

P96-031 (REVISED) **UPDATE - SAMEDAN/MOOSE CITY #1-9
EXPLORATORY DRILLING AND NATURAL GAS
WELL PRODUCTION FACILITY**

LOCATION: NORTH NATOMAS

SUMMARY:

The revised Special Permit application has been submitted on behalf of the mineral rights deed holder, with the consent of the surface owner. For the past thirty days the applicant and the surface owner have been discussing the mineral access arrangements. All parties have agreed to a production site location 350' east of the existing Natomas Middle School, (EXHIBIT 1C), and have submitted letters of support (EXHIBITS 1-D & 1-E). This production pad siting is consistent with local and state setback requirements, and it is compatible with existing land uses in the vicinity. The Notice of Decision has been revised to require more stringent noise control and on-site fire safety measures during the exploratory drilling phase of the project.

STAFF CONTACT: Don Lockhart, 264-7584

Environmental Determination

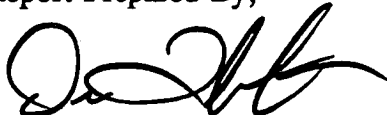
No new environmental impacts or mitigation measures will result from the most recent production facility location. The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, the Negative Declaration previously prepared for the revised application remains adequate.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit for a natural gas well drilling and production operation, in the A-PUD (Agriculture - Planned Unit Development) zone.

Report Prepared By,



Don Lockhart
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner

cm

ATTACHMENT A-1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR SAMEDAN/MOOSE CITY
#1-9 NATURAL GAS WELL & PRODUCTION FACILITY @ THE SW CORNER OF
EL CENTRO AND DEL PASO ROADS, SACRAMENTO, CALIFORNIA IN THE
AGRICULTURE - PLANNED UNIT DEVELOPMENT (A-PUD) ZONE**

APN: 238-0080-007 (P96-031)

At the regular meeting of September 26, 1996 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Ratified the Negative Declaration;**
- B. **Adopted the Mitigation Monitoring Plan;**
- C. **Approved the Special Permit for a natural gas well drilling and production operation in the Agriculture - Planned Unit Development (A-PUD) zone.**

This action was made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Negative Declaration:** The Negative Declaration is approved for the proposed natural gas well drilling and production operation based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Mitigation Monitoring Plan:** The Mitigation Monitoring Plan for the proposed natural gas well drilling and production operation is approved based upon the following findings:
 - 1. One or more mitigation measures have been added to the above-identified project;
 - 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a

copy of which is attached as Exhibit 1-A;

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Special Permit: The Special Permit for a natural gas well drilling and production operation in the Agriculture - Planned Unit Development (A-PUD) zone is approved subject to the following findings of fact and conditions of approval:
1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 2. The project, as conditioned, is based upon sound principles of land use in that the natural gas well and production facility is an allowed use in the Agriculture - Planned Unit Development (A-PUD) zone subject to the approval of a Special Permit and is compatible with the surrounding agricultural land.
 3. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking, setbacks, visual screening, and driveways are provided.
 4. The proposed use is compatible with existing developments but may become incompatible once anticipated development or redevelopment of the area occurs.
 5. The project is not inconsistent with the General Plan land use designation of Community/Neighborhood Commercial and Offices.

CONDITIONS OF APPROVAL

- C. The Special Permit approval for new construction of a natural gas well and production facility is hereby approved subject to the following conditions:
- C1. The Special Permit shall be subject to a renewal application, after seven (7) years from date of final approval. The project's consistency with the rate and nature of urbanization of the area seven years hence may then be considered.
 - C2. The applicant shall obtain all necessary building and grading permits prior to construction.
 - C3. The applicant shall comply with all other height, setback, and landscaping requirements specified in the Zoning Ordinance.

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- C4. Pursuant to the North Natomas Development Guidelines, the Applicant shall construct a minimum six (6) masonry wall with a solid gate, around the production facilities, the design of which shall be compatible with adjacent development on the subject property, and/or abutting property, to the extent such adjacent development exists. The design and location of the wall shall be subject to the approval of the Planning Director. The construction of the wall may be deferred until such time as other development pursuant to the North Natomas Community Plan occurs on the subject property, and/or abutting property. Applicant shall construct the necessary improvements within a reasonable amount of time, not to exceed ninety (90) days, following the commencement of development on the subject property, and/or abutting property.

The Planning Department shall endeavor to provide the applicant with notice of the issuance of a building permit or other entitlement for other development on the subject property, and/or abutting property; provided that the failure of the failure of the Planning Department to provide such notice shall not relieve applicant of its obligation to comply with this condition.

Failure to comply with this condition shall subject the applicant to modification and/or revocation of the special permit, imposition of administrative penalties, and/or any other administrative or judicial remedy available to the City.

For purposes of this condition, the subject property is the property currently known as Assessors Parcel Number (APN): 225-0080-007, and the abutting properties are currently known as APNs: 225-0080-005 & 008, @ the southwest quadrant of the intersection of Del Paso and El Centro Roads, and the condition shall apply in the event of development of all or any portion of such property, regardless of whether such property is further subdivided or merged with any other parcel.

- C5. Driveway permits shall be obtained per the City's Public Works Department requirements, including driveway paving requirements for the first twenty (20) feet of driveway from Del Paso Road.
- C6. Applicant shall cooperate with Public Works staff to reach an agreement regarding all necessary dedications for the future widening of Del Paso Road.
- C7. Applicant shall consult with Solid Waste staff for appropriate disposal of contaminated soil generated on-site.

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- C8. ~~Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.~~
A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 400' of the project boundary is required. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. (Revised by staff 9/25/96.)
- C9. Applicant shall coordinate with Reclamation District 1000 staff to address mitigation of any increases in storm drainage, water quality impacts and pipeline right-of-way acquisition.
- C10. During the Exploratory Drilling Phase, the Applicant shall coordinate with Natomas School District staff to schedule the timing of deliveries to minimize conflict with the bus drop-off and pick-up times at the school, (7-8:30 AM & 3-4PM).
- C11. During the Exploratory Drilling Phase the drilling rig shall be equipped with industry standard "hospital grade" mufflers. Adequate, interim noise barriers shall be installed along the west side of the drilling operation, between the drill site and the Natomas Middle School. *If noise complaints are received from the school site, additional noise mitigation measures shall be implemented as appropriate. Such measures may include, but not be limited to: wooden enclosures with roofs covered with acoustic blankets for the ground level equipment, i.e., compressors, mud pumps, etc.; structure ventilation systems equipped with standard sound traps; an industry standard acoustical derrick "blanket" (1½ - 2 inches of fiberglass encased in canvas or some other weatherproof covering); and additional insulating sheathing for the derrick structure. (Revised by staff 9/25/96.)*
- C12. Applicant shall coordinate with Police Department, *and Fire Department* staff to provide adequate emergency access via "knox-box" equipped gates.
- C13. Applicant shall install alternating, fibre-glass slatting in the 6 10' chain link fencing surrounding the natural gas production facility. (Revised by staff 9/25/96.)

C14. Applicant shall provide to the Planning and Development Department copies of all related State or regional agency issued permits, including but not limited to:

- | | |
|------------------------|--|
| Form O/G-111 | California Division of Oil & Gas (CDO&G) |
| Facility certification | California Regional Water Quality Control Board (CRWQCB) |
| Air Discharge Permit | Sacramento Air Quality Management District (SMAQMD) |

C15. *In the interest of on-site fire safety, the applicant shall provide and maintain access for fire-fighting personnel throughout the drilling period; dry-chemical-type fire extinguishers shall be provided on-site; all electrical equipment shall be enclosed in accordance with current National Electric Code standards; and a gas-detection system (for leaks) shall be installed on-site.* (Added by staff 9/25/96.)

C16. *In the interest of emergency preparedness, a site safety plan, to include the nearest locations and telephone numbers of responsible emergency service providers, be prepared and posted in a prominent location on the proposed site.* (Added by staff 9/25/96.)

ADVISORY NOTE:

The following advisory note is informational in nature and is not a requirement of this approval:

C17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This Ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

- | | |
|--------------|---------------------------------|
| Exhibit 1-A | Mitigation Monitoring Plan |
| Exhibit 1-B | Drill Site Plan |
| Exhibit 1-C | Production Site Plan |
| Exhibit 1-D | Mineral Owner Letter of Support |
| Exhibit 1-E | Surface Owner Letter of Support |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use and Zoning Map |

(P96-031)

EXHIBIT 1-A
MITIGATION MONITORING PLAN



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Pg. 187

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Samedan/Moose City #1-9 Natural Gas Well (Wright #1-4)

P96-031 (Revised)

Type of Environmental Document:
Negative Declaration

Prepared By:
City of Sacramento Development Services Division
Don Lockhart/ (916) 264-7584

Date:
August 26, 1996

Adopted By:
City of Sacramento Planning Commission

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CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Development Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Samedan/Moose City #1-9 Natural Gas Well (Wright #1-4)
Applicant - Name: Samedan Oil Co. c/o Rocky Rasley (805) 323-6546
Address: 4700 Stockdale Hwy #150, Bakersfield, CA 93309

Project Location / Legal description of Property (if recorded):

Intersection of Del Paso Rd. & El Centro Rd. (SW quadrant)

Assessor's Parcel No.: 225-0080-007

SECTION 2: GENERAL INFORMATION

The project as approved includes five mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the above-mentioned applicant.

SECTION 3: PLAN CONTENTS

1. WATER

Mitigation Measure #1:

Prior to occupying any building on the site, the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA; or elevate the appurtenant structures and/or pads a minimum of one foot above the base flood elevation; or submit a signed "(New Construction) Agreement Regarding the Risk of Flooding on the Property".

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

Mitigation Measure #2:

California Regional Water Quality Control Board:

- a. If toxic drilling fluid additives are used, the storage sump shall be metal or artificially lined to preclude seepage of wastes. If the sump is artificially lined, the imperviousness of the liners shall be certified by an engineering geologist, civil engineer or professional engineer.
- b. The composition of toxic drilling fluid additives should be reviewed and approved by the Hazardous Materials Management Section of the State Health Service Department and the California Regional Water Quality Control Board, Central Valley Region.
- c. All drilling muds (toxic and nontoxic) and rock cuttings must be stored and disposed of to the satisfaction of the California Regional Water Quality Control Board, Central Valley Region.
- d. If an impervious sump is installed, remove it at the completion of the drilling activities.

Entities Responsible for Ensuring Compliance:

California Regional Water Quality Control Board;
City of Sacramento, Planning and Development Department

2/3. PLANT AND ANIMAL LIFE

Mitigation Measure #3:

The applicant shall participate in the Natomas Basin Habitat Conservation Plan. At the time of grading permit, the applicant shall pay the interim HCP fee, based on Ordinance No. 95-060 and Resolution No. 95-622 adopted by the City Council on October 31, 1995. If the HCP program is never implemented, or if the interim fee exceeds the actual fee, then the applicant shall be refunded the difference, with interest. If the interim fee is less than the actual fee, the applicant shall pay the difference.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

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3. HUMAN HEALTH

Mitigation Measure #4:

The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department

4. CULTURAL RESOURCES

Mitigation Measure #5:

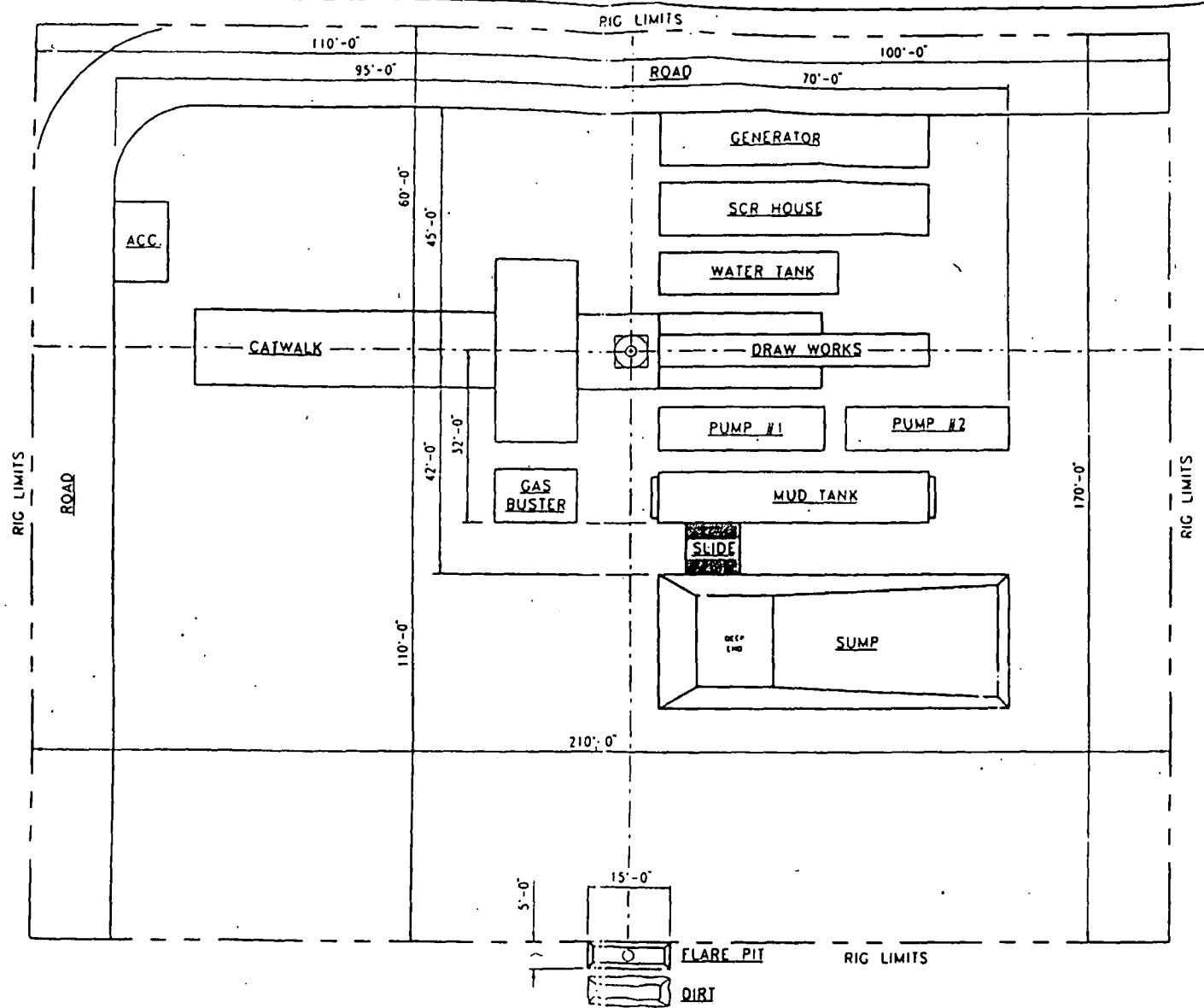
If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department

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EXHIBIT 1-B
DRILL SITE PLAN



GAS WELL LOCATION
DRILLING PHASE

NO.	REFERENCE DRAWINGS

NO.	REV.	REVISIONS	DATE	BY	CHKD.	APP'D.	APPROVED FOR CONSTRUCTION		
							DATE	BY	TITLE

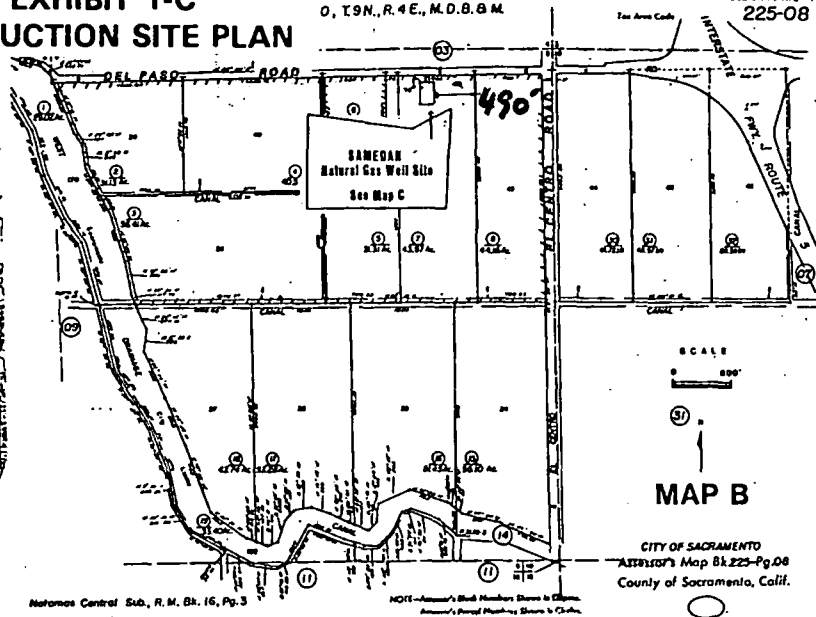
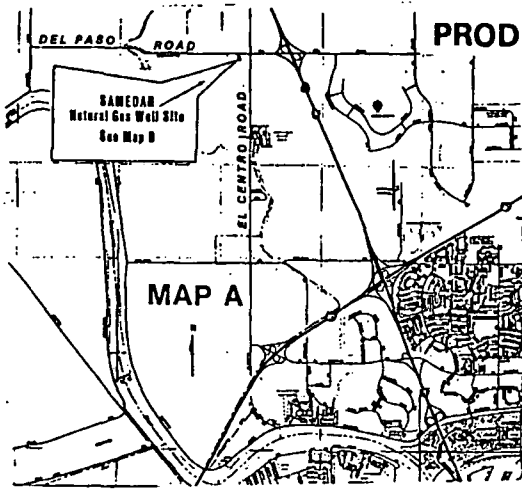
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**EXHIBIT 1-C
PRODUCTION SITE PLAN**

O, T9N., R.4E., M.D.B.8M

225-08

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Norman Central Sub., R. M. Sh. 16, Pg. 3

NOTE - Assessor's Block Numbers Shown to Clarify Assessor's Parcel Numbers Shown to Clarify.

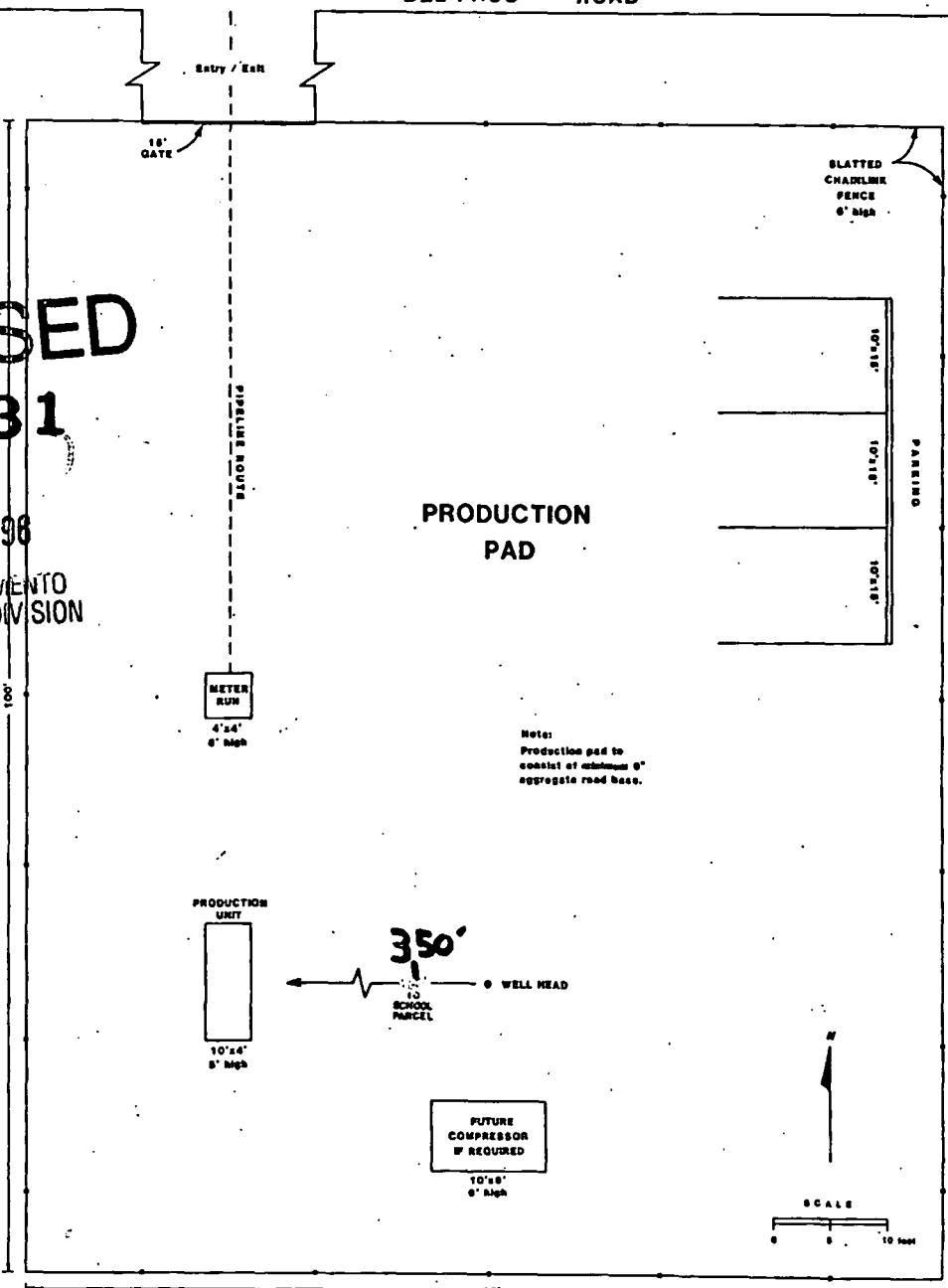
CITY OF SACRAMENTO
Assessor's Map Bk. 225-Pg. 08
County of Sacramento, Calif.

DEL PASO ROAD

**REVISED
P 96 031**

SEP 26 1996

CITY OF SACRAMENTO
CITY PLANNING DIVISION



MAP C

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FEB 03 1964

EXHIBIT 1-D
MINERAL OWNER LETTER OF SUPPORT

#4
P13

SAMEDAN OIL CORPORATION
1050 Seventeenth Street, Suite 1100 Denver, Colorado 80265
(303)534-1533 Fax (303)534-1103

September 26, 1996

RECEIVED

SEP 26 1996

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Mr. Don Lockhart
City of Sacramento
Department of Planning & Development
Development Services Administration
1231 I Street, Room 300
Sacramento CA 95814

Re: Permit P96-031
Moose Prospect
Sacramento County, California

Dear Mr. Lockhart:

Pursuant to discussions with George Tsakopoulos, the surface owner of APN: 225-0080-007-the property subject to the above referenced Permit Application, Samedan has decided to relocate the natural gas drillsite proposed under the permit. The new site remains within APN: 225-0080-007 but will be moved several hundred feet to the west of the site originally proposed so that the westerly line of the new drillsite will now be at a point 350 feet from the easterly line of the adjacent Natomas Unified School District parcel (APN: 225-0080-006).

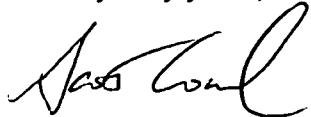
It is our understanding that this change of location will allow Mr. Tsakopoulos to support the project and that the permit application will be placed on the "consent calendar" for the September 26, 1996 City Planning Commission Meeting scheduled for 5:30 PM.

In accord with the change of location Samedan agrees to the revised conditions of project approval (Items C11, C13, C15 & C16) as set forth in your FAX transmission September 25, 1996 to Tom Frame. We also herewith submit a Supplemental Attachment A-1, Map B-Site Plan indicating the new location of the drillsite.

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P14

We thank you again for your continuing patience throughout this process and please let us know if you require anything else to complete the application process.

Very truly yours,



Scott Coward

SC:tf
Enc.
CC: Jon Lange

EXHIBIT 1-E
SURFACE OWNER LETTER OF SUPPORT

#4
P15

TSAKOPOULOS INVESTMENTS

300 FLORIN ROAD
SACRAMENTO CA 95831

GEORGE TSAKOPOULOS
REAL ESTATE INVESTMENT
LAND DEVELOPMENT

Office 916 422-8155
Fax 916 421-7585
Res 918 944-4484

September 26, 1996

Mr. Don Lockhart
City of Sacramento
Department of Planning & Development
Development Services Administration
1231 I Street, Room 300
Sacramento CA 98514


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SEP 26 1996
CITY OF SACRAMENTO
CITY PLANNING DIVISION

Re: Permit Application P96031
Tsakopoulos Property
North Natomas

Dear Mr. Lockhart:

I agree with the change of location of the drill site on my North Natomas parcel (APN 225-0080-007) as being 350' east of the east boundary line of the Natomas Unified School District parcel (APN 225-0080-006) so long as the applicant agrees to that location without any objection, qualification or further revision. In the event of any objection, qualification or request for further revision by the applicant, this letter is to be immediately withdrawn.

Sincerely,


George Tsakopoulos

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**ATTACHMENT 2
VICINITY MAP**

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Proposed
Pipeline Route

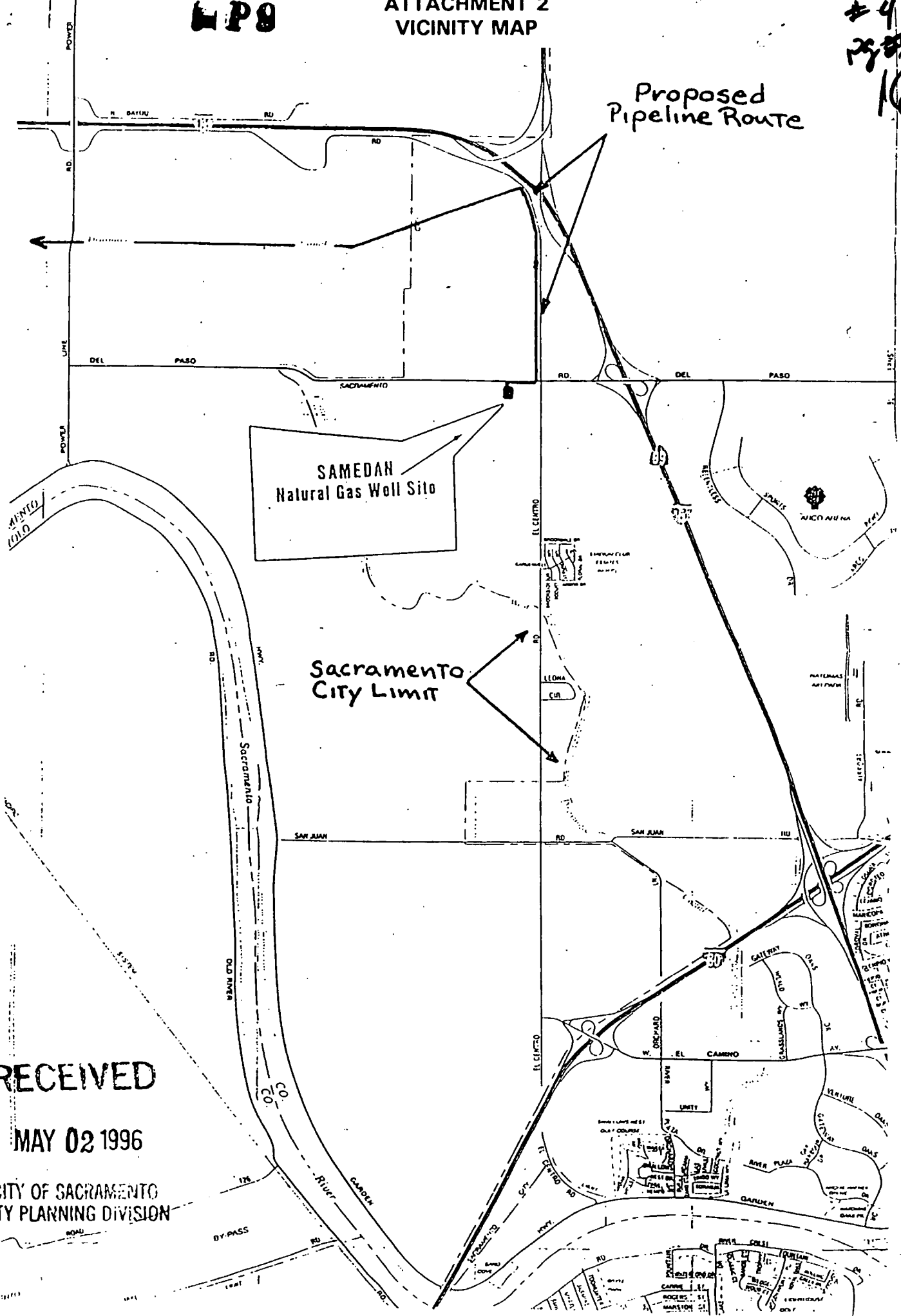
SAMEDAN
Natural Gas Well Site

Sacramento
City Limit

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MAY 02 1996

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**



ATTACHMENT 3
LAND USE AND ZONING MAP

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