguas and Guadalasca on the east. This land was quickly occupied by squatters (Hutchinson 1965:166).

By 1867 Bard observed a steadily growing demand for land and the success of grain production in California. He delineated to Scott the potential of the properties and a plan to market and sell them. The intent was to recoup Scott's expenditures in land acquisition and oil exploration. By late 1868 Bard was promoting Scott's land holdings for sale in Northern California (Hutchinson 1965:141, 151). In 1868 Bard was also leasing land for sheep grazing at 12 cents a head per year. Bard sold several parcels after completing his 1869 survey, but from late 1869 to 1872 he was unable to sell any property on Rancho Colonia due to issues with squatters contesting the rancho's boundaries (Hutchinson 1965:152, 168). The squatters claimed that the land had been fraudulently surveyed and that a portion of the rancho from the eastern edge to the Pacific Ocean on the south was in fact public lands open for homesteading. Bard chose not to dispute the claim and enter litigation because the land in question was highly alkaline.

A group of squatters appealed to the Secretary of the Interior in 1870 who then ordered a new survey. Over 100 squatters settled in the disputed area without waiting for the results to be determined. At one point, the disputes turned into a physical skirmish. The surveyor's report did not support the squatters' claims and in 1872 the patent to Rancho La Colonia was issued as specified by the survey five years prior. Years later allegations of fraud continued, claiming that Scott's financial and political influence led to the appointment of a new Secretary of the Interior and the subsequent report in Scott's favor (Hutchinson 1965:175-178, 184). Bard sold less than 3,000 acres through the end of 1875, as share cropping and leases made better business transactions in that day's economic climate. The Santa Clara Water and Irrigating Company (SCWIC) had formed the year before and squatters had ditched water from the river opposite Saticoy to their homesteads in Pleasant Valley. With the patent to La Colonia finalized, the majority of the land that the SCWIC served was under Bard's control. In making lease or sale agreements, Bard accepted shares of stock in the company in lieu of cash, thus acquiring stock control. Using this control, he extended an irrigation ditch towards Hueneme (Hutchinson 1965:180).

By 1877 property owners on Rancho El Rio de Santa Clara o La Colonia included Thomas Bard, Michael Kaufman, James Leonard, Christian Borchard, Dominick McGrath, J. D. Pinnard, W. C. Wood, Aranetta Hill, J. Maulhardt, John Scarlett, William Rice, Thomas A. Rice, Richard D. Barclay, Peter Donlon, Henry

P. Flint, G. Arnold, Patterson, Gries, and Saviers among others. Many of these individuals were immigrants of German and Irish descent. They each owned at least 160 acres and primarily raised grains and grazed stock (San Buenaventura Research Associates 2011).

Beans, Beets, and Industry (1898–1945)

The contextual period beginning in 1898 marks a significant deflection point in the developmental history of the Oxnard Plain, the period during which the area was characterized by the extensive cultivation of sugar beets and the related establishment of the boom town of Oxnard. This period was also marked by substantial population growth in the adjacent communities, particularly Oxnard, but agriculture remained largely unaffected by community growth in this period before suburbanization. The large landholdings represented by the ranchos also broke down further, providing increasing opportunities for family farmers of relatively modest means to participate in the expansion of agriculture. Row crops, particularly sugar beets and lima beans, continued to dominate the landscape, but citrus and truck farming also became important, particularly during the latter decades of this period. During this period the Oxnard Plain became

fully connected to the regional transportation grid, and irrigation became an important factor in the sustaining of agriculture and community.

The Town of Oxnard. The town of Oxnard was named for the Oxnard brothers who brought growth and prosperity to the region through their sugar beet factory. The town began to develop in earnest as the factory was completed in 1898. The same year the Colonia Improvement Company was formed for the purposes of laying out the town site, selling land and constructing facilities such as the Hotel Oxnard and a water system. The town site was laid out to the west of the factory on farmland that had been previously owned by John and Aranetta Hill. The town was laid out on the grid system with a central square. Houses, churches, and schools were soon built, although some buildings were also moved in from Hueneme and Saticoy to accommodate the town's rapid growth. The new town of Oxnard drew people from nearby communities such as Hueneme and New Jerusalem. By the time Oxnard incorporated in 1903, the subdivided lands of the former Rancho El Rio de Santa Clara o La Colonia were widely settled. The Secretary of the Board of trade, J. R. Gabbert, reported in 1912 that Oxnard's freight business was larger than all the other cities between San Luis Obispo and Los Angeles combined. Oxnard experienced its greatest growth during and after World War II, when its population more than doubled from 8,519 in 1940 to 21,567 in 1950 (San Buenaventura Research Associates 2005:12-15)

Agriculture and Suburbs (1945–1965)

This period is characterized by the explosive growth of the cities of the Oxnard Plain, and the steady impingement of suburban growth on agriculture. The family farming system that had defined the Oxnard Plain from the 1860s through the middle of the twentieth century began to be absorbed into larger acreages managed by agribusiness corporations, as new growing methods and crops emerged. With the construction of freeways, Ventura County became fully integrated into the southern California transportation grid and participated in the regional growth of the postwar period. The establishment of the Naval Missile Test Center and Naval Air Station at Point Mugu, along with related Cold War industries, influenced both the rural and urban character of the Oxnard Plain.

Oil and Gas in California[2][2]

In 1543, the famous Spanish explorer Juan Cabrillo observed the native people gathering asphaltum (very thick oil) from natural seeps to use as a waterproof coating canoes. These seeps were also responsible for the tar pits of La Brea which had, over many thousands of years, trapped unsuspecting animals and their predators looking for an easy meal.

As pioneers continued to arrive and settle, the number of oil seeps they discovered in California naturally increased. In northern California, people were interested in the oil seeps in Humboldt, Colusa, Santa Clara, and San Mateo Counties, and in the asphaltum seeps and bituminous residues in Mendocino, Marin, Contra Costa, Santa Clara, and Santa Cruz counties. Oil from a Humboldt County seep was sold in 1855, four years before Colonel Drake drilled America's first oil well in Pennsylvania (Hodgson 1980).

In southern California, large seeps in Ventura, Santa Barbara, Kern, and Los Angeles counties received the most attention. Interest in oil and gas seeps was stirred in the 1850s and 1860s, in part because one of California's oldest and most-used roads passed along nearly all the seep areas on the western side of the San Joaquin Valley. As early as 1849, travelers moving along the route used the seeps, pausing to lubricate their wagon wheels with oil.

In 1865, California's first productive well was drilled by the Union Matolle Company the Central Valley. This area became the scene of much of the drilling activity through the rest of the nineteenth century. While

[2] Excerpted from *Oil and Gas Production: History in California. State of California*. Accessed online at ftp://ftp.consrv.ca.gov/pub/oil/history/History_of_Calif.p

none of the wells were considered major strikes, they did provide enough oil for the nearby market of San Francisco (Hanks 1884). For a brief time, oil production in California declined as Pennsylvania oil could be brought in at a better price, but in Pico Canyon, near Newhall, a well producing 30 barrels a day from a depth of 300 feet became the next commercially successful oil well in the state. The first refinery was built at the location in 1876 and is now a California Registered Landmark.

In 1885, development began in Adams Canyon near Santa Paula, which increased Ventura County production and boosted overall state production numbers to 325,000 for the year. Most of the oil from the Ventura County and Newhall fields was shipped to the San Francisco area. Since railroad rates were high, a pipeline was laid from Newhall to the waterfront at Ventura in 1886 and steamers carrying tanks were soon used to transport oil at a cheaper cost.

The Adams Canyon area was also the site of the first oil gusher. In 1892, the Union Oil Company was drilling well No. 28 when it blew out of control and flowed at an estimated 1,500 barrels per day. As there were no storage facilities, the oil flowed toward the ocean at an estimated loss of 40,000 barrels before the flow was stopped. The following year, the Los Angeles field was discovered and was soon producing about 750,000 barrels, over half of the 1.2 million barrels produced in the state. In 1896, the first offshore wells in the U.S. were drilled in the Pacific Ocean. With the discoveries of the McKittrick oil field in 1898, Kern River oil field in 1899, and the Midway-Sunset oil field in 1900, another oil boom was on. By 1900, wells in Los Angeles, Coalinga, and Kern River oil fields were the leading producers, and the annual state oil production had reached 4.3 million barrels.

Production continued to rise and by 1905 the annual state oil production reached 34 million barrels, with Kern River, the largest field, producing 15 million barrels. By 1910, California oil production had reached 77.7 million barrels. The development of existing fields and the continued search for new fields greatly increased oil production for the next 10 years. Of the many new oil fields discovered during this period, the most important were North Belridge in 1912 in Kern County, Ventura and South Mountain in 1916 in Ventura County, and Montebello in 1917 in Los Angeles County. California oil production for 1920 reached 103.4 million barrels.

With the exception of Wilmington oil field, all of the large oil fields in the Los Angeles area were discovered between 1920 and 1930. These include Huntington Beach in 1920, Long Beach and Santa Fe Springs in 1921, and Dominguez in 1923. Production was low and discoveries were few during the early Depression years of the 1930s, but by 1938, the industry showed signs of recovery, including more natural gas and oil field discoveries using seismic prospecting. California had become the second-ranking oil producer in the nation behind Texas. The impending entry into World War II prompted an increased focus on efficiency and greater production for the war efforts. Once the U.S. entered the war, the government assumed control over production. In an expanded post-war economy, the constrained market flourished, driven by a growing population with increased demands in building and buying, much of which relied heavily on oil production (Rintoul 1990:72-73, 81). Many investors focused on developing oil fields discovered in the 1930s (Rintoul 1990:88).

Beginning in the 1950s and 1960s, technological advances, primarily water-flooding and thermal recovery, reignited the industry (Rintoul 1990:110-111; Tennyson 2005:1). From 1960 to 1970, the only large oil discoveries occurred in Santa Barbara County offshore fields. Carpinteria Offshore oil field, lying in both federal waters and state tidelands, was discovered in 1966; and Dos Cuadras Offshore oil field, lying in federal waters, was found in 1968. That year, oil production in the state exceeded the previous record set in 1953, which was largely attributed to the use of steam in oil production (Rintoul 1990:119). In 1978, California moved down in rank from third to fourth among top oil-producing states in the country, with Kern County in District 4 producing nearly 60 percent of the crude oil for the state (Mefferd 1980:3).

Between 1970 and 1980, onshore oil production never again reached the 1968 peak-year production levels. The 1980s proved a pivotal time. In the middle of the decade in 1985, California's oil production reached an all-time high. In 1986 oil production began a decline due to an early 1986 worldwide collapse of oil

prices, which never rebounded. Compounding the problem, California crude oil is generally of a lower quality than many other oils, bringing a lower price because of higher transportation and refining costs. In addition, as new wells and drilling declined in the state, the percentage of oil produced by secondary recovery methods increased, reaching 62 percent in 2001. This oil often is more expensive to produce, adding to the likelihood that it will be left in the ground, thus lowering state production totals (State of California 2013).

Oil in Ventura County[3]

Although oil did not become an economically important industry on the Oxnard Plain until later in the twentieth century, its influence played a key role in the development of the region. It was because of the oil exploration activities of an East Coast businessman that much of the land in Ventura County was acquired from the first rancho owners, subdivided, sold, and settled. In early 1864, Thomas Scott sent Yale professor Benjamin Silliman to California to investigate the state's oil potential. Scott was vice president of the Pennsylvania Railroad and thoroughly enmeshed in the expansion of the railroads. Oil exploration was another of his business interests. Benjamin Silliman met with George S. Gilbert, who was refining oil on a small scale in Ventura. Silliman then made an exaggerated report of the oil potential of the area which led to Scott acquiring thousands of acres of property in Ventura County. In 1865 Scott sent his representative Thomas Bard to Ventura to look over his interests and begin oil exploration on his properties. Scott and Bard thus were participants in California's first oil drilling boom (Nelson 2001:16-17).

Oil exploration and extraction was burgeoning in Pennsylvania in the early 1860s and demand for oil on the west coast was growing. Kerosene, a petroleum product, became a popular fuel for lamps as it was less expensive than whale oil and burned cleaner than camphene lamp oil. However, during the civil war years, shipments of oil products from the east had declined and entrepreneurs began seeking sources of oil in the west (Orcutt 1924). Thomas Scott and others such as Leland Stanford pursued oil sources in the Ventura area. The Stanfords had a business in San Francisco which imported kerosene shipped from the East Coast. The lands of Rancho Ojai were one area of focus. However, after the end of the Civil War shipments of oil and kerosene resumed from the east coast to California. The price consumers paid for kerosene and the price per barrel of oil dropped over the next two years. Scott and Bard's early exploration wells in Ojai were deemed a failure as it took several years and numerous wells to develop good production. By that time the market for oil was limited and competition from the more economical east coast imports meant that profits could not be realized over a reasonable period of time to recoup the amount invested. Bard then focused on developing and selling the real estate holdings that Thomas Scott had originally purchased for oil exploration. In 1890 Bard also joined with Wallace Hardison and Lyman Stewart to form the Union Oil Company, based in Santa Paula (Triem 1985).

Many landowners on the Oxnard Plain would go on to lease portions of their property to oil companies. They were often neighbors on adjacent properties as the oil field underlying their lands was explored for its fullest production potential. Examples include Milton Borchard, C. C. Borchard, Ed Scholle, M. G. Silva, Mrs. Blanche Rice McInnes, Joseph and Maria Vacca, and the McGrath family. Properties often supported both agriculture and oil production as sources of income (*Oxnard Press Courier* 1954). By 1909 there were 200 producing wells in all of Ventura County with a total production of 30,000 barrels per day (Paulsen 1993).

[3] Excerpted from *Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain of Ventura County*, prepared for the County of Ventura Planning Division by San Buenaventura Research Associates, 2014.

A 1916 directory of oil operators in California shows two Oxnard-based companies, one of which was the Scarab Oil Company. It was incorporated in March of 1909 and located at 344 Fifth Street. Its president was W. L. Dunn and its secretary was H. R. Staples. Its capital stock was $100,000 and it had two wells in production in Ventura County at that time. The wells were reported to be the property of Union Oil Company and pumped by the Scarab Oil Company on royalty (California State Mining Bureau 1917).

The Colonia Oil Company was incorporated in Oxnard in September of 1909 by local men including Achille Levy, T. G. Gabbert, H. W. Witman, W. L. Dunn, and Frank Petit (*Oxnard Courier* 1909). Achille Levy was a businessman best known for establishing the Bank of A. Levy. He had arrived in Hueneme in approximately 1847 and had opened a general merchandise store with Moise Wolff. In 1882 Levy began providing agricultural brokerage services. Area farmers purchased supplies from Levy and also marketed their harvest through him. The close relationships he developed with members of the community enabled Levy to enter the banking field. He moved his banking business to the city of Oxnard in 1902. The Colonia Oil Company was formed to investigate the oil potential of land in the Piru area (Triem 1985:96-97).

The El Rio Oil Company drilled the first well in the Oxnard oil field. This oil field, approximately 3 miles east of the city of Oxnard, was discovered as a producing area in 1936 by the Vacca Exploration Company. Joseph and Maria Vacca owned land at the northeast corner of Fifth Street and Wolff Road.

In 1947 Standard Oil made a major oil find on land on the western end of the Oxnard Plain owned by the McGrath family. The first oil rig on the site was destroyed by fire. A second rig was built but was blown out by high pressure mud. Fearing encroachment, Standard stationed guards around the perimeter of the operation. The city of Ventura's municipal golf course was located on land adjoining the Standard Oil operation between State Route 101 and the Santa Clara River. At one time the city supposedly considered leasing it for oil development, as the golf course was not generating income. In 1954 Standard Oil's MacInnes (McInnes) Number Two well blew one night and released approximately 2,500 barrels a day into the surrounding bean fields (Moir 1953:185).

Through 1953, 22 wells in the Oxnard oil field produced more than 2,500,000 barrels of oil. Drilling in the area also suggested that a gas zone of considerable proportions was present. Offshore drilling operations in Ventura County advanced during the 1950s although it has been said that the city of Oxnard expressed hesitation regarding offshore drilling. A 1954 *Press Courie*r article described Oxnard's inland oil field as a small but thriving industry east of the city comprising 21 wells pumping heavy crude being converted into asphalt at three local refineries: Oxnard Oil and Refining Company, Superior Asphalt, and Edgington. Typically, the primary oil rights were leased from the property owners. The article went on to state that three newer wells were producing better grade oils and it was hoped that the area would become a major oil field producing light, high grade oil suitable for gasoline. The total production of crude oil for the asphalt refineries was estimated to average 2,000 barrels a day. Successful oil development had increased the assessed value of the area by $750,000 over the previous year (*Oxnard Press Courier* 1954).

According to the article and an accompanying map, the Oxnard Oil and Refining Company, located north of the Southern Pacific Railroad on Fifth Street east of Rice Road was owned by Cliff Kohlhaas and George Thomas. The locations of some of their wells were described as near their refinery and north of the Southern Pacific Railroad tracks in the railroad right-of-way. The map demonstrates that companies such as Texas Consolidated and Standard Oil of California (which later reorganized to form Chevron USA, Inc.) were drilling for oil on the Oxnard Plain. The refineries seem to have been in existence from at least the prior decade.

The current Ventura County General Plan and Coastal Area Plan maps oil fields in the county and describe related facilities (Ventura County General Plan 2008:71-73). The West Montalvo oil field is located immediately south of the Santa Clara River on the western Oxnard Plain and extends into the state tidelands, the majority being within the unincorporated areas of the county. The Oxnard oil field underlies the eastern

Oxnard Plain; its approximate boundaries are just south of State Route 101 to Etting Road, and between Rose Avenue and Las Posas Road. In 2012 the Oxnard Oil Field produced 207,824 barrels of oil and 16,360 Mcf (thousands of cubic feet) of gas (Department of Conservation 2012).

Edgington Oxnard Refinery

The history of the Edgington Oxnard Refinery is presented in Table 1. It begins with the Chase family, specifically with the "Chase Brothers," Glywn Sunley and James Warren Chase. Their father, James Warren Chase, Sr. was born in Pennsylvania in 1866 (U.S. Census Bureau 1880). He married Rachel Hampson in Meadville, Pennsylvania, in 1893 and by 1900 the couple had moved to Riverside, California, where they lived with their two children, Joseph and Alice (Pennsylvania Marriages 2016; U.S. Census Bureau 1900). Glywn was born later that year and James Jr. was born in 1903. A younger brother, Chauncey, followed in 1905. They had their own farm in Riverside and lived there through at least 1910 (U.S. Census Bureau 1910). In 1917, the family moved to the San Fernando Valley where they owned 20 acres near what is now Riverside Drive and Woodman Avenue. They operated a dairy farm on the property until it was sold and subdivided for an apartment building in 1949 (*Van Nuys News* 1949).

Glywn Chase married Ruth Constance Connolly in 1923 and James Chase, Jr. married Nina M. Feicus in Los Angeles in 1925 (California Department of Public Health 2017). Around the same time the brothers were starting their families, they purchased 320 undeveloped acres along East Fifth Street in an unincorporated area of Ventura County 3 miles east of Oxnard (Chase Interview 1989). In 1927, the brothers followed in their father's footsteps and started a dairy on a portion of the land near what is now Wolff Road. They donated a large portion of their property near Rice Road for development of airport in 1928 (*Oxnard Press-Courier* 1928). The dairy quickly became a center of activity in the community, serving as a meeting place for beet sugar farmers and donating milk for children attending Christmas events (*Ventura County Star* 1929, 1932). In 1935, the Chase Brothers Dairy had the honor of owning Oxnard's highest producing cow, at 1983 pounds of milk a year (*Ventura County Star* 1935). The dairy opened a store on the parcel adjacent to the refinery during the 1950s and continued to operate for several decades (Figures 5 and 6).

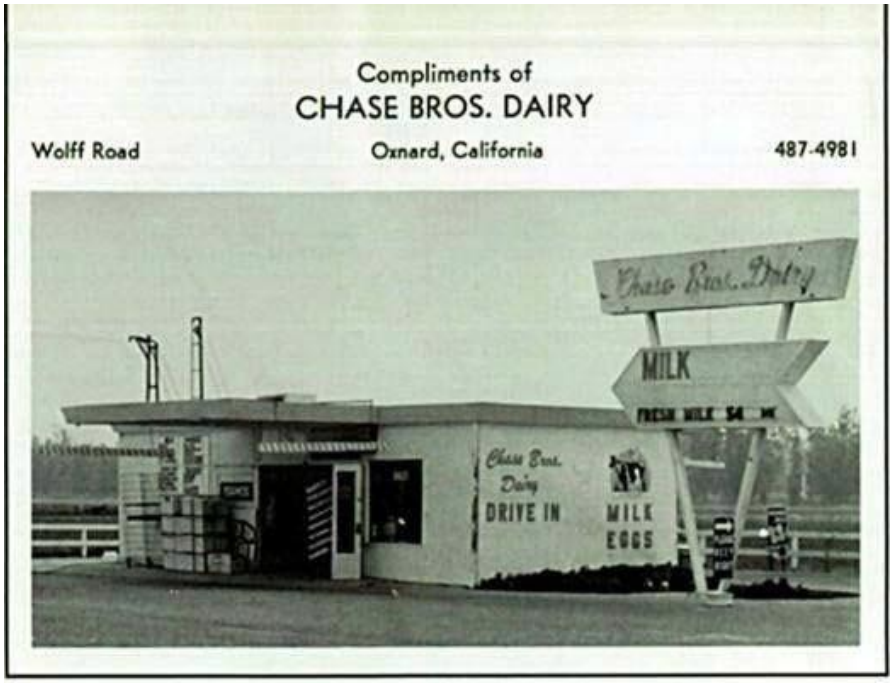

Figure 5. View of Chase Brothers Dairy from vintage 1950s postcard.

Figure 6. Advertisement for Chase Brothers Dairy from Ventura County Star Free Press, December 14, 1962.

Oil explorations began that same year, when the first well was drilled in the area on land leased by the Vaca Oil Exploration Company (Chase Interview 1989). Since steam injection methods were not available, this well did not break the Miocene layer. But in 1937, the brothers leased 200 acres of their land to the Canadian El Rio Oil Company who successfully broke through the layer and triggered an oil boom in the area. Vaca Oil Exploration soon drilled its well 100 feet east of the El Rio No. 1 well (*Ventura County Star Free Press* 1937). With multiple producing wells in the area, the Chase Brothers began building the first refinery facilities between 1937 and 1938 (Chase Interview 1989). In May 1938 the boilers and tanks had been installed and production was scheduled to begin in June (*Ventura County Star Free Press* 1938). The first name for the refinery was Pacific Asphalt Company (Chase Interview 1989).

In 1942 the refinery had its first of many fires and unfortunately one of the workers died in the explosion (*Ventura County Star Free Press* 1942a). The Chase brothers were also involved in several lawsuits during the 1940s. Glywn Chase remained primarily involved in dairy operations and served as president of the Associated Farmers of Ventura County. The dairy brought a lawsuit against unions and stores alleging intimidation and coercion of the markets. (*Ventura County Star Free Press* 1942b). The Chase brothers found themselves on the other side of lawsuits as stockholders. El Rio Oil, Ltd filed suit against Pacific Asphalt Company claiming dissention and lack of fiscal transparency. This was further complicated by the fact that Ralph Edgington, who was a party in the lawsuit, was also part owner of the company at the time it was decided in favor of Pacific Asphalt Company in 1949 (*Ventura County Star Free Press* 1949).

Ralph Edgington was born in Delaware, Ohio, in 1905 (Social Security Administration 2014). He moved to California and got his law degree from the University of Southern California in 1931 (U.S. School Yearbooks 2010). He had a profitable law practice in 1941 when a friend asked him if was interested in 20 acres of property in Long Beach "with a pile of junk on it," which turned out to be an old refinery. He bought the property for $25,000 and was soon dragged into producing asphalt when World War II began and there were no west coast shippers of asphalt. His company supplied 78 percent of all asphalt used in the Pacific, and he ended up turning the 25,000 investment into a 13 million-dollar company by 1969 (*Los Angeles Times* 1969).

In December of 1952, the refinery requested a special use permit from the Ventura County Planning Commission for the production of oil and gas, specifically listing "Drilling for and extraction of oil, gas and other hydrocarbon substances and installing and using buildings, equipments, and other appurtenances accessory thereto, including pipe lines, but specifically excluding processing, refining, packaging, bulk storage or any other use specified in Ordinance No 412 as amended as requiring review and special use permit." Immediately after the permit was granted, drilling for a new well, El Rio No. 3 was started by the Edgington Refinery of Long Beach and soon after the name of the refinery was changed to Edgington Oxnard Refinery (*San Francisco Examiner* 1952).

The Ventura County Star Free Press published its fifth annual Oil Week supplement in October of 1953. The section was full of advertisements and articles celebrating the growth and importance of the oil industry in the local economy. One of the articles focused on the asphalt refineries located east of Oxnard and gave details of their operations. By this time the oldest son of Glywn Chase, Herbert Morley Chase, was general manager of the refinery. Born in 1928, Morley Chase graduated from Nordhoff High School in 1946, attended Ventura College and earned a degree in economics from Claremont's Men's College. After graduating in 1950, he was drafted into the army and was stationed in Washington, D.C., during the Korean war. After service, he returned to the area to serve as plant manager and continued to work in the industry for the next 60 years (Legacy.com 2013). Morley Chase had just started his position at the refinery when the paper featured the refinery in their special section. In addition to the Edgington refinery, the article mentioned the Oxnard Oil and Refining Company, located directly across the street, and Superior Asphalt located nearby on Sturgis Road. The photographs are blurry, but the article mentions that an 1,800-barrel shed had been added in the recent months, along with three sweeps that can quickly fill 500-pound asphalt

drums. Among the many petroleum products produced by the refinery, the article focused on phonograph records. Once a week a batch of asphalt was heated to a high temperature and loaded onto an insulated truck to be kept warm during its trip to Los Angeles. There it was pulverized and added to the material used to make phonograph records (*Ventura County Star Free Press* 1953a).

Edgington Oxnard Refinery continued to provide asphalt products to Asia during the 1950s. In October of 1953 they received an order for 11,000 tons for transport to Indochina (*Ventura County Star Free Press 1953*b). The following year, 22,000 tons were shipped under the auspices of the General Services Corporation (*Ventura County Star Free Press* 1954a). In 1956, 1,000 tons of asphalt were loaded onto a freighter at Port Hueneme on its way to Guam (*Oxnard Press Courier* 1956). Morley Chase and Ralph Edgington took an extended trip to Indonesia to survey oil fields and offer technical advice in 1958 (*Oxnard Press Courier* 1958). Due to the increased demand, the refinery began to expand during these years. In April of 1954 they drilled a new well, Chase No. 2 (State of California 1954). It produced 130 barrels a day of 8 gravity oil (*Ventura County Star Free Press* 1954b). Gravity refers to the weight of the oil, with light crude having a weight higher than 31 and heavy crude being anything under 22. Extra heavy crude has a gravity below 10, so the well at Chase No. 2 produced this heavy type of crude (Canadian Centre for Energy 2014). In 1955, construction began on the 30,000-barrel tank that is still on the site today. Due to a dispute with the unions, construction was halted, and the site was picketed, but eventually the tank was completed (*Oxnard Press Courier* 1955). Several advertisements for the refinery appeared in the 1950s, primarily in October during Oil Week (Figures 7 and 8).

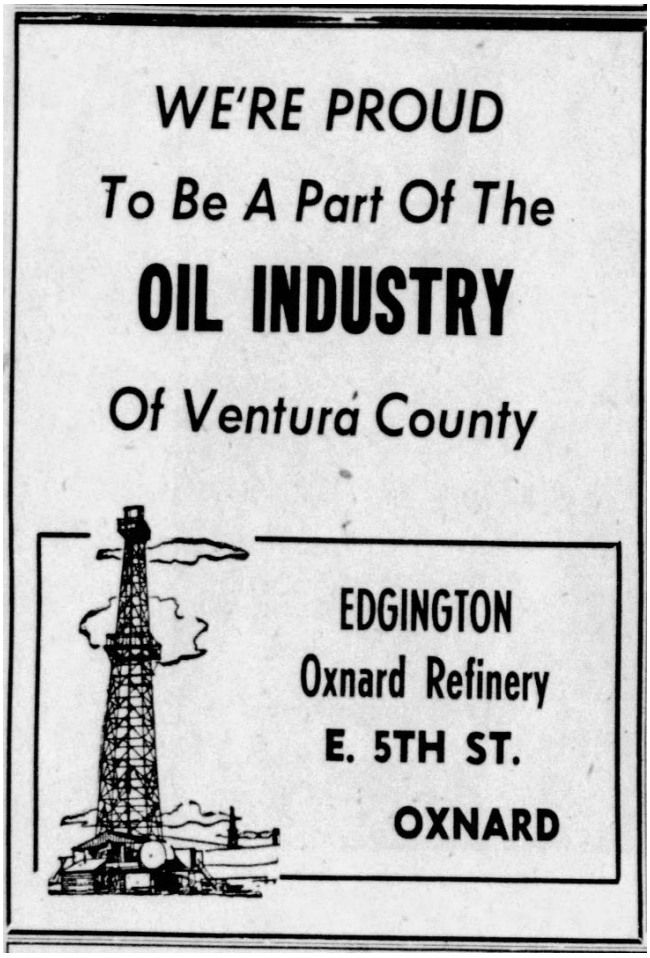

Figure 7. Advertisement for Edgington Oxnard Refinery from *Ventura County Star Free Press*, 1956.

Figure 8. Advertisement for Edgington Refineries showing both Long Beach and Oxnard plants, from *Long Beach Independent,* April 19, 1954.

The refinery had its share of fires and other mishaps which often resulted in the destruction of tanks or other structures. In December of 1955, the newly drilled Chase No. 2 began erupting in the middle of the night, spewing oil and gas 90 feet into the air. Over 20 oil workers knee-deep in oil attempted to cap the well over the course of two days before it was stopped (*Ventura County Star Free Press* 1955). In December of 1962, friction from a rubber belt sparked a fire in the pump house that caused $5,500 damage (*Ventura County Star Free Press* 1962). One tank was destroyed, and three others damaged in January of 1966 when foam trucks were used to put out an extensive fire (*Los Angeles Times* 1966). Fires occurred as late as 1999 when it was noted that it was the third incident in the previous five years (*Los Angeles Times* 1999).

During the 1960s the refinery expanded by purchasing other leases and interests. The name Tenby Inc. first appears in 1962 when the name was used when purchasing an oilfield in Bakersfield (*Bakersfield Californian* 1962). At that time the name represented both Chase Production Company and Edgington Refinery, but it appears Edgington was less involved in operations after this time. In October 1962 they purchased 20 acres with two wells and a 50/50 operating agreement with Husky, Marathon, and Shell (Chase Interview 1989). In 1963, they purchased the Oxnard Oil and Refinery located across the street, as well as 50 percent of the Oxnard Oil Spreading Company. The expansion of operations continued into the early 1970s with the purchase of 3 acres in the corner of the Transamerica lease in 1971 and the leasing of mineral rights in 1972 (Chase Interview 1989). But toward the end of the 1970s the momentum began to shift. Asphalt companies were charged with fixing prices for public agencies for use in building roads between 1955 and 1968 and forced to pay a settlement in 1975 (*Los Angeles Times* 1975). The last well was drilled on the property in 1988 at the same time the Edgington Refinery in Long Beach was purchased by a company willing to assume its 18 million-dollar debt (Chase Interview 1989; *Los Angeles Times* 1988). In 1993 an estimated 200 gallons of oil leaked from a pipeline into a nearby drainage ditch that led to the Magu Lagoon, a sensitive salt-water habitat 6 miles away. An investigation revealed that several thousand gallons had actually leaked over the years from the multiple refineries in the area, but since Tenby was the only company with an operating refinery in 1995, they were responsible for the costs of the cleanup (*Los Angeles Times* 1995). By that time, Morley Chase's daughter Julie was also involved with the operation of the company. The refinery was closed in 2011 and sold to Vintage Production California LLC in 2012. Morley Chase died peacefully in his 1946 Navion airplane while taking a nap in October of 2013 (Legacy.com 2013).

Table 1. Chronology of Edgington Oxnard Refinery[4]

1923-1924	Chase Lease purchased (120 acres) and El Rio Lease purchased (200 acres); land was undeveloped and not graded
mid-1920s	Land was graded
1927	Dairy operations started on Chase Lease
1928	The Chase Brothers donate about a mile of frontage on Fifth Street for use as a possible airport
1929	Sugar beet farmers meet on the Chase Brothers Ranch
1932	Chase Brothers Dairy donates milk for hot chocolate at children's event
1935	Well #1 drilled on Vaca Tar Sands Lease; since steam injection was not available, the well did not produce, it did not fracture the Miocene layer Chas Brothers Diary own highest milk-producing cow in the county
1937	Leased the 200 acres to El Rio Oil Co.; drilled ER #1 to the Miocene sometime between May 3 and July 14; it was an injection well in 1989
1938	First plant built
1939	First plant named Pacific Asphalt Company
1941	Ralph Edgington starts his refinery in Long Beach a week before the start of WWII

[4] This table summarizes the events discovered through research in local newspapers as well as the dates given in the in the 1989 interview with Morley Chase.

1942	January: Worker at the refinery dies in an explosion June: Chase Brothers dairy sue unions and stores November: Glywn Chase elected president of Associated Farmers of Ventura County
1947	El Rio Oil Ltd filed suit against Pacific Coast Asphalt Co.; they are stockholders who claim there is internal dissention in the corporation among shareholders and that there has been no annual report on fiscal conditions
1948	The childhood home of the Chase Brothers in the San Fernando Valley is relocated and eventually demolished for an apartment building December: Ralph Edgington begins shipments of asphalt to China from Long Beach
1949	January: Pacific Coast Asphalt awarded damages and El Rio ordered to resume contract; Ralph Edgington is also a party in this lawsuit June: Appeals court determines El Rio must forfeit lease to Pacific Asphalt Company
1950s-1960s	Shipped asphalt to Korea
1952	Memo from Board of Supervisors, County of Ventura; special use permit for producing oil and gas on certain land located 3 miles from Oxnard December: Edgington Oil Refinery of Long Beach started the drill in its El Rio No. 3; name of refinery changed to Edgington Oxnard Refinery
1953	Towers, heaters, boilers and the barreling rack installed October: Extensive article about refinery during Oil Week in the Ventura County Star Free Press October: 11,000 tons of asphalt sent to Indo-China
1954	March: Edgington in Long Beach awarded fuel contract by the Armed Services Petroleum Purchasing Agency March 23: Notice of intention to drill well filed April 2: Drilling of new well started April 15: Drilling completed April 22: 22,000 tons of asphalt shipped to Asia under auspices of the government's general services administration May 24: Chase No. 2 well operational June: Chase No. 2 well produces 130 barrels a day
1955	January: Union workers picket Chase Production while building 31000 Bbl tank December: Chase No. 2 well spewing oil and gas 90 feet unto the air for two days before capped
1956	1,000 tons of asphalt leaves Port Hueneme for Guam
1958	Morley Chase and Ralph Edgington take a three-month trip to Indonesia to consult and advise on their oil fields
1961	Edgington Long Beach purchases Mobil's asphalt sales facility
1962	October: Purchased Phil/Tom Lease (20 acres with 2 wells) a 50/50 operating agreement was made with Husky, Marathon, Shell December: Fire threatens pump house $5,500 damage, started by friction on large rubber belts December: Tenby operating name for Chase Productions and Edgington in Bakersfield
1963	Purchased Oxnard Oil & Refinery across the street Purchased 50% of Oxnard Oil Spreading Company; spread oil on rad base materials for public and private roads, oil was obtained from the refinery and also purchased

1964	Purchased Todd Ranch (100 acres), formerly agriculture; used tank farm only, refinery was never renovated
1966	Foam trucks put out fire at refinery, one tank was destroyed and three others were damaged
1967	Chase No. 2 well converted to water disposal
1969	Article about Ralph Edgington in *Los Angeles Times* does not indicate involvement with Oxnard refinery
1971	Purchased 3 acres from J. Cleo Thompson located northwest corner of the Transamerica lease
1973	Started leasing mineral rights from the Vaca Ranch of Transamerica Lease. Past operators of the Transamerica lease include American Petrofina, Arco, Tenneco
1975	Settlements ordered in an asphalt antitrust suit
1981	Heat exchangers and towers were replaced
1982	Partnership with Oxnard Oil Spreading was dissolved; purchased surface rights for Batten Ranch and Vaca Ranch; still leasing mineral rights from Transamerica
1988	Last well drilled
1991	Edgington Refinery in Long beach ceases operations
1993	An estimated 200 gallons of oil leaks from pipeline into environmentally sensitive area
1995	Tenby agrees to settle lawsuit over oil leak; Julie Chase states that they are the last operating refinery in the county
1999	Explosion and fire at the plant that requires evacuation of 14 employees
2012	Property/Well Transfer from Chase Production Company to Vintage Production California LLC
2014	Occidental Petroleum Corp spun-off California oil and gas assets, including Vintage Production California, to California Resources Corporation

3.0 REGULATORY FRAMEWORK

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

The NHPA established the NRHP and the President's Advisory Council on Historic Preservation (ACHP), and provided that states may establish State Historic Preservation Offices (SHPOs) to carry out some of the functions of the NHPA. Most significantly for federal agencies responsible for managing cultural resources, Section 106 of the NHPA directs that "[t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP." Section 106 also affords the ACHP a reasonable opportunity to comment on the undertaking (54 USC 306108).

36 Code of Federal Regulations, Part 800 (36 CFR 800) implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those cultural resources listed in or eligible for listing in the NRHP), including consultation with federally recognized Native American tribes to identify resources of concern to them; to determine whether or not they may be adversely affected by a proposed undertaking; and the process for eliminating, reducing, or mitigating adverse effects.

NHPA Historical Property

The NHPA defines a "historic property" as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register," such term includes artifacts, records, and remains which are related to such district, site, building, structure, or object" as stated in 54 USC 300308.

Historic Districts

Groups of buildings constructed the same period of time, in the same geographical area, and serving the same mission or function may be eligible as historic districts. A group of buildings that would not be individually eligible might be eligible together as a group. It is possible that a historic district associated with a particular theme might be composed of a series of different types of significant buildings that were built at different times. The National Park Service Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation* provides the following guidelines for evaluating the integrity of a historic district.

Districts have concerns that are different from those associated with individual buildings. For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions on the district's integrity, the relative number, size, scale, design, and location of the components that do not contribute to the significance of the district should be considered. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. However, some new buildings, the loss of original landscape features, or the construction of additions to original buildings may be acceptable. Most military and manufacturing or services facilities are evolving properties that must be updated and augmented to remain functional. Some level of alteration is acceptable, as long as the original form and layout of the district is mostly intact.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance, or
- it does not share the historic associations of the district.

National Register of Historic Places Significance Criteria

Authorized by the NHPA, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b) a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f) a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g) a property achieving significance within the past 50 years if it is of exceptional importance.

California Register of Historical Resources Significance Criteria

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2) It is associated with the lives of persons important to local, California, or national history.
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.

5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

Ventura County Cultural Heritage Ordinance

The Ventura County Cultural Heritage Ordinance established a Cultural Heritage Board with the authority to designate Cultural Heritage Sites in unincorporated areas of Ventura County, where the owner has no objection to a site's designation. Where the property owner objects to designation, the Cultural Heritage Board can recommend designation to the Board of Supervisors. Cultural Heritage Sites are defined as Landmarks, Sites of Merit, Points of Interest, or Districts.

A site may be designated a Landmark if it satisfies one of the following criteria:

1. It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
2. It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
3. It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
5. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic value;
6. Integrity: Establish the authenticity of the resource's physical identity by evidence or lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

A site may be designated a Site of Merit if it satisfies the following criteria:

1. Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
2. County approved surveyed sites with a National Register status code of 5 or above.

A site may be designated a Point of Interest if it satisfies any one of the following criteria:

1. That is the site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
2. That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials or style has been substantially compromised; or

3. That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

A site may be designated a District if it satisfies the following criteria:

1. Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
2. Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas
3. Has at least one of the criteria for significance of Section 1365-5.a.1-8.
4. Complies with the criteria for integrity contained in Section 1365-5.a.6.

In addition to meeting the criteria above, all the following standards must be met before a site becomes a designated Cultural Heritage Site:

a. It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons;
b. Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
c. Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this Article.

California Environmental Quality Act Significance Criteria

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource is considered by the lead agency to be a "historical resource" if it:

1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).

2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC.

3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

4.0 SURVEY FINDINGS

The property consists of two parcels, 218-0-011-485 and 218-0-011-025, located in a subdivision of the Rancho El Rio de Santa Clara o La Colonia in an unincorporated area of Ventura County (see Figure 4). It includes most of the 40 acres of APN 218-0-011-485 and the western portion of the 116 acres of the adjacent parcel. The site address is 3450 East Fifth Street, but the Ventura County Assessor's office does not recognize this as its official address. It is located in an undeveloped agricultural/industrial area on the south side of East Fifth Street just south of where Del Norte Boulevard intersects (Figure 9). The property is surrounded by a chain-link fence with an unpaved accessed drive near the east side of the parcel (Figure 10).

There are five permanent buildings remaining on the parcel which are identified on the site map (Figure 11). The operating Control Room containing instrumentation and other devices, is located in the process area near the north end of the site. It is constructed of concrete block with a simple rectangular plan with a small addition to the south (Figure 12). It is capped by a corrugated steel gable roof with slightly overhanging eaves. All of the fenestration has been boarded over or removed. The east façade at one time had a door with a window to the north and longer window on the addition to the south. The north façade appears to have had two windows with thick wood casings (Figure 13). The west façade still has its wood paneled door, but the glazed upper sash has been covered over (Figure 14). There is a boarded over window to the north of the door and to the south on the addition. Distilling towers are located on the south façade of the Control Room.

The Maintenance Shop was built in the late 1950s and is located on the west end of the parcel (Figure 15). It has a simple rectangular plan and is capped by a shed roof. The building is clad in corrugated steel and has minimal fenestration. The primary (east) façade has a sliding metal door that has been boarded over (Figure 16). Just to the north of the Maintenance Shop is the Fire Station which was built in 1983 according to Morley Chase. It is a small shed with a flat roof clad in corrugated steel (Figure 17). The solid metal door is the only fenestration and it is located on the east façade.

North of the first station is the Lab building (Figure 18). It does not appear on a 1962 aerial image of the refinery but is present on the 1967 view. It has a simple rectangular plan and a flat roof (Figure 19). A projecting awning with a thick wood fascia surrounds the building a few feet below the roofline. The primary entrance is located in a projecting enclosed shed roof porch centrally located on the east façade (Figure 20). The window to the north of the door is boarded over but appears to have a standard rectangular opening. The window to the south is a longer window in the upper part of the wall. The north façade also had a centrally located shed roof porch, but it is not currently accessible. Older images accessed through Google streetview show that the north façade previously functioned as the primary façade as it was accessible from the parking area (Figure 21). The shed roof porch contained an entrance with two additional doors flanking it. This façade also had a window to the east of the east door and a horizontal window in the upper section of the wall between the porch and the west door.

There is also a small Shed with an adjacent steel sheltered area located in the chemical usage area at the northeast corner of the parcel (Figure 22). The Shed has a simple rectangular plan and is capped with a shed roof. It appears to be of steel construction. There is no fenestration except for the door on the north façade which has been removed (Figure 23)

The Derrick is the most prominent feature of the refinery and frequently appeared in advertisements for the refinery (Figure 24). The Derrick covers the well El Rio No. 2 which was first drilled in 1945 and re-drilled in 1952. It is not clear in aerial photos, but it does not appear to be present at the time of the 1947 map but might be present in the 1962 map. The steel derrick has a square shape and narrows toward the top. There are two access areas with railings at the mid-point and at the top.

Figure 9. View from the refinery toward Del Norte Boulevard, looking northwest.

Figure 10. Looking south from East 5th Street toward the refinery.

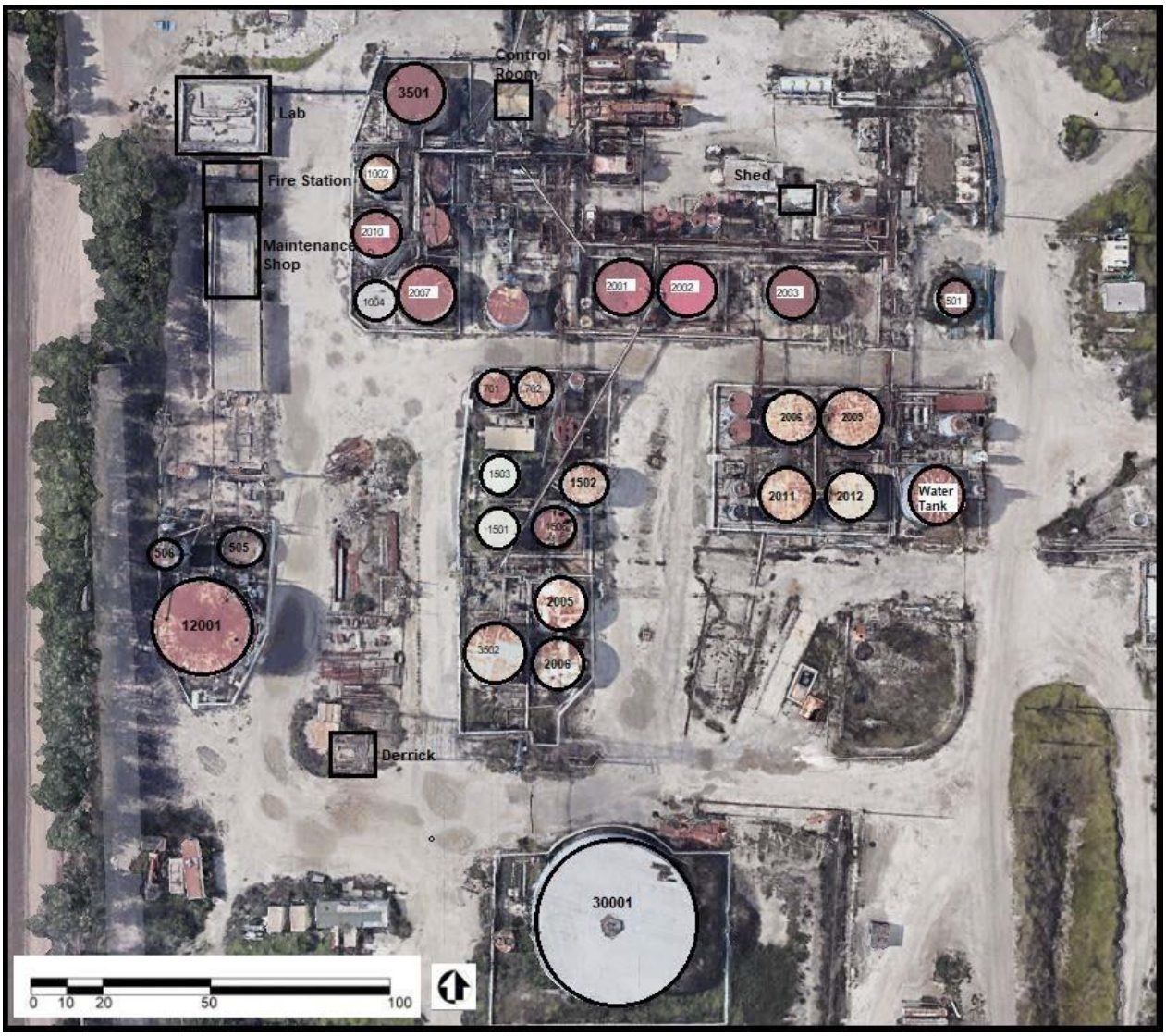

Figure 11. Site map with surveyed tanks and structures labeled.

Figure 12. East façade of Control Room and distillation towers, looking southwest.

Figure 13. North façade of Control Room, looking southwest.

Figure 14. West façade of Control Room, looking southeast.

Figure 15. View of the Maintenance Shop, looking northwest.

Figure 16. Detail view of primary (east) façade of Maintenance Shop, looking southwest.

Figure 17. Former Fire Station building, looking northwest.

Figure 18. View of Lab, Fire Station and Maintenance Shop, looking southwest.

Figure 19. East façade of Lab, looking southwest.

Figure 20. Detail of fenestration on east façade of Lab.

Figure 21. View of north façade of Lab from 2011, from Google streetview.

Figure 22. Shed in Chemical Processing area, looking south.

Figure 23. View of north façade of Shed, looking south.

Figure 24. View of Derrick, looking west.

As there are several types and sizes of tanks, it is easiest to describe them in terms of size. There are 11 different tank sizes of varying materials often constructed at different times. The tanks can be categorized by their "Bbl" size which stands for barrel of oil. One barrel is 42 gallons, so the smallest tanks on the site, 500 Bbl, can hold 21,000 gallons.

There are three 500 Bbl tanks on the property, labeled on the map as 501, 505, and 506. Tank 501 is located on the east side of the parcel along the access drive (Figure 25). It is a bolted steel tank on an earthen foundation and is in fair condition. Tanks 506 and 507 are on the west side of the property (Figure 26). These are taller welded steel tanks on earthen foundations. The age of the 500 series tanks is unknown. The 700 Bbl tanks, 701 and 702, are just slightly larger and are located on the north end of the central section of tanks. They are of welded steel construction on earthen foundations with a height of 16 feet and diameter of 18 feet. They were used as stock tanks of diluent and were constructed by B&C Welding of Port Hueneme in 1979 (Tenby 1995).

The 1000 Bbl tanks are some of the oldest on the property and built at the time of the first refinery in 1938 according to a 1989 interview with Morley Chase. The four remaining tanks (1001, 1002, 1003, and 1004) were used to hold asphalt and are grouped together at the north end of the property across from the Lab and Maintenance Shop. They are welded tanks covered in corrugated steel on an earthen foundation and are in fair condition (Figure 27). The 1500 Bbl tanks are located just south of the 1000 series in the middle of the parcel (Figure 28). The four remaining tanks (1501, 1502, 1503, and 1506) were stock tanks that held diluent. They are constructed of welded steel on an earthen foundation and are 24 feet high with a 21.5-foot diameter. Tanks 1503 and 1506 date to 1936, but 1501 and 1502 were replaced in 1988 (Tenby 1995).

Figure 25. View of Tank 501, looking south.

Figure 26. Tanks 506 and 506, looking south.

Figure 27. View showing tank 3501 to the left and Tank 1002 to the right, looking east.

Figure 28. Distant view showing 1500 series tanks in the foreground.

The 2000 Bbl tanks are located in multiple sections of the property with varying ages and uses. Tanks 2001, 2002, and 2003 are aligned near the north end of the parcel (Figure 29). They were used to store crude oil and are of welded steel construction on earthen foundations. Tank 2001 was added in the late 1950s. An additional tank, 2004, used to be located to the east of 2003 but it has been removed (Figure 30). Tanks 2005 and 2006 are located at the south end of the central section to the east of tank 3502 (Figure 31). They were used as stock tanks for crude oil and are constructed of welded steel on earthen foundations. The tanks were added in the early 1960s and have diameters of 26 feet. Tank 2006 is in poor condition with some rusting and damage to the insulation. Tanks 2007 and 2010 are located with the 1000 series across from the Maintenance Shop. They were both used to hold asphalt. Tanks 2008, 2009, 2011, and 2012 are located on the east end of the parcel (Figure 32). Tanks 2008 and 2009 were stock tanks that held crude oil and were built in the late 1950s (Figure 33). They are of welded steel construction on earthen foundations with a height of 20 feet and diameter of 26.5 feet. Tanks 2011 and 2012 are also stock tanks for crude oil and added in the late 1950s. Tank 2011 is 18 feet high with a diameter of 28 feet and tank 2012 has a diameter of 26.5 feet and is 20 feet tall. An unnumbered water tank is also located to the east of tank 2012 (Figure 34).

There are two 3500 Bbl tanks. Tank 3502 is located in the southwest corner of the central section just east of the derrick (Figure 35). It is a stock tank for crude oil and is of welded steel construction on an earthen foundation. It is 24 feet high with a diameter of 32 feet. Tank 3501 is located at the north end of the property near the west drive (Figure 36). It was an asphalt tank of welded steel construction.

There are two large tanks on the property. Tank 12001 is a 12000 Bbl tank located on the western edge of the parcel near the derrick (Figure 37). It was added in 1963 to hold asphalt. A 30000 bbl tank, 30001, is located at the south end of the parcel (Figure 38). Built in 1955, it was used to store crude oil and is unique because it has a wooden top enclosure.

In addition to the large tanks there are a various smaller tanks, distilling towers and pipes located throughout the property (Figures 39-42). Other notable equipment includes the clay brick heater used to heat the product (Figures 43 and 44). A freshwater tank and other equipment is located to the east of the east driveway which was all added after the period of significance (Figures 45-47). The south end of the parcel contains multiple portable units and scrap metal and was not part of the original boundaries of the refinery (Figures 48-51).

CHARACTER-DEFINING FEATURES

Overall, the Edgington Oxnard Refinery has several character-defining features of the oil refinery property type. These include:

- A complex of buildings and structures
- Crude oil storage tanks
- Pipes
- Equipment to process crude oil
- Storage tanks for processed material
- Earthen berms and ditches around tanks
- Derrick
- Office or lab buildings

Figure 29. Tank 2002 on right and 2001 to its left, looking west.

Figure 30. Tank 2003 with empty space where Tank 2004 was located, looking west.

Figure 31. Tanks 2006 (on left) and 2005, looking southwest.

Figure 32. Tanks 2011, 2012 and water tank, looking east.

Figure 33. Tanks 2009 and 2008, looking west.

Figure 34. View of Water Tank, looking northwest.

Figure 35. View of Tank 3502, looking northeast.

Figure 36. View of Tank 3501, looking east.

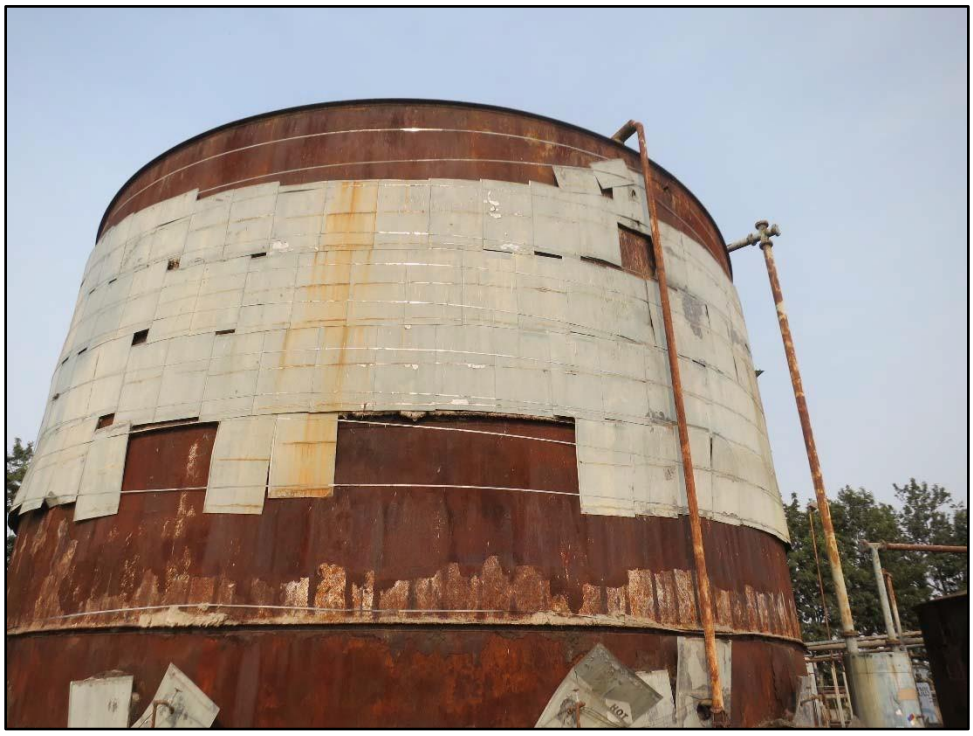

Figure 37. Tank 20001, looking northwest.

Figure 38. Tank 30001, looking south.

Figure 39. Smaller tanks near the center of the parcel, looking south.

Figure 40. Structures to the north of the Water Tank, looking south.

Figure 41. Boilers and other equipment in the Process area, looking west.

Figure 42. Access platform and pipelines, looking southwest.

Figure 43. Brick heater, looking northwest.

Figure 44. Brick heater, looking northeast.

Figure 45. View of driveway showing structures added on the east side, looking south.

Figure 46. Overview of tanks on east side of driveway, looking northeast.

Figure 47. Detail of equipment on east side of driveway, looking east.

Figure 48. View of portable units and storage on south end of parcel, looking south.

Figure 49. Detail of shed on south portion of parcel, looking east.

Figure 50. Portable unit and scrap metal on south end of parcel.

Figure 51. View of trailer on south end of parcel, looking west.

5.0 EVALUATION OF ELIGIBILITY

HISTORIC DISTRICT ASSESSMENT

As noted in Section 3.0 of this report, the National Park Service defines "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" as a historic district. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. The National Park Service notes that a district can reflect one principal activity and lists industrial complexes as a potential example of a district. Because the Edgington Oxnard Refinery contains a grouping of related buildings and structures and was constructed as an industrial complex for the principal activity of extracting and refining oil, consideration of the property as a historic district is the appropriate analytical framework for its evaluation.

NRHP/CRHR

The eligibility for listing of the Edgington Oxnard Refinery as a historic district was carefully considered under NRHP criteria A, B, C, and D and the corresponding CRHR criteria 1, 2, 3, and 4.

Criteria A/1

ASM carefully considered Edgington Oxnard Refinery as a potential historic district under Criteria A/1 for its association with the broad patterns of our history. The refinery was evaluated under the themes established in the Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain. The theme of Agriculture and Suburbs (1945-1965) and subtheme 6E Extractive Industry was used to determine the significance of the refinery. As the site of one of the first wells on the Oxnard Plain and the last existing refinery in the Oxnard area, the property has the potential to be eligible for its association with the oil industry in California as well as expressing the importance of the industry to the development of Ventura County. The period of significance for the refinery begins in 1952 with the drilling of El Rio No. 3 which prompted the involvement of Ralph Edgington and the expansion of the property. It ends in 1968, after the partnership with Edgington ended and after which no new tank series were added. Although operations on the site continued until 2012, tanks were only maintained or replaced after 1968 and the expansion of activities on the site ceased. During the refinery's period of significance, Ventura County's petroleum and associated industries were one of the primary sources of employment in the county. Only agriculture was as important to the economic development of Oxnard during this time. At the time of the 1993 oil leak, Edgington Oxnard Refinery was the last in the area. Given its association with the significant role oil played in the local economy, and the rarity of refinery sites, the Edgington Oxnard Refinery appears to meet Criteria A/1.

Criteria B/2

The Chase Brothers, Morley Chase, and Ralph Edgington were most closely associated with the Edgington Oxnard Refinery during its period of significance. Ralph Edgington owned a larger refinery in Long Beach and if he were considered a historically significant individual, there are properties in Long Beach that would better reflect the association with his productive career as he lived and worked there for most of his life. The Chase Brothers operated a dairy prior to the refinery, and as it is still in operation their significance to the community would be better represented by one of the extant dairy buildings. Morley Chase was associated with the refinery for more than 60 years, but there is nothing to indicate he is historically significant. Neither he, the Chase Brothers, nor Ralph Edington are listed in the master Biographical Index on file at the research library of the Museum of Ventura County. As such, the Edgington Oxnard Refinery is recommended not eligible under Criteria B/2.

Criteria C/3

To evaluate the property under Criteria C/3, ASM carefully considered whether the potential historic district at Edgington Oxnard Refinery embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. As all the buildings were built for specific purposes related to the production of asphalt, architectural details were not emphasized, and they have few character-defining features. The control room is most likely the oldest building, but it is a commonly constructed building of concrete block and a metal roof. The lab building has a roofline somewhat suggestive a Mid-century Modern style, but no other features associated with that style. The Edgington Oxnard Refinery does have most of the character-defining features associated with oil refineries, but removal of tanks and alterations to the structures has impacted the integrity of the site to the point where it is not an exceptional representation of this property type. As the refinery buildings are not associated with a significant architect or builder, the Edgington Oxnard Refinery is recommended not eligible under Criteria C/3.

Criteria D/4

Edgington Oxnard Refinery is recommended not eligible under Criteria D/4. The property does not have the potential to provide information about history or prehistory that is not available through historic research.

Integrity

For a property to be eligible for the NRHP and CRHR, it must not only be significant under the criteria, but also retain integrity to its period of significance. NRHP guidelines state that a property must possess several, and usually most of the seven aspects of integrity. As the Edgington Oxnard Refinery appears to eligible under Criteria A/1, an assessment of the integrity of the district to its period of significance of 1952-1968 is included below.

1. **Location** The extant buildings, tanks, and associated equipment have not been moved retain integrity of location.
2. **Design** Integrity of design was impacted by the replacement or removal of several tanks that were damaged or taken out of service. Buildings such as the Lab and Control Room were altered by the covering and removal of all fenestration. Tanks and support equipment were added to the adjacent parcel after the period of significance and have had an impact of the design of the district.
3. **Setting** The setting is mostly unchanged, but during the period of significance there was an additional refinery across the street which would have given the area a more industrial and less rural setting than it has today. Therefore, integrity of location is fair.
4. **Materials** While much of the original materials, particularly of the tanks and associated equipment, remains intact, the extant buildings have been altered to the point where they no longer retain integrity of materials. The covering or removal of all fenestration and possible stucco cladding added to the lab, have resulted to a loss of materials from the period of significance that impacts the overall integrity of the district as a whole.
5. **Workmanship** The Edgington Oxnard Refinery retains no individual components that serve as evidence of a particular period of history. Some of the original materials have been altered, but those that remain do not reveal methods of construction or technology of a specific craft. Therefore, it has poor integrity of workmanship.
6. **Feeling** Loss of material, design and workmanship has impacted its ability to convey its historic character, and therefore it has poor integrity of feeling.

7. **Association** The Edgington Oxnard Refinery has poor integrity of association. Although most of its individual components are intact, alterations to the point where it can sufficiently convey its historic function and association with the mid-century oil industry in Ventura County.

While the Edgington Oxnard Refinery retains integrity of location and setting, the loss of materials has impacted the integrity of design, materials, workmanship feeling and association to the point where the district no longer retains integrity to convey its significance for eligibility to the NRHP or CRHR.

Ventura County Evaluation

The Edgington Oxnard Refinery was evaluated to see if it meets any of the criteria to be a Landmark, Site of Merit, Point of Interest, or District as defined in the Ventura County Cultural Heritage Ordinance.

Landmark

The Edgington Oxnard Refinery does reflect special elements of the County's engineering and social history as it represents a major economic contribution to the region that is now scarce. Therefore, the refinery appears to satisfy Criterion 1. As outlined in the equivalent evaluation for NRHP/CRHR eligibility, the Edgington Oxnard Refinery is closely associated with events that have made a significant contribution to the broad patterns of Ventura County and Oxnard history under the theme Agriculture and Suburbs (1945-1965) 6E Extractive Industry. Therefore, it appears to satisfy County Landmark Criterion 2. Although it is closely associated to the Chase Brothers, Morley Chase, and Ralph Edgington, there was not enough evidence to determine that these individuals were important to Ventura County. As such, the refinery does not appear to satisfy Criterion 3. Since it is a common property type, there is nothing to indicate it will yield information important to the history or prehistory of Ventura County and therefore does not satisfy Criterion 4. The Edgington Oxnard Refinery does not have high artistic value nor distinctive characteristics of a type, period, region, or method of construction. Therefore, it does not appear to satisfy Criterion 5. As outlined in the assessment of integrity above, the refinery has lost its integrity of design, materials, workmanship, feeling, and association and therefore does not satisfy Criterion 6. However, since it is not required to meet an integrity threshold in order to be eligible as a Ventura County Landmark, the Edgington Oxnard Refinery appears to be eligible as it satisfies Criteria 1 and 2.

Site of Merit and Point of Interest

The Edgington Oxnard Refinery appears to be eligible as a Site of Merit if it is not designated as a landmark and is eligible as a Point of Interest if the integrity threshold is determined to be too low to meet landmark status.

District

The Edgington Oxnard Refinery is eligible as a Ventura County Historic District because it has a significant concentration, linkage, and continuity of buildings and structures which are united historically by physical development. Its boundaries are clearly defined on the site map and allows for rational exclusion of all adjoining areas as those areas are undeveloped. As discussed above, it satisfies Criteria 1 and 2 because of its association with the Extractive Industry in Ventura County. Finally, the Edgington Oxnard Refinery retains sufficient integrity to satisfy the requirements for local landmark status.

Contributing Elements

Boundaries for the potential historic district are represented in the Survey Map (Figure 3). The potential historic district boundary encompasses the central portion of the refinery that was developed during the period of significance and excludes the section in the adjacent parcel that was added later. Resources that have been found to contribute to the historic identity of a district are referred to as district contributors.

Structures located within the district boundaries that do not contribute to its significance are identified as non-contributors.

The survey of Edgington Oxnard Refinery included the identification of 40 buildings and structures as well as the associated equipment such as the heaters and distillation towers which were not individually evaluated. In total, 34 of the identified resources, as well as the associated equipment, would be considered contributors to the district as they were built during the period of significance and retain sufficient integrity to convey the themes associated with the refinery. The six non-contributors are: the Fire Station, tanks 701, 702, 1501 and 1502, which were built after the period of significance, and the Shed, which does not retain sufficient integrity to convey its original use and association with the themes the district conveys.

California Environmental Quality Act Evaluation

The Edgington Oxnard Refinery qualifies as a historical resource, as it meets the definitions set forth by CEQA. Although the building is not currently listed in the NRHP, CRHR or as a Ventura County cultural resource, it appears to meet the criteria for listing at the local level. As such, for CEQA planning purposes, Edgington Oxnard Refinery is historically significant and significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Conclusion

After documentation and evaluation of the history of the Edgington Oxnard Refinery, and careful consideration of the ability of the resource to reflect the historic context with which it is associated, the property is recommended not eligible for the NRHP and CRHR, but does appear to meet criteria 1 and 2 as a Ventura County Landmark and historic district. As such, the Edgington Oxnard Refinery is a *historical resource for the purposes of CEQA compliance*.

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Van Nuys News
1949 "Latter Day Saints Will Occupy Chase Home, Local Landmark." October 31, pg. 2.

Ventura County General Plan
2008 Coastal Area Plan, September 16, 2008.

Ventura County Star
1929 "Sugar Beet Field Meet on Wednesday." June 18, pg. 1.
1932 "WBA Gives Party for Children." December 23, pg. 2.
1935 "Oxnard Dairy's Cow Highest Producer." December 19, pg. 9.

Ventura County Star Free Press
1937 "El Rio Discovery Starts Lively Oil Boom at Oxnard." July 12, pg. 2. 1938 "Oxnard Oil Refinery Nearly Completed." May 13, pg. 6.
1942a "Oxnarder Dying After Oil Blast." January 31, pg. 1. 1942b "Chase Brother Sue Unions and Stores." June 4 pg. 1. 1949 "Oxnard Company Victor in Suit." January 7, pg. 1.
1953a "Wide Variety of Crude Oil Products Come from Heavy Asphalt Beds East of Oxnard." October 14, pg. 15.
1953b "Asphalt Order" October 29, pg. 6.
1954a "Asphalt Shipments to Far East Begin" April 21, pg. 13. 1954b "Completions." June 5, pg. 9.
1955 "Gas Spewing Well east of Oxnard Finally Controlled." December 5, pg. 2.
1962 "Fire Threatens Oxnard Oil Rig." December 17, pg. 13.

APPENDICES

APPENDIX A

DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary #
HRI #
Trinomial

Page 1 of
***Resource Name or #:** Edgington Oxnard Refinery
D1. Historic Name:
D2. Common Name: Edgington Refinery

***D3. Detailed Description:** (Describe overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

The property consists of two parcels, 218-0-011-485 and 218-0-011-025, located in a subdivision of the Rancho El Rio de Santa Clara o La Colonia in an unincorporated area of Ventura County. It includes most of the 40 acres of APN 218-0-011-485 and the western portion of the 116 acres of the adjacent parcel. The site address is 3450 East Fifth Street, but the Ventura County Assessor's office does not recognize this as its official address. It is located in an undeveloped agricultural/industrial area on the south side of East Fifth Street just south of where Del Norte Boulevard intersects. The property is surrounded by a chain-link fence with an unpaved accessed drive near the east side of the parcel.

(continued on page 4)

***D4. Boundary Description**: (Describe limits of district and attach map showing boundary and district elements.)

The district is bounded on the north by East 5th Street and on the east by the driveway on the east side along the parcel boundary. The western boundary conforms with the parcel boundary and the southern border is located just south of Tank 30001.

***D5. Boundary Justification**:

The boundary includes all historic elements of the refinery and excludes areas that were acquired after the period of significance.

D6. Significance: Theme Agriculture and the Suburbs (1945-1965) **Area** Extractive Industry
Period of Significance 1952-1968 **Applicable Criteria** A
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The National Park Service defines "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" as a historic district. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. The National Park Service notes that a district can reflect one principal activity and lists industrial complexes as a potential example of a district. Because the Edgington Oxnard Refinery contains a grouping of related buildings and structures and was constructed as an industrial complex for the principal activity of extracting and refining oil, consideration of the property as a historic district is the appropriate analytical framework for its evaluation.

(continued on page 5)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

See report

***D8. Evaluator:** Laura Taylor Kung **Date:** November 2020
Affiliation and Address: ASM Affiliates, 20 N. Raymond, Pasadena, CA

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or # (Assigned by recorder)** Edgington Oxnard Refinery
***Map Name:** District Boundary ***Scale:** 50ft ***Date of Map:** 2020

Image 1. Overview of district looking west.

Image 2. North façade of Control Room.

Image 3. View of Maintenance Shop and Lab.

Image 4. Brick heater looking northwest

Image 5. View of tanks looking east.

Image 6. View of Derrick looking west.

D3. Detailed Description: (continued from page 1)

There are five permanent buildings remaining on the parcel. The operating Control Room containing instrumentation and other devices, is located in the process area near the north end of the site. It is constructed of concrete block with a simple rectangular plan with a small addition to the south. It is capped by a corrugated steel gable roof with slightly overhanging eaves. All of the fenestration has been boarded over or removed. The east façade at one time had a door with a window to the north and longer window on the addition to the south. The north façade appears to have had two windows with thick wood casings. The west façade still has its wood paneled door, but the glazed upper sash has been covered over. There is a boarded over window to the north of the door and to the south on the addition. Distilling towers are located on the south façade of the Control Room.

The Maintenance Shop was built in the late 1950s and is located on the west end of the parcel. It has a simple rectangular plan and is capped by a shed roof. The building is clad in corrugated steel and has minimal fenestration. The primary (east) façade has a sliding metal door that has been boarded over. Just to the north of the Maintenance Shop is the Fire Station which was built in 1983 according to Morley Chase. It is a small shed with a flat roof clad in corrugated steel. The solid metal door is the only fenestration and it is located on the east façade.

The Lab Building does not appear on a 1962 aerial image of the refinery but is present on the 1967 view. It has a simple rectangular plan and a flat roof. A projecting awning with a thick wood fascia surrounds the building a few feet below the roofline. The primary entrance is located in a projecting enclosed shed roof porch centrally located on the east façade. The window to the north of the door is boarded over but appears to have a standard rectangular opening. The window to the south is a longer window in the upper part of the wall. The north façade also had a centrally located shed roof porch, but it is not currently accessible. Older images accessed through Google streetview show that the north façade previously functioned as the primary façade as it was accessible from the parking area. The shed roof porch contained an entrance with two additional doors flanking it. This façade also had a window to the east of the east door and a horizontal window in the upper section of the wall between the porch and the west door.

There is also a small Shed with an adjacent steel sheltered area located in the chemical usage area at the northeast corner of the parcel. The Shed has a simple rectangular plan and is capped with a shed roof. It appears to be of steel construction. There is no fenestration except for the door on the north façade which has been removed.

The Derrick is the most prominent feature of the refinery and frequently appeared in advertisements for the refinery. It was most likely built in 1954 for the drilling of the Chase No. 2 well. It is not clear in aerial photos, but it does not appear to be present at the time of the 1947 map but might be present in the 1962 map. The steel derrick has a square shape and narrows toward the top. There are two access areas with railings at the mid-point and at the top.

As there are several types and sizes of tanks, it is easiest to describe them in terms of size. There are 11 different tank sizes of varying materials often constructed at different times. The tanks can be categorized by their “Bbl” size which stands for barrel of oil. One barrel is 42 gallons, so the smallest tanks on the site, 500 Bbl, can hold 21,000 gallons.

There are three 500 Bbl tanks on the property, labeled on the map as 501, 505, and 506. Tank 501 is located on the east side of the parcel along the access drive. It is a bolted steel tank on an earthen foundation and is in fair condition. Tanks 506 and 507 are on the west side of the property. These are taller welded steel tanks on earthen foundations. The age of the 500 series tanks is unknown. The 700 Bbl tanks, 701 and 702, are just slightly larger and are located on the north end of the central section of tanks. They are of welded steel construction on earthen foundations with a height of 16 feet and diameter of 18 feet. They were used as stock tanks of diluent and were constructed in 1979 by B&C Welding of Port Hueneme.

The 1000 Bbl tanks are some of the oldest on the property and built at the time of the first refinery in 1938 according to a 1989 interview with Morley Chase. The four remaining tanks (1001, 1002, 1003, and 1004) were used to hold asphalt and are grouped together at the north end of the property across from the Lab and Maintenance Shop. They are welded tanks covered in corrugated steel on an earthen foundation and are in fair condition. The 1500 Bbl tanks are located just south of the 1000 series in the middle of the parcel. The four remaining tanks (1501, 1502, 1503, and 1506) were stock tanks that held diluent. They are constructed of welded steel on an earthen foundation and are 24 feet high with a 21.5-foot diameter. Tanks 1503 and 1506 were built in 1938, but tanks 1501 and 1502 were replaced in 1988.

(continued on page 5)

D3. Detailed Description: (continued from page 4)

The 2000 Bbl tanks are located in multiple sections of the property with varying ages and uses. Tanks 2001, 2002, and 2003 are aligned near the north end of the parcel. They were used to store crude oil and are of welded steel construction on earthen foundations. Tank 2001 was added in the late 1950s. An additional tank, 2004, used to be located to the east of 2003 but it has been removed. Tanks 2005 and 2006 are located at the south end of the central section to the east of tank 3502. They were used as stock tanks for crude oil and are constructed of welded steel on earthen foundations. The tanks were added in the early 1960s and have diameters of 26 feet. Tank 2006 is in poor condition with some rusting and damage to the insulation. Tanks 2007 and 2010 are located with the 1000 series across from the Maintenance Shop. They were both used to hold asphalt. Tanks 2008, 2009, 2011, and 2012 are located on the east end of the parcel. Tanks 2008 and 2009 were stock tanks that held crude oil and were built in the late 1950s. They are of welded steel construction on earthen foundations with a height of 20 feet and diameter of 26.5 feet. Tanks 2011 and 2012 are also stock tanks for crude oil and added in the late 1950s. Tank 2011 is 18 feet high with a diameter of 28 feet and tank 2012 has a diameter of 26.5 feet and is 20 feet tall. An unnumbered water tank is also located to the east of tank 2012.

There are two 3500 Bbl tanks. Tank 3502 is located in the southwest corner of the central section just east of the derrick. It is a stock tank for crude oil and is of welded steel construction on an earthen foundation. It is 24 feet high with a diameter of 32 feet. Tank 3501 is located at the north end of the property near the west drive. It was an asphalt tank of welded steel construction.

There are two large tanks on the property. Tank 12001 is a 12000 Bbl tank located on the western edge of the parcel near the derrick. It was added in 1963 to hold asphalt. A 30000 bbl tank, 30001, is located at the south end of the parcel. Built in 1955, it was used to store crude oil and is unique because it has a wooden top enclosure.

In addition to the large tanks there are a various smaller tanks, distilling towers and pipes located throughout the property. Other notable equipment includes the clay brick heater used to heat the product. A freshwater tank and other equipment is located to the east of the east driveway which was all added after the period of significance. The south end of the parcel contains multiple portable units and scrap metal and was not part of the original boundaries of the refinery.

D6. Significance: (continued from page 1)

NRHP/CRHR

The eligibility for listing of the Edgington Oxnard Refinery as a historic district was carefully considered under NRHP criteria A, B, C, and D and the corresponding CRHR criteria 1, 2, 3, and 4.

Criteria A/1

ASM carefully considered Edgington Oxnard Refinery as a potential historic district under Criteria A/1 for its association with the broad patterns of our history. The refinery was evaluated under the themes established in the Historic Context Statement and Reconnaissance Survey for the Eastern Oxnard Plain. The theme of Agriculture and Suburbs (1945-1965) and subtheme 6E Extractive Industry was used to determine the significance of the refinery. As the site of one of the first wells on the Oxnard Plain and the last existing refinery in the Oxnard area, the property has the potential to be eligible for its association with the oil industry in California as well as expressing the importance of the industry to the development of Ventura County. The period of significance for the refinery begins in 1952 with the drilling of El Rio No. 3 which prompted the involvement of Ralph Edgington and the expansion of the property. It ends in 1968, after the partnership with Edgington ended and after which no new tank series were added. Although operations on the site continued until 2012, tanks were only maintained or replaced after 1968 and the expansion of activities on the site ceased. During the refinery's period of significance, Ventura County's petroleum and associated industries were one of the primary sources of employment in the county. Only agriculture was as important to the economic development of Oxnard during this time. At the time of the 1993 oil leak, Edgington Oxnard Refinery was the last in the area. Given its association with the significant role oil played in the local economy, and the rarity of refinery sites, the Edgington Oxnard Refinery appears to meet Criteria A/1.

(continued on page 6)

D6. Significance: (continued from page 5)

Criteria B/2

The Chase Brothers, Morley Chase, and Ralph Edgington were most closely associated with the Edgington Oxnard Refinery during its period of significance. Ralph Edgington owned a larger refinery in Long Beach and if he were considered a historically significant individual, there are properties in Long Beach that would better reflect the association with his productive career as he lived and worked there for most of his life. The Chase Brothers operated a dairy prior to the refinery, and as it is still in operation their significance to the community would be better represented by one of the extant dairy buildings. Morley Chase was associated with the refinery for more than 60 years, but there is nothing to indicate he is historically significant. Neither he, the Chase Brothers, nor Ralph Edington are listed in the master Biographical Index on file at the research library of the Museum of Ventura County. As such, the Edgington Oxnard Refinery is recommended not eligible under Criteria B/2.

Criteria C/3

To evaluate the property under Criteria C/3, ASM carefully considered whether the potential historic district at Edgington Oxnard Refinery embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. As all the buildings were built for specific purposes related to the production of asphalt, architectural details were not emphasized, and they have few character-defining features. The control room is most likely the oldest building, but it is a commonly constructed building of concrete block and a metal roof. The lab building has a roofline somewhat suggestive a Mid-century Modern style, but no other features associated with that style. The Edgington Oxnard Refinery does have most of the character-defining features associated with oil refineries, but removal of tanks and alterations to the structures has impacted the integrity of the site to the point where it is not an exceptional representation of this property type. As the refinery buildings are not associated with a significant architect or builder, the Edgington Oxnard Refinery is recommended not eligible under Criteria C/3.

Criteria D/4

Edgington Oxnard Refinery is recommended not eligible under Criteria D/4. The property does not have the potential to provide information about history or prehistory that is not available through historic research.

Integrity

For a property to be eligible for the NRHP and CRHR, it must not only be significant under the criteria, but also retain integrity to its period of significance. NRHP guidelines state that a property must possess several, and usually most of the seven aspects of integrity. As the Edgington Oxnard Refinery appears to eligible under Criteria A/1, an assessment of the integrity of the district to its period of significance of 1952-1968 is included below.

1. **Location** The extant buildings, tanks, and associated equipment have not been moved retain integrity of location.
2. **Design** Integrity of design was impacted by the replacement or removal of several tanks that were damaged or taken out of service. Buildings such as the Lab and Control Room were altered by the covering and removal of all fenestration. Tanks and support equipment were added to the adjacent parcel after the period of significance and have had an impact of the design of the district.
3. **Setting** The setting is mostly unchanged, but during the period of significance there was an additional refinery across the street which would have given the area a more industrial and less rural setting than it has today. Therefore, integrity of location is fair.
4. **Materials** While much of the original materials, particularly of the tanks and associated equipment, remains intact, the extant buildings have been altered to the point where they no longer retain integrity of materials. The covering or removal of all fenestration and possible stucco cladding added to the lab, have resulted to a loss of materials from the period of significance that impacts the overall integrity of the district as a whole.
5. **Workmanship** The Edgington Oxnard Refinery retains no individual components that serve as evidence of a particular period of history. Some of the original materials have been altered, but those that remain do not reveal methods of construction or technology of a specific craft. Therefore, it has poor integrity of workmanship.

(continued on page 7)

D6. Significance: (continued from page 6)

6. **Feeling** Loss of material, design and workmanship has impacted its ability to convey its historic character, and therefore it has poor integrity of feeling.
7. **Association** The Edgington Oxnard Refinery has poor integrity of association. Although most of its individual components are intact, alterations to the point where it can sufficiently convey its historic function and association with the mid-century oil industry in Ventura County.

While the Edgington Oxnard Refinery retains integrity of location and setting, the loss of materials has impacted the integrity of design, materials, workmanship feeling and association to the point where the district no longer retains integrity to convey its significance for eligibility to the NRHP or CRHR.

Ventura County Evaluation

The Edgington Oxnard Refinery was evaluated to see if it meets any of the criteria to be a Landmark, Site of Merit, Point of Interest, or District as defined in the Ventura County Cultural Heritage Ordinance.

Landmark
The Edgington Oxnard Refinery does reflect special elements of the County's engineering and social history as it represents a major economic contribution to the region that is now scarce. Therefore, the refinery appears to satisfy Criterion 1. As outlined in the equivalent evaluation for NRHP/CRHR eligibility, the Edgington Oxnard Refinery is closely associated with events that have made a significant contribution to the broad patterns of Ventura County and Oxnard history under the theme Agriculture and Suburbs (1945-1965) 6E Extractive Industry. Therefore, it appears to satisfy County Landmark Criterion 2. Although it is closely associated to the Chase Brothers, Morley Chase, and Ralph Edgington, there was not enough evidence to determine that these individuals were important to Ventura County. As such, the refinery does not appear to satisfy Criterion 3. Since it is a common property type, there is nothing to indicate it will yield information important to the history or prehistory of Ventura County and therefore does not satisfy Criterion 4. The Edgington Oxnard Refinery does not have high artistic value nor distinctive characteristics of a type, period, region, or method of construction. Therefore, it does not appear to satisfy Criterion 5. As outlined in the assessment of integrity above, the refinery has lost its integrity of design, materials, workmanship, feeling and association and therefore does not satisfy Criterion 6. However, since it is not required to meet an integrity threshold in order to be eligible as a Ventura County Landmark, the Edgington Oxnard Refinery appears to be eligible as it satisfies Criteria 1 and 2.

Site of Merit and Point of Interest
The Edgington Oxnard Refinery appears to eligible as a Site of Merit if it is not designated as a landmark and is eligible as a Point of Interest if the integrity threshold is determined to be too low to meet landmark status.

District
The Edgington Oxnard Refinery is eligible as a Ventura County Historic District because it has a significant concentration, linkage, and continuity of buildings and structures which are united historically by physical development. Its boundaries are clearly defined on the site map and allows for rational exclusion of all adjoining areas as those areas are undeveloped. As discussed above, it satisfies Criteria 1 and 2 because of its association with the Extractive Industry in Ventura County. Finally, the Edgington Oxnard Refinery retains sufficient integrity to satisfy the requirements for local landmark status.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** Edgington Oxnard Refinery Historic District
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property consists of two parcels, 218-0-011-485 and 218-0-011-025, located in a subdivision of the Rancho El Rio de Santa Clara o La Colonia in an unincorporated area of Ventura County. It includes most of the 40 acres of APN 218-0-011-485 and the western portion of the 116 acres of the adjacent parcel. The site address is 3450 East Fifth Street, but the Ventura County Assessor's office does not recognize this as its official address. It is located in an undeveloped agricultural/industrial area on the south side of East Fifth Street just south of where Del Norte Boulevard intersects. The property is surrounded by a chain-link fence with an unpaved accessed drive near the east side of the parcel.

There are five permanent buildings remaining on the parcel. The operating Control Room containing instrumentation and other devices, is located in the process area near the north end of the site. It is constructed of concrete block with a simple rectangular plan with a small addition to the south. It is capped by a corrugated steel gable roof with slightly overhanging eaves. All of the fenestration has been boarded over or removed. (continued on pg. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
Overview of refinery looking west
Photo taken on September 9, 2020.

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1952-1968
Morley Chase Interview; aerial photos

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020

***P10. Survey Type:** (Describe) Intensive pedestrian

***P11. Report Citation:** (cite survey report and sources or enter "none.")
Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020), ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

P3a. Description: (continued from page 1)

The east façade at one time had a door with a window to the north and longer window on the addition to the south. The north façade appears to have had two windows with thick wood casings. The west façade still has its wood paneled door, but the glazed upper sash has been covered over. There is a boarded over window to the north of the door and to the south on the addition. Distilling towers are located on the south façade of the Control Room.

The Maintenance Shop was built in the late 1950s and is located on the west end of the parcel. It has a simple rectangular plan and is capped by a shed roof. The building is clad in corrugated steel and has minimal fenestration. The primary (east) façade has a sliding metal door that has been boarded over. Just to the north of the Maintenance Shop is the Fire Station which was built in 1983 according to Morley Chase. It is a small shed with a flat roof clad in corrugated steel. The solid metal door is the only fenestration and it is located on the east façade.

North of the first station is the Lab building. It does not appear on a 1962 aerial image of the refinery but is present on the 1967 view. It has a simple rectangular plan and a flat roof. A projecting awning with a thick wood fascia surrounds the building a few feet below the roofline. The primary entrance is located in a projecting enclosed shed roof porch centrally located on the east façade. The window to the north of the door is boarded over but appears to have a standard rectangular opening. The window to the south is a longer window in the upper part of the wall. The north façade also had a centrally located shed roof porch, but it is not currently accessible. Older images accessed through Google streetview show that the north façade previously functioned as the primary façade as it was accessible from the parking area. The shed roof porch contained an entrance with two additional doors flanking it. This façade also had a window to the east of the east door and a horizontal window in the upper section of the wall between the porch and the west door.

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The Derrick is the most prominent feature of the refinery and frequently appeared in advertisements for the refinery. It was most likely built in 1954 for the drilling of the Chase No. 2 well. It is not clear in aerial photos, but it does not appear to be present at the time of the 1947 map but might be present in the 1962 map. The steel derrick has a square shape and narrows toward the top. There are two access areas with railings at the mid-point and at the top.

As there are several types and sizes of tanks, it is easiest to describe them in terms of size. There are 11 different tank sizes of varying materials often constructed at different times. The tanks can be categorized by their “Bbl” size which stands for barrel of oil. One barrel is 42 gallons, so the smallest tanks on the site, 500 Bbl, can hold 21,000 gallons.

There are three 500 Bbl tanks on the property, labeled on the map as 501, 505, and 506. Tank 501 is located on the east side of the parcel along the access drive. It is a bolted steel tank on an earthen foundation and is in fair condition. Tanks 506 and 507 are on the west side of the property. These are taller welded steel tanks on earthen foundations. The age of the 500 series tanks is unknown. The 700 Bbl tanks, 701 and 702, are just slightly larger and are located on the north end of the central section of tanks. They are of welded steel construction on earthen foundations with a height of 16 feet and diameter of 18 feet. They were used as stock tanks of diluent and were constructed in 1979 by B&C Welding of Port Hueneme.

The 1000 Bbl tanks are some of the oldest on the property and built at the time of the first refinery in 1938 according to a 1989 interview with Morley Chase. The four remaining tanks (1001, 1002, 1003, and 1004) were used to hold asphalt and are grouped together at the north end of the property across from the Lab and Maintenance Shop. They are welded tanks covered in corrugated steel on an earthen foundation and are in fair condition. The 1500 Bbl tanks are located just south of the 1000 series in the middle of the parcel. The four remaining tanks (1501, 1502, 1503, and 1506) were stock tanks that held diluent. They are constructed of welded steel on an earthen foundation and are 24 feet high with a 21.5-foot diameter. Tanks 1503 and 1506 were built in 1938, but tanks 1501 and 1502 were replaced in 1988. (continued on page 3)

P3a. Description: (continued from page 1)

The 2000 Bbl tanks are located in multiple sections of the property with varying ages and uses. Tanks 2001, 2002, and 2003 are aligned near the north end of the parcel. They were used to store crude oil and are of welded steel construction on earthen foundations. Tank 2001 was added in the late 1950s. An additional tank, 2004, used to be located to the east of 2003 but it has been removed. Tanks 2005 and 2006 are located at the south end of the central section to the east of tank 3502. They were used as stock tanks for crude oil and are constructed of welded steel on earthen foundations. The tanks were added in the early 1960s and have diameters of 26 feet. Tank 2006 is in poor condition with some rusting and damage to the insulation. Tanks 2007 and 2010 are located with the 1000 series across from the Maintenance Shop. They were both used to hold asphalt. Tanks 2008, 2009, 2011, and 2012 are located on the east end of the parcel. Tanks 2008 and 2009 were stock tanks that held crude oil and were built in the late 1950s. They are of welded steel construction on earthen foundations with a height of 20 feet and diameter of 26.5 feet. Tanks 2011 and 2012 are also stock tanks for crude oil and added in the late 1950s. Tank 2011 is 18 feet high with a diameter of 28 feet and tank 2012 has a diameter of 26.5 feet and is 20 feet tall. An unnumbered water tank is also located to the east of tank 2012.

There are two 3500 Bbl tanks. Tank 3502 is located in the southwest corner of the central section just east of the derrick. It is a stock tank for crude oil and is of welded steel construction on an earthen foundation. It is 24 feet high with a diameter of 32 feet. Tank 3501 is located at the north end of the property near the west drive. It was an asphalt tank of welded steel construction.

There are two large tanks on the property. Tank 12001 is a 12000 Bbl tank located on the western edge of the parcel near the derrick. It was added in 1963 to hold asphalt. A 30000 bbl tank, 30001, is located at the south end of the parcel. Built in 1955, it was used to store crude oil and is unique because it has a wooden top enclosure.

In addition to the large tanks there are a various smaller tanks, distilling towers and pipes located throughout the property. Other notable equipment includes the clay brick heater used to heat the product. A freshwater tank and other equipment is located to the east of the east driveway which was all added after the period of significance. The south end of the parcel contains multiple portable units and scrap metal and was not part of the original boundaries of the refinery.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** Control Room
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are five permanent buildings remaining on the parcel. The operating Control Room containing instrumentation and other devices, is located in the process area near the north end of the site. It is constructed of concrete block with a simple rectangular plan with a small addition to the south. It is capped by a corrugated steel gable roof with slightly overhanging eaves. All of the fenestration has been boarded over or removed. The east façade at one time had a door with a window to the north and longer window on the addition to the south. The north façade appears to have had two windows with thick wood casings. The west façade still has its wood paneled door, but the glazed upper sash has been covered over. There is a boarded over window to the north of the door and to the south on the addition. Distilling towers are located on the south façade of the Control Room.

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
View of north façade looking southwest
Photo taken on September 9, 2020.
***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1950s
Morley Chase Interview
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020
***P10. Survey Type:** (Describe) Intensive pedestrian
***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020),** ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** Lab Building
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Lab Building does not appear on a 1962 aerial image of the refinery but is present on the 1967 view. It has a simple rectangular plan and a flat roof. A projecting awning with a thick wood fascia surrounds the building a few feet below the roofline. The primary entrance is located in a projecting enclosed shed roof porch centrally located on the east façade. The window to the north of the door is boarded over but appears to have a standard rectangular opening. The window to the south is a longer window in the upper part of the wall. The north façade also had a centrally located shed roof porch, but it is not currently accessible. Older images accessed through Google streetview show that the north façade previously functioned as the primary façade as it was accessible from the parking area. The shed roof porch contained an entrance with two additional doors flanking it. This façade also had a window to the east of the east door and a horizontal window in the upper section of the wall between the porch and the west door.

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
View of east façade looking southwest
Photo taken on September 9, 2020.
***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1968
Aerial Photographs
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020

***P10. Survey Type:** (Describe) Intensive pedestrian

***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020),** ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** Maintenance Shop
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Maintenance Shop was built in the late 1950s and is located on the west end of the parcel. It has a simple rectangular plan and is capped by a shed roof. The building is clad in corrugated steel and has minimal fenestration. The primary (east) façade has a sliding metal door that has been boarded over. Just to the north of the Maintenance Shop is the Fire Station which was built in 1983 according to Morley Chase. It is a small shed with a flat roof clad in corrugated steel. The solid metal door is the only fenestration and it is located on the east façade.

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
View of east façade looking southwest
Photo taken on September 9, 2020.
***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1950s
Morley Chase Interview
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020
***P10. Survey Type:** (Describe) Intensive pedestrian
***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020),** ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** Derrick
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Derrick is the most prominent feature of the refinery and frequently appeared in advertisements for the refinery. It was most likely built in 1954 for the drilling of the Chase No. 2 well. It is not clear in aerial photos, but it does not appear to be present at the time of the 1947 map but might be present in the 1962 map. The steel derrick has a square shape and narrows toward the top. There are two access areas with railings at the mid-point and at the top.

***P3b. Resource Attributes:** (List attributes and codes) HP11. Engineering Structure
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
View of derrick looking west
Photo taken on September 9, 2020.
***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1952
Aerial Photographs
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020
***P10. Survey Type:** (Describe) Intensive pedestrian
***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020),** ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 2 ***Resource Name or #:** Ancillary Equipment
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

In addition to the large tanks there are a various smaller tanks, distilling towers and pipes located throughout the property. Other notable equipment includes the clay brick heater used to heat the product. A freshwater tank and other equipment is located to the east of the east driveway which was all added after the period of significance. The south end of the parcel contains multiple portable units and scrap metal and was not part of the original boundaries of the refinery.

***P3b. Resource Attributes:** (List attributes and codes) HP11. Engineering Structure
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
Boilers and other equipment looking northwest.
Photo taken on September 9, 2020.

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1952-1968
Morley Chase Interview

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020

***P10. Survey Type:** (Describe) Intensive pedestrian

***P11. Report Citation:** (cite survey report and sources or enter "none.")
Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020), ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 2 ***Resource Name or # (Assigned by recorder)** Edgington Oxnard Refinery Ancillary Equipment
Recorded by: Laura Taylor Kung **Date:** November 2020
☒ Continuation ☐ Update

Image 1. Smaller tanks near the center of the parcel looking south.

Image 2. Structures to the north of the Water Tank looking south.

Image 3. Access platform and pipelines looking southwest.

Image 4. Brick heater looking northwest

Image 5. Equipment in processing area looking southeast.

Image 6. Smaller tanks and equipment looking south.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** Oil Tanks
P1. Other Identifier: Edgington Oxnard Refinery
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Ventura **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oxnard **Date** 2018 S.B. **B.M.**
c. Address 3450 East 5th Street City Oxnard Zip 93033
d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN;
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 218-0-011-485

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

As there are several types and sizes of tanks, it is easiest to describe them in terms of size. There are 11 different tank sizes of varying materials often constructed at different times. The tanks can be categorized by their "Bbl" size which stands for barrel of oil. One barrel is 42 gallons, so the smallest tanks on the site, 500 Bbl, can hold 21,000 gallons.

There are three 500 Bbl tanks on the property, labeled on the map as 501, 505, and 506. Tank 501 is located on the east side of the parcel along the access drive. It is a bolted steel tank on an earthen foundation and is in fair condition. Tanks 506 and 507 are on the west side of the property. These are taller welded steel tanks on earthen foundations. The age of the 500 series tanks is unknown. The 700 Bbl tanks, 701 and 702, are just slightly larger and are located on the north end of the central section of tanks. They are of welded steel construction on earthen foundations with a height of 16 feet and diameter of 18 feet. They were used as stock tanks of diluent and were constructed in 1979 by B&C Welding of Port Hueneme.

(continued on pg. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP11. Engineering Structure
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession#)
View of Tanks 2006, 2005, 1506 looking northwest.
Photo taken on September 9, 2020.

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1938-1968
Morley Chase Interview

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Laura Taylor Kung
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

***P9. Date Recorded:** November 2020

***P10. Survey Type:** (Describe) Intensive pedestrian

***P11. Report Citation:** (cite survey report and sources or enter "none.") **Historic Resources Report for Edgington Oxnard Refinery, Oxnard, Ventura County, California (2020),** ASM Affiliates, Inc.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 ***Resource Name or # (Assigned by recorder)** Edgington Oxnard Refinery Oil Tanks
Recorded by: Laura Taylor Kung **Date:** November 2020
☒ Continuation ☐ Update

Image 1. Tank 30001 looking south.

Image 2. Tank 12001 looking west.

Image 3. Tanks 2011, 2012 and water tank looking east.

Image 4. View of Water Tank looking northwest

Image 5. View of Tank 3502 looking northeast.

Image 6. Tank 501 looking south.

P3a. Description: (continued from page 1)

The 1000 Bbl tanks are some of the oldest on the property and built at the time of the first refinery in 1938 according to a 1989 interview with Morley Chase. The four remaining tanks (1001, 1002, 1003, and 1004) were used to hold asphalt and are grouped together at the north end of the property across from the Lab and Maintenance Shop. They are welded tanks covered in corrugated steel on an earthen foundation and are in fair condition. The 1500 Bbl tanks are located just south of the 1000 series in the middle of the parcel. The four remaining tanks (1501, 1502, 1503, and 1506) were stock tanks that held diluent. They are constructed of welded steel on an earthen foundation and are 24 feet high with a 21.5-foot diameter. Tanks 1503 and 1506 were built in 1938, but tanks 1501 and 1502 were replaced in 1988.

The 2000 Bbl tanks are located in multiple sections of the property with varying ages and uses. Tanks 2001, 2002, and 2003 are aligned near the north end of the parcel. They were used to store crude oil and are of welded steel construction on earthen foundations. Tank 2001 was added in the late 1950s. An additional tank, 2004, used to be located to the east of 2003 but it has been removed. Tanks 2005 and 2006 are located at the south end of the central section to the east of tank 3502. They were used as stock tanks for crude oil and are constructed of welded steel on earthen foundations. The tanks were added in the early 1960s and have diameters of 26 feet. Tank 2006 is in poor condition with some rusting and damage to the insulation. Tanks 2007 and 2010 are located with the 1000 series across from the Maintenance Shop. They were both used to hold asphalt. Tanks 2008, 2009, 2011, and 2012 are located on the east end of the parcel. Tanks 2008 and 2009 were stock tanks that held crude oil and were built in the late 1950s. They are of welded steel construction on earthen foundations with a height of 20 feet and diameter of 26.5 feet. Tanks 2011 and 2012 are also stock tanks for crude oil and added in the late 1950s. Tank 2011 is 18 feet high with a diameter of 28 feet and tank 2012 has a diameter of 26.5 feet and is 20 feet tall. An unnumbered water tank is also located to the east of tank 2012.

There are two 3500 Bbl tanks. Tank 3502 is located in the southwest corner of the central section just east of the derrick. It is a stock tank for crude oil and is of welded steel construction on an earthen foundation. It is 24 feet high with a diameter of 32 feet. Tank 3501 is located at the north end of the property near the west drive. It was an asphalt tank of welded steel construction.

There are two large tanks on the property. Tank 12001 is a 12000 Bbl tank located on the western edge of the parcel near the derrick. It was added in 1963 to hold asphalt. A 30000 bbl tank, 30001, is located at the south end of the parcel. Built in 1955, it was used to store crude oil and is unique because it has a wooden top enclosure.

APPENDIX B

Records Search Results Summary

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

11/16/2020 Records Search File No.: 21800.7924

Sherri Andrews
ASM Affiliates, Inc.
20 N. Raymond Av., Ste. 220
Pasadena CA 91103

Re: Records Search Results for the Phase I Historical Resources Report, Edgington Oil Refinery

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Oxnard and Camarillo, CA USGS 7.5' quadrangles. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☒ shape files ☐ hand drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 0	None
Reports within project area: 1	VN-02978
Reports within ½-mile radius: 20	SEE ATTACHED LIST

Resource Database Printout (list):	☐ enclosed	☐ not requested	☒ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☒ enclosed	☐ not requested	☐ nothing listed
OHP Built Environment Resources Directory (BERD) 2019:	☒ available online; please go to https://ohp.parks.ca.gov/?page_id=30338		
Archaeo Determinations of Eligibility 2012:	☐ enclosed	☐ not requested	☒ nothing listed

Historical Maps: ☒ enclosed ☐ not requested ☐ nothing listed
Ethnographic Information: ☒ not available at SCCIC
Historical Literature: ☒ not available at SCCIC
GLO and/or Rancho Plat Maps: ☒ not available at SCCIC
Caltrans Bridge Survey: ☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
Shipwreck Inventory: ☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

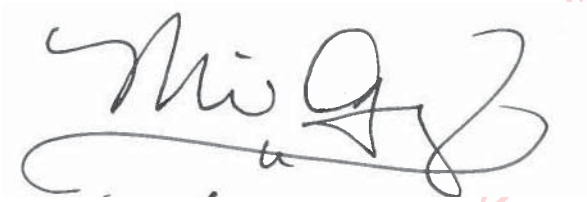
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,



Digitally signed by Michelle Galaz
Date: 2020.11.16 11:22:00 -08'00'

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 21 shapes

(X) Report Database Printout (list) – 3 pages

(X) Report Copies – (all) – 1821 pages

(X) Historical Maps – 2 pages

(X) Invoice # 21800.7924

Previous Cultural Resources Reports within 0.50-mi. Records Search Radius

Report No. (VN-)	Year	Author(s)/Affiliation	Title
00120	1978	Rosen, Martin D. / University of California, Los Angeles Archaeological Survey	Archaeological Impact Assessment of Proposed Additions to the Calleguas Municipal Water District, Ventura County, California
00347	1981	Hawthorne, Janice G. / NARC	Cultural Resource Reconnaissance and Impact Evaluation of a 14+ Mile Route for the Proposed Pumping Trough Pipeline and Lower Aquifer System Wells, County of Ventura, California
00572	1988	Dames & Moore	Phase 1 Cultural Resources Survey Fiber Optic Cable Project, Burbank to Santa Barbara, California for US Sprint Communications Company
00575	1988	Lopez, Robert / Robert Lopez, Archaeological Consultant	An Archaeological Reconnaissance of the Areas Involved in the Proposed Swepi Well Locations and Pipeline Routes Oxnard Plain, Ventura County, California
00581	1988	Wlodarski, Robert J. / Historical, Environmental, Archaeological, Research, Team	An Archaeological Reconnaissance Report for Approximately 235 Acres of Land Located on the Oxnard Plain, Proposed McInnes Ranch Business Park, City of Oxnard, Ventura County, California
00722	1988	Lopez, Robert / Robert Lopez, Archaeological Consultant	A Proposed Fourth Pipeline Route and Alterations to Route Three for the Proposed Swepi Oil Explorations Project on the Oxnard Plain, Ventura County, California
00733	1988	Wlodarski, Robert J. / Historical, Environmental, Archaeological, Research, Team	An Archaeological Reconnaissance Report for Portions of Land Located Within the Northeast Industrial Assessment District, City of Oxnard, Ventura County
00817	1990	Wlodarski, Robert J. / Historical, Environmental, Archaeological, Research, Team	An Archaeological Reconnaissance Report for Approximately 87 Acres of Land (tentative Map No. 4669) Oxnard Plain, Ventura County, California
01153	1991	Peak and Associates	Class 3 Cultural Resource Assessment of the Proposed Carpinteria and Southern Reroutes, Santa Barbara, Ventura, and Los Angeles Counties, California
01265	1992	Reed, L. W. / Peak and Associates	Consolidated Report: Cultural Resources Studies for the Proposed Pacific Pipeline Project
01272	1992	Pence, Robert L. / Pence Archaeological Consulting	Archaeological Monitoring for Underground Utilities in the City of Ojai
02030	2001	Billat, Scott / Earth Touch LLC	Spectrasite Communications, Inc. Proposed Cellular Facility (project No. CA-1527/del Norte) in Oxnard, Ventura County, California
02050	2002	Wlodarski, Robert J. / Historical, Environmental, Archaeological, Research, Team	A Phase I Archaeological Study for 200 N. Del Norte Avenue (APN #216-156-19) Near the Intersection of Sturgis Road and Del Norte Avenue City of Oxnard, County of Ventura, California
02158	2002	Wlodarski, Robert J. / Historical, Environmental, Archaeological, Research, Team	A Phase I Archaeological Study for Lot 14, Tract 4506-1 on Spectrum Circle City of Oxnard, County of Ventura, California
02476	2003	Smallwood, Josh / CRM Tech	Historical/Archaeological Resources Survey Report: Proposed Food Distribution Facility in the City of Oxnard, Ventura County
02504	2006	Arrington, Cindy and Nancy Sikes / SWCA Environmental Consultants, Inc.	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II
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