



**Department of Resource Management
Solano County Zoning Administrator**

675 Texas Street, Suite 5500
Fairfield, CA 94533

Telephone No: (707) 784-6765
Fax: (707) 784-2894

Bill Emlen, Director
Clifford Covey, Asst Director

Administrative Permit - Staff Report

Application: AD-12-01
Project Planner: Eric Wilberg

Meeting of March 15, 2012
Agenda Item No. 2

Location: One-half mile west of the City of Rio Vista
Assessor Parcel Number: 0048-120-040
General Plan: Agriculture
Zoning: Exclusive Agriculture 'A-160'

Type of Administrative Permit requested [Section]

- Temporary dwelling (*while primary is under construction*) [§28-53.1(b)]
- Temporary commercial coach [§28-53.1(b)]
- Second kitchen [§28-50(b)(2)]
- Oil and gas well (*outside of the Suisun Marsh*) [§28-50(b)(5)]
- Home Occupation – Type II [§28-50(b)(7)]
- Mobile home storage [§28-50(b)(8)]
- Meteorological tower (*prior to commercial wind turbine project*) [§28-53.1(b)]

Environmental Determination

After review of the CEQA Guidelines, staff is recommending that the Zoning Administrator find that this oil and gas well drilling permit is a ministerial action and is therefore exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

Airport Land Use Compatibility

Development of the natural gas well requires the use of a temporary drilling rig, which is identified in Part I of the Initial Study as having a maximum proposed height of 162 feet. The drill site is situated outside the boundaries of the Travis Air Force Base Land Use Compatibility Plan's Area of Influence and is not subject to further review. The proposed temporary rig is consistent with the applicable height limitations for objects in this location (less than 200 feet).

MANDATORY FINDINGS

1. **The establishment, maintenance or operation of the proposed use is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan.**

The use is consistent with the goals, objectives, and policies of the Solano County General Plan, including, but not limited to Resources Chapter of the County General Plan.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Access to the site is served via Azevedo Road . Potable water will be brought to the site and portable toilets will be utilized during the construction phase of the project.

3. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The applicant has demonstrated evidence to support making this mandatory finding. The project presents no significant environmental impacts and qualifies as a ministerial action per Section 28-53.1 of the Solano County Zoning Regulations.

PERMIT STANDARDS (Oil and Gas Well Drilling)

1. All requirements of the encroachment permit and bond or other security satisfactory to the Director of Public Works as security for payment of repairs to County roads and highways damaged by well drilling activities, including transportation of equipment to and from the site shall be met.
2. Drilling operations will conform to the regulations of the California Division of Oil and Gas designed to prevent damage to natural resources.
3. After drilling is complete, all drilling muds, soil wastes, waste water and other fluids will be removed from the site and disposed of in a manner that does not adversely affect other areas.
4. Measures will be taken to prevent any significant pollution of ground water surface water or water courses.
5. Derricks will be removed when wells are brought into production.
6. If wells are abandoned, they shall be sealed in accordance with Division of Oil and Gas regulations, and the drilling or production facilities will be removed.
7. Necessary measures will be taken to prevent dust, noise, light glare, odor and other objectionable elements from adversely affecting the surrounding area beyond acceptable limits.
8. The drilling operation will be confined to as small an area as practical and will not cause irreversible damage to unique vegetation or fish and wildlife habitats.
9. Chain link, barbed wire, or other adequate fencing shall be installed around the construction site to prevent unauthorized access. Fencing may be scaled back if the well is brought into production.
10. That the use be established in accord with the plans submitted with the application as approved by the Solano County Zoning Administrator.

11. The permittee shall obtain a building permit from the Building and Safety Division of the Department of Resource Management prior to erecting liquid storage tanks greater than 5000 gallons capacity.
12. The permittee shall file a Hazardous Materials Business Plan with the Division of Environmental Health of the Department of Resource Management prior to the construction of a production facility.
13. Disposal of human waste on-site is prohibited by California Health and Safety Code. Section 5411 and County Code, Chapter 25. Contents of chemical portable toilets shall be disposed of at a designated receiving station which discharge to a publicly owned sewage treatment works.
14. All liquid storage tanks shall have a method of control of spilled fluid; this may be accomplished by one or more of the following methods:
 - a) Drainage system for safe disposal.
 - b) Division walls to direct fluids to a preferred point.
 - c) Dikes or fire walls capable of containing the volume of the largest tank.
15. Any changes of production or pipeline facilities not shown on the submitted plans shall require a new permit prior to construction.
16. If the plans submitted for this application do not include any pipeline connections, the permittee shall secure a separate Oil and Gas Well Drilling Permit or a Use Permit prior to installing any pipeline connections.

Attachments

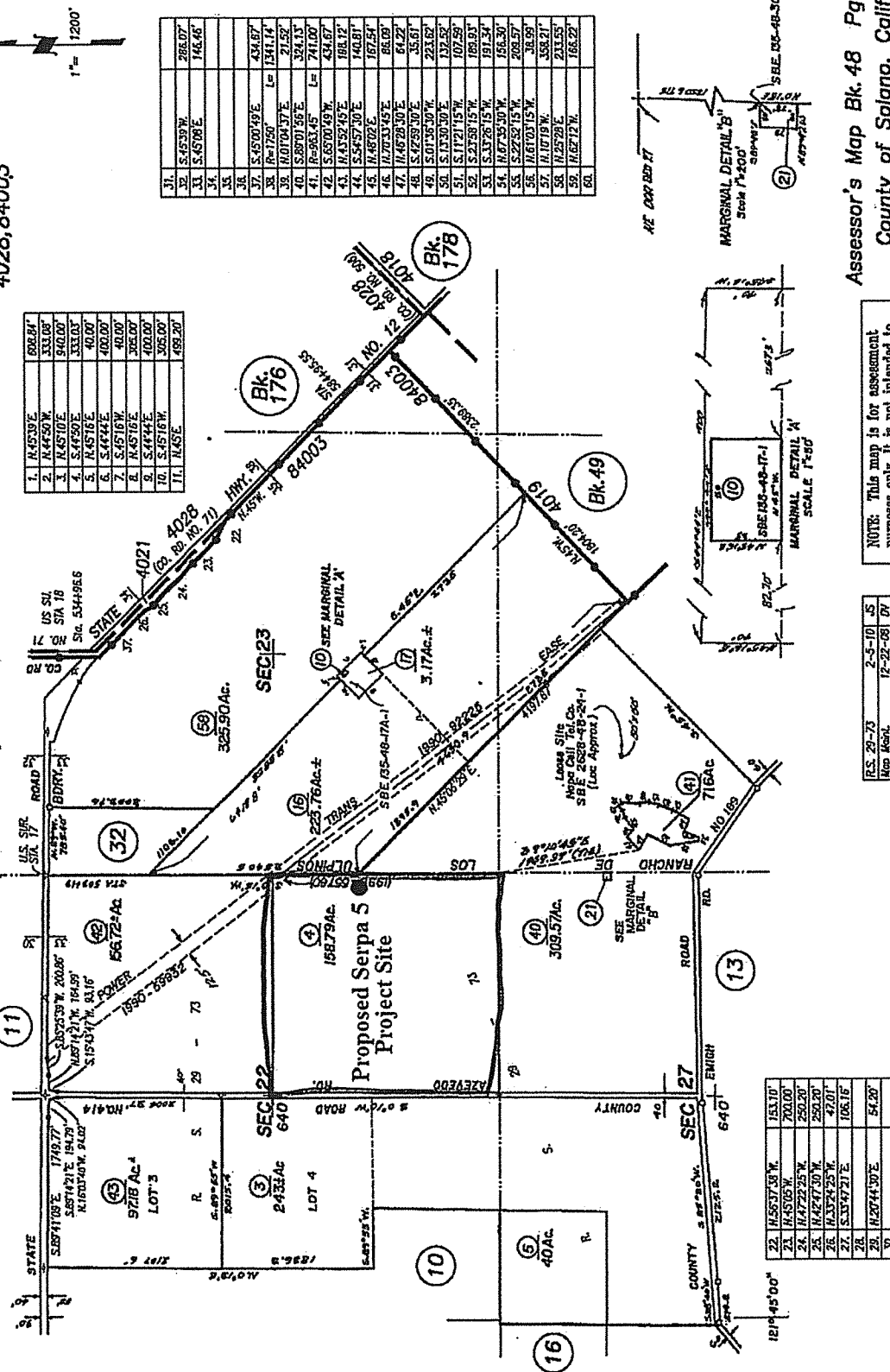
- Exhibit A: Assessor's Parcel Map
- Exhibit B: Production pad site plan

FILE COPY

**POR. LOT 37, RANCHO DE LOS ULPINOS
T.4N., R.2 & 3E., M.D.B. & M. EXT.**

**Tax Area Code
4018, 4019
4028, 8400.3**

48-12



| | |
|---------------|---------|
| 1. N.45°30'E | 334.81' |
| 2. N.45°30'W | 334.81' |
| 3. N.45°30'E | 334.81' |
| 4. N.45°30'W | 334.81' |
| 5. N.45°30'E | 334.81' |
| 6. N.45°30'W | 334.81' |
| 7. S.45°30'E | 334.81' |
| 8. S.45°30'W | 334.81' |
| 9. N.45°30'E | 334.81' |
| 10. S.45°30'W | 334.81' |
| 11. N.45°30'E | 334.81' |

| | |
|---------------|---------|
| 31. S.45°30'W | 266.07' |
| 32. S.45°30'E | 146.46' |
| 33. | |
| 34. | |
| 35. | |
| 36. | |
| 37. S.45°30'W | 434.87' |
| 38. N.45°30'E | 434.87' |
| 39. N.45°30'W | 434.87' |
| 40. S.45°30'E | 434.87' |
| 41. S.45°30'W | 434.87' |
| 42. S.45°30'E | 434.87' |
| 43. N.45°30'W | 434.87' |
| 44. S.45°30'E | 434.87' |
| 45. N.45°30'W | 434.87' |
| 46. S.45°30'E | 434.87' |
| 47. N.45°30'W | 434.87' |
| 48. S.45°30'E | 434.87' |
| 49. S.45°30'W | 434.87' |
| 50. S.45°30'E | 434.87' |
| 51. S.45°30'W | 434.87' |
| 52. S.45°30'E | 434.87' |
| 53. S.45°30'W | 434.87' |
| 54. S.45°30'E | 434.87' |
| 55. S.45°30'W | 434.87' |
| 56. S.45°30'E | 434.87' |
| 57. S.45°30'W | 434.87' |
| 58. S.45°30'E | 434.87' |
| 59. S.45°30'W | 434.87' |
| 60. | |

| | |
|------------------|---------|
| 22. N.55°10'W | 153.10' |
| 23. N.45°05'W | 700.00' |
| 24. N.42°22'25"W | 250.20' |
| 25. N.42°47'30"W | 250.20' |
| 26. N.33°24'25"W | 47.01' |
| 27. S.33°47'21"E | 106.16' |
| 28. N.20°44'30"E | 54.20' |
| 29. | |

NOTES: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

| | | |
|------------------|----------|----|
| R.S. 29-73 | 2-5-10 | JS |
| Map Assn. | 12-22-08 | DV |
| For to BK 48/178 | | |
| Adj. BK 176 | 12-31-02 | PA |
| REVISION | DATE | BY |

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 48 Pg. 12
County of Salano, Calif.

11-12

Vintage Production California LLC
2692 Amerada Road
Rio Vista, CA 94571
(707) 374-4118

Vintage Production California LLC
Serpa 5
Assessors Parcel Map
February 2012

Robert A. Booher Consulting
Environmental Planning & Management
3221 Quail Hollow Drive
Fairfield, CA 94534
(707) 399-7835

