

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

REQUEST: A. Negative Declaration,
 B. Mitigation Monitoring Plan,
 C. Special Permit for a natural gas well drilling and
 production operation.

LOCATION: @ SOUTHWEST CORNER - DEL PASO & EL CENTRO
 ROADS
 APN: 225-0080-007
 North Natomas Community Plan Area
 Natomas Union School District
 Council District 1

APPLICANT:	Samedan Oil Co. c/o Rocky Rasley 4700 Stockdale Hwy #150 Bakersfield, CA 93309 (805) 323-6546
OWNER:	
MINERAL RIGHTS:	Carl Spillman Box 3072 El Macero, CA 95618
SURFACE RIGHTS:	Tsakopoulos Family Trust 7423 Fair Oaks Blvd. #10 Carmichael, CA 95608
APPLICATION FILED:	March 29, 1996
(REVISED BY APPLICANT):	August 22, 1996
STAFF CONTACT:	Don Lockhart, 264-7584

SUMMARY:

The applicant is requesting Planning Commission approval of a Special Permit pursuant to the City Zoning Ordinance (Special Uses {2-F.23. Wells, gas or oil.}), for the development described above.

The total project area is 44 ± gross acres. The site is presently undeveloped, and used for seasonal rice crop production. The gas well drilling and production activity is proposed for an area of approximately 9500 square feet, in the northeasterly corner of the parcel.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on project consistency with the General Plan, the North Natomas Community Plan, and the Zoning Ordinance regarding the natural gas production facility on a vacant site. Furthermore, the proposed use is compatible with the existing agricultural land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Office
North Natomas Community Plan Designation:	Community Commercial
Existing Land Use of Site:	Vacant - ag rice production
Existing Zoning of site:	A-PUD (Agriculture - Planned Unit Development)
Surrounding Land Use and Zoning:	

North: Vacant ag; A-PUD
 South: Vacant ag; A-PUD
 East: Vacant ag; SC-OS
 West: Vacant ag; A-PUD

Setbacks:	Required	Provided
Front:	≥ 25'	75 ±' (to improved surface) 150 ±' (to production unit/well head)
Side(Int):	10'	140 ±' (@ closest point from P/L to improved surface)
Rear:	15'	2224 ±'

Property Dimensions:	2399 ±' x 800 ±'
Property Area:	44 ± gross acres
Project Site Dimensions:	
Driveway:	75' x 20'
Improved Surface:	100' x 80'
Total improved area:	9500' sf (.04% of parcel)
Height of Structure:	20' (single air vent)
Fence Materials:	6' Chain Link w/alternating fibre-glass slats
Parking Provided:	
Automobile:	3 spaces
Parking Required:	Determined by the Planning Commission
Topography:	Flat
Street Improvements:	Existing rural standard road
Utilities:	None

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Grading Permit Form O/G-111	Building Division 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)

BACKGROUND INFORMATION:

This project was previously scheduled for the consideration of the Planning Commission on August 22, 1996. As a result of discussion with the surface owner, the applicant requested, and was granted, a thirty day continuance. This continuance was requested to allow access arrangements to be agreed upon with the surface owner. At the behest of the surface owner, the original application was revised to relocate the project site one parcel to the east, with the same ownership arrangements.

The applicant is requesting Planning Commission approval of a Special Permit in order to operate a natural gas facility on the subject site. The project consists of two parts:

- a) Exploratory natural gas well drilling on-site. This will be done with a portable drilling rig, to a depth of between 2000 - 10,000 ft.
- b) A long-term, on-site natural gas production facility to supersede the drilling operation, in the event of a successful "hit".

STAFF EVALUATION:

A. Policy Considerations

1. City General Plan

The natural gas production facility on this site is not inconsistent with the land use designations of the General Plan. Natural gas production was not anticipated by either the General Plan, or the 1994 North Natomas Community Plan.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape. The proposal is consistent with the General Plan in that the proposed design incorporates aesthetic, mitigation measures, and recommended conditions of project approval not typically found with more rural natural gas production facilities.

The City General Plan establishes policies which deal with Economic Development and Employment Opportunities, (Policy 3, Sec. 1-32). It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents. If successful, this would be the second natural gas production facility to operate within the City, thus contributing to the diversification of the City's natural resource management industry.

2. North Natomas Community Plan

Natural gas production was not anticipated by the 1994 North Natomas Community Plan and it is not discussed in the Plan.

Conventional development in North Natomas is subject to several policies.

However, this proposed facility does not entail the construction of any permanent structures, and therefore should not be constrained by the typical North Natomas issues.

- 1) The area must be protected from flooding: In North Natomas, there are three levels of flood protection and stormwater drainage: 1) the 100 year floodplain that takes up most of the Natomas Basin; 2) the internal 100 year floodplain that results when the internal canals overtop their levees and cause flooding within the Basin; and 3) provision of stormwater drainage facilities to convey water that accumulates because urbanized land uses are less permeable than agricultural and undeveloped uses. The SAFCA Local Project will provide 100 year flood protection in the Natomas Basin. The Local Project is anticipated to be complete at the end of 1996. The last two levels of flood protection and stormwater drainage will be resolved via the Comprehensive Drainage Plan for North Natomas. Through a Mello Roos Community Facilities District, the canals will be modified and canal capacity expanded so that protection will be provided for the internal floodplain. As development occurs, the property owners in each detention basin will coordinate construction of the basin so that adequate stormwater drainage is provided as development occurs.

Staff research has revealed that locating this type of facility in a floodplain is not uncommon - i.e., the Yolo Causeway is a long established natural gas production field. The applicant submitted the standard "Agreement Regarding the Risk of Flooding on Property".

- 2) A financing and phasing plan must be adopted: The North Natomas Financing Plan was adopted on August 9, 1994. Chapter V related to Land Acquisition for Public Facilities was amended on October 31, 1995. A Nexus Study, identifying how the costs of infrastructure would be spread among the property owners, and the fee ordinances and resolutions were also adopted on October 31, 1995. The Financing Plan did not anticipate this type of proposed use. As a result of staff discussion, it was decided to recommend approval of this proposal, not subject to participation in the Financing Plan. However, if a successful production facility is established, staff will begin the steps necessary to incorporate future like facilities in the Financing Plan.
- 3) Infrastructure, including water, sewer, drainage, roads, transit, schools, civic, recreation, police and fire protection must be developed: The infrastructure plans for water, sewer, drainage, roads, transit, electrical, phone, etc. services are relatively complete. Construction of these

services will be driven by development. Provision of parks, school, libraries, and other civic uses will be constructed as fees are accumulated for their land acquisition and construction. This proposed use would be self-contained, with on-site energy needs to be provided via natural gas, and supplemental solar electricity. The impact to infrastructure requirements would be nominal.

- 4) A Habitat Conservation Plan must be in place: The draft Habitat Conservation Plan is now in the public review process. The HCP is anticipated to be completed and adopted by September 1996. In the fee ordinances and resolutions for North Natomas Development Impact Fees, an interim HCP fee was established until the HCP can be adopted. The applicant has agreed to participate in the HCP, consistent with the amount of gross acreage to be improved for the production facility.
- 5) The North Natomas Development Guidelines were adopted by the City Council on November 22, 1994 (Resolution No. 94-687). The Development Guidelines serve as the guidelines for development at the community level. The guidelines set the tone for development within North Natomas and establish a model outline for project specific PUD Guidelines. The initial design of the project will be consistent with the existing agricultural fields which surround it. However, when urbanization reaches this area, west of I-5, the project would be subject to the Development Guidelines for screening, etc., in order to be compatible with future on-site development.

B. Zoning Requirements

In granting a Special Permit, the Planning Commission may establish the development criteria as may be deemed necessary or convenient to implement the guidelines of Section 15 of the Zoning Ordinance, as set forth in Section 15-A regarding sound principles of land use. Because there is very limited precedence for a similar use approved within the City, no development standards have been formulated for natural gas production facilities. During review of the proposal, staff considered the site layout, including the orientation and location of mechanical equipment, signs, other structures, visual screening and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties. Staff also conducted a field survey of existing natural gas well/production facilities in Sacramento, Yolo and Solano Counties, and the City of Woodland, (field review 7/31/96). The facilities reviewed were comparable in scale and layout as the proposed project. As a result of that field work, and consultation with state and local agencies, staff has worked with the applicant to develop

the proposed project site plan, as discussed below.

1. Drilling Phase

The proposed operation would front on Del Paso Road to the north. The applicant proposes to rough grade an area approximately 240' x 300' during test drilling. The drilling will be done by a portable drill rig, with supporting equipment including water and mud tanks and an impervious sump, (Exhibit 1B). The test drilling will be a continuous operation, ten to thirty days in duration, conducted by three, five person crews, working in three, eight hour shifts. The drilling rig will be lighted by fluorescent lights directed downward, adequate to illuminate an area 150' x 150'. The drilling rig will be equipped with industry standard "hospital grade" mufflers. Interim noise barriers will be installed along the west side of the drilling operation, between the drill site and the Natomas Middle School, located 740+' to the west, on Del Paso Rd. There will be an average of six service vehicles making deliveries to the site each day. The timing of deliveries will be arranged to minimize conflict with the bus drop-off and pick-up times at the school, (7-8:30AM & 3-4PM). All drilling waste materials generated on-site will be disposed of off-site at approved disposal locations, per CRWQCB criteria. The well drilling crews will recycle where feasible all miscellaneous solid waste generated. If not successful, the drilling test site will be returned to the previously existing condition, suitable for rice crop production.

2. Production Phase

If the drilling phase is successful, production facilities will be installed. The production would take place on an improved (w/6" road-base aggregate) 100' x 80' area (Exhibit 1C). Proposed access would be via a 75' x 20' driveway (to be constructed) from Del Paso Rd. The first 20' feet of driveway off of Del Paso Rd. will be paved with asphalt. Production facilities would include a wellhead (6' pipe w/valves and pressure gauges), dehydrator, and (possibly) a compressor. No lighting is proposed for the site during the production operation. The site will be inspected by a well foreman each day. The production facility will be surrounded with a six foot chain link fence w/gate, with alternating diagonal slats for visual screening. None of the well sites visited by staff incorporated this provision, however the applicant has agreed to this staff suggestion due to the relative proximity of the site to a more urbanized area, than typical of those other sites. Pursuant to CDO&G, requirements an 18"x24" sign will installed on the fence. The sign will identify the Section, Township and Range of the site, the well operator and an emergency phone number.

A pipeline would be installed (below grade) to connect the well to an existing natural gas pipeline to the north. The newly installed pipeline is not a part of this Special Permit application.

C. Special Permit Time Limit

The Planning Commission may condition approval of a Special Permit for a use which is not temporary in nature by imposing a reasonable time limit of not less than one year. The Commission may condition the permit to either expire automatically or to be renewable after the stated time period has lapsed. In order to impose such time restrictions as a condition of permit approval, the following finding must be made:

- a. The proposed use is compatible with existing developments but may become incompatible once anticipated development or redevelopment of the area occurs.

The applicant has stated that if successful, the natural gas production facility would operate for about seven to ten years from the date established. Staff recommends that the project be conditioned to be subject to a renewal application, after seven years. The project's consistency with the rate and nature of urbanization of the area seven years hence may then be considered. Staff research did not reveal issues inherently inconsistent with the proposed use and the future development of urban uses (i.e., shopping center, etc.) on the site, (personal conversation-Robert A. Reid, District 6 Deputy Oil & Gas Supervisor, CDO&G, 7/7/96).

D. Project Location

As discussed above, the natural gas well production facility is proposed to be sited on a vacant parcel currently used for rice growing. The closest existing development in the area is the Natomas Middle School, located 740+ feet to the west of the well site. The improved area with the production facility are proposed to be sited 700+ feet east of the school parcel property line, with the well head to be sited another 40+ feet from the improved surface edge. This distance from the school provides an appropriate and safe buffer area between the land uses.

The site plan is also consistent with the State criteria for "Well Spacing", which requires a minimum setback of 75 feet from "outer boundary lines", i.e., parcel lines (State Code Title 14, Ch.4, Sec.1721 etal). The State defines a "Critical Well" as being within 300 feet of any building intended for human occupancy that is not necessary to the operation of the well; or 100 feet of

any dedicated public street, any public recreational facility such as a golf course, or any other area of periodic high-density population (State Code Title 14, Ch.4, Sec.1720 etal). The State requires a Critical Well to have specific safety devices installed and maintained in operating condition, however, this project is not a Critical Well as defined above. The siting of the facility is consistent with local and state setback requirements, and it is compatible with existing land uses in the vicinity. Additionally, as discussed above, staff recommends that the project be subject to the North Natomas Development Guidelines for screening, etc., at the time of future urbanization of the area and on-site development.

As a "good neighbor" gesture, the applicant has initiated discussion with the Natomas Unified School District to provide for educational site visits by Natomas Middle School students during drilling and production operations in the event of project approval.

E. Mineral Rights Application

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.

Staff has processed the application, in light of the opinion issued by the City Attorney that the mineral rights owner's statement of agency is adequate. Staff has provided the surface owner a copy of the revised project application and Negative Declaration via Certified U.S. Mail.

Previously, the applicant has provided staff with copies of five letters sent to the surface owner requesting a meeting to discuss the project (6/5, 6/19, 6/25, 7/11 & 7/22/96 {Certified U.S. Mail}). The surface owner has previously, verbally expressed opposition to project approval, (7/25/96, 8/12/96). However, the surface owner has since verbally represented to staff that if access arrangements can be mutually agreed upon, he would support the project (9/16/96). These discussions were still on-going at the time this report was being prepared. Staff will provide the Commission with an status update of the discussions at the September 26 hearing.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as

proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address participation in the Habitat Conservation Program and cultural resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1-A).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site.

The position of the surface owner has been previously discussed under the Mineral Rights Application section of this report. No other public comments have been received.

C. Summary of Agency Comments

The project was circulated for review by various State and local agencies for review and comment.

The following summarizes the comments received:

1. Public Works

Public Works staff comments which are listed as conditions in the Notice of Decision and Findings of Fact address the requirement for the driveway to be to City Standards, and cooperate with Public Works staff to reach an agreement regarding necessary dedications for the future widening of Del Paso Rd, and consultation with Solid Waste staff for disposal of contaminated soil.

2. Utilities

Utilities staff comments which are listed as conditions in the Notice of Decision and Findings of Fact address on-site surface drainage, post construction, stormwater quality control measures to be incorporated into the development, compliance with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance, and issuance of grading permit.

3. Police

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address provision of emergency access via "knox-box" equipped gates, and installation of alternating, fibre-glass slatting.

4. Reclamation District 1000

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address mitigation of any increases in storm drainage, water quality and pipeline right-of-way coordination.

5. Natomas School District

School District comments, specifically listed as conditions in the Notice of Decision and Findings of Fact, address suggestions to minimize impacts from noise and traffic.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit for a natural gas well drilling and production operation. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the Special Permit for the following reasons:

- The proposed project will not be inconsistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, and is compatible with existing adjacent land uses and development.
- The Special Permit is recommended to be subject to a renewal application, after seven 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.

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 SC-PUD (Shopping Center - Planned Unit Development) zone.

Report Prepared By,

Report Reviewed By,



 Don Lockhart, Associate Planner



 Scot Mende, Senior Planner

Attachments

Attachment 1
 Exhibit 1-A
 Exhibit 1-B
 Exhibit 1-C
 Attachment 2
 Attachment 3

Notice of Decision and Findings of Fact
 Mitigation Monitoring Plan
 Drill Site Plan
 Production Site Plan
 Vicinity Map
 Land Use and Zoning Map

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 Shopping Center -Planned Unit Development (SC-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.
- C4. Pursuant to the North Natomas Development Guidelines, the Applicant shall construct a minimum six (6) foot 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.

5/12/96
Reviewer

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.
- 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.
- 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.
- C12. Applicant shall coordinate with Police Department staff to provide adequate emergency access via "knox-box" equipped gates.

C13. Applicant shall install alternating, fibre-glass slatting in the 6' chain link fencing surrounding the natural gas production facility.

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) |

ADVISORY NOTE:

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

C15. 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 |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use and Zoning Map |

(P96-031)