

**SOLANO COUNTY ZONING ADMINISTRATOR
CONSIDERATION OF OIL and GAS WELL DRILLING PERMIT
APPLICATION NO WD-10-04
OF
Armstrong Petroleum**

Meeting of	August 19, 2010
Project Planner:	Eric Wilberg

Agenda Item No. 2

Project

Description: Oil and Gas Well Drilling permit application to establish a natural gas well.

Location: 3919 Liberty Island Road, one and one-half miles north of the City of Rio Vista.

APN: 0042-180-330

Parcel Size: 161.41

Zoning: Exclusive Agricultural 'A-80'

General

Plan: Agriculture

CEQA

Compliance: This project has been determined to be categorically exempt pursuant to a Class 3 exemption (Section 15303 of the State CEQA Guidelines).

PROJECT DESCRIPTION

The project proposes to establish a natural gas well on property located approximately one and one-half miles north of the City of Rio Vista, within an unincorporated area of Solano County. The well site will be located near the northwestern corner of APN 0042-180-330. An existing gravel road off of Liberty Island Road will provide access to the site (Exhibit C, Site Plan). The entire property is relatively flat, exhibiting slopes of less than 6 percent. The parcel is undeveloped and currently planted with alfaifa.

The applicant has proposed to complete the drilling phase of the project by October 1, 2010. If desirable amounts of natural gas are encountered during the drilling phase, a gas well will be installed on-site. The drilling pad will be less than $\frac{3}{4}$ acre, and will consist of a drilling rig (no more than 135 feet in height), mud pit, and a cuttings sump (Exhibit D, Drilling Pad Layout).

If drilling is successful, the production pad will be reduced to approximately $\frac{1}{2}$ acre. The production pad will consist of above ground facilities, including: gas well, dehydration unit, heater/separator, meter house, and storage tanks (Exhibit E, Production Pad Layout).

ANALYSIS

General Plan and Zoning

As seen on Table LU-7 of the County General Plan, the A-80 Zoning is consistent with the Agricultural General Plan Designation on the property. Section 28.50(b)(5) of the County Zoning Regulations allows for the proposed land use upon issuance of an Oil and Gas Well Drilling Permit application.

Williamson Act

The property is under an active Land Conservation Contract (Williamson Act contract #1164). Natural gas wells have been deemed a compatible land use according to the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

Airport Land Use Compatibility

The subject property is located outside the boundaries of all Travis AFB Land Use Compatibility Plan zones. No further height review is necessary.

Notice of Intent

Prior to the close of the ten day comment period for WD-10-04 notice of intent, this Division received objection to the proposed natural gas well. One of the issues raised was the potential danger to grazing livestock posed by the presence of an 'open-pit' around the gas well. Another concern was the apparent abandoned state of other Armstrong Petroleum wells on this same property.

In order to insure that effective safety measures are implemented, the Planning Services Division has recently updated the standard conditions of approval for oil and gas well permits. Specifically, condition # 9 requires that safety measures be implemented which prevent the well site from being accessed by grazing livestock. Essentially, this condition requires temporary fencing to be installed around the drilling pad/operations.

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.**

The property accommodates existing water, septic, and road access.

- 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 for a Categorical Exemption under the requirement of the California Environmental Quality Act.

RECOMMENDATION

Staff recommends that the Zoning Administrator **approve** Gas Well Permit Application WD-10-04 based on the above findings and subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Security satisfactory to the Director of the Transportation Department has been or will be posted 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.
2. Drilling operations will conform to the regulations of the California Division of Oil, Gas and Geothermal Resources designed to prevent damage to natural resources.
3. 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.
4. After drilling is complete, all drilling muds, tail wastes, wastewater and other fluids will be removed from the site and disposed of in a manner that does not adversely affect other areas.
5. Measures will be taken to prevent any significant pollution of ground water, surface water or watercourses.
6. Derricks will be removed when wells are brought into production.
7. If wells are abandoned, they shall be sealed in accordance with Division of Oil, Gas and Geothermal regulations, and the drilling or production facilities will be removed.
8. 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.
9. Safety measures shall be implemented which prevent the well site from being accessed by grazing livestock.
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.

Exhibits

Exhibit A – Resolution

Exhibit B – Assessor's Parcel Map

Exhibit C – Site Plan

Exhibit D – Drilling Pad Layout

Exhibit E – Production Pad Layout

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX**

WHEREAS, the Solano County Zoning Administrator has considered Oil and Gas Well Application No. WD-10-04 of **Armstrong Petroleum** to establish a natural gas well on property located approximately 1.5 miles north of the City of Rio Vista in an "A-80" Exclusive Agricultural Zoning District, APN 0042-180-330, and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 19, 2010, and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 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.**

The property accommodates existing water, septic, and road access.

- 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 for a Categorical Exemption under the requirement of the California Environmental Quality Act.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved application No. WD-10-04 subject to the following recommended conditions of approval:

1. Security satisfactory to the Director of the Transportation Department has been or will be posted 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.

Exhibit A

2. Drilling operations will conform to the regulations of the California Division of Oil, Gas and Geothermal Resources designed to prevent damage to natural resources.
3. 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.
4. After drilling is complete, all drilling muds, tail wastes, wastewater and other fluids will be removed from the site and disposed of in a manner that does not adversely affect other areas.
5. Measures will be taken to prevent any significant pollution of ground water, surface water or watercourses.
6. Derricks will be removed when wells are brought into production.
7. If wells are abandoned, they shall be sealed in accordance with Division of Oil, Gas and Geothermal regulations, and the drilling or production facilities will be removed.
8. 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.
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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.
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 - 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.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 19, 2010.

CLIFFORD K. COVEY, INTERIM DIRECTOR
RESOURCE MANAGEMENT

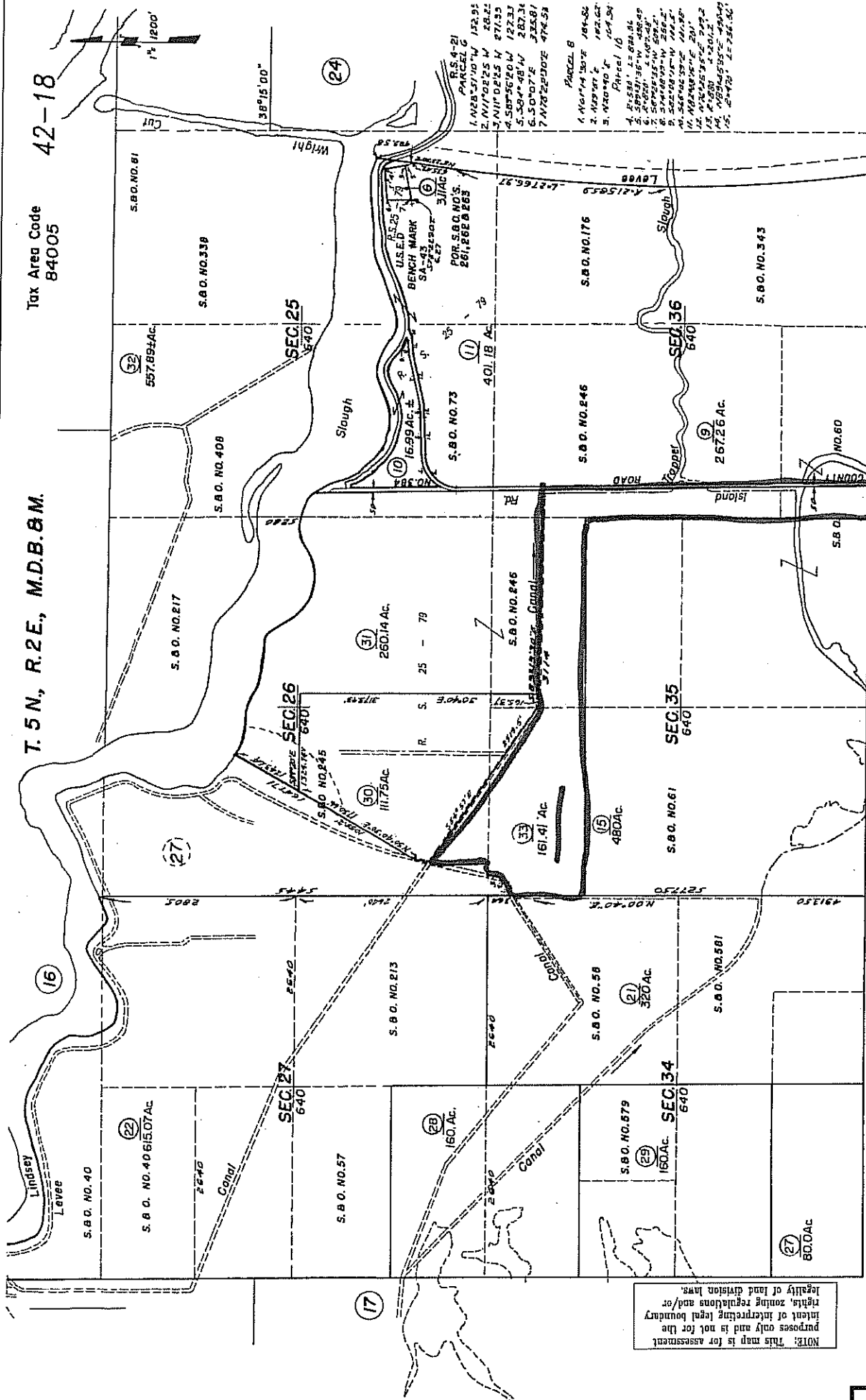
Michael Yankovich
Planning Program Manager

R:\PLANNING\ALL ZONING ADMINISTRATOR STAFF REPORTS\2010\August 19, 2010\WD-10-04 (Armstrong Petroleum)\WD-10-04 (Armstrong) ZA resolution.doc(August 12, 2010)

T. 5 N., R. 2 E., M.D.B.&M.

Tax Area Code
84005

42-18



REVISION	DATE	BY
180-05, 10, 11, 30		
R. 31 (RS)	4-21-03	SE
M/R CONV.	11-17-76	DJ

Bk. 48

121° 45' 00"

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division lines.

Exhibit B

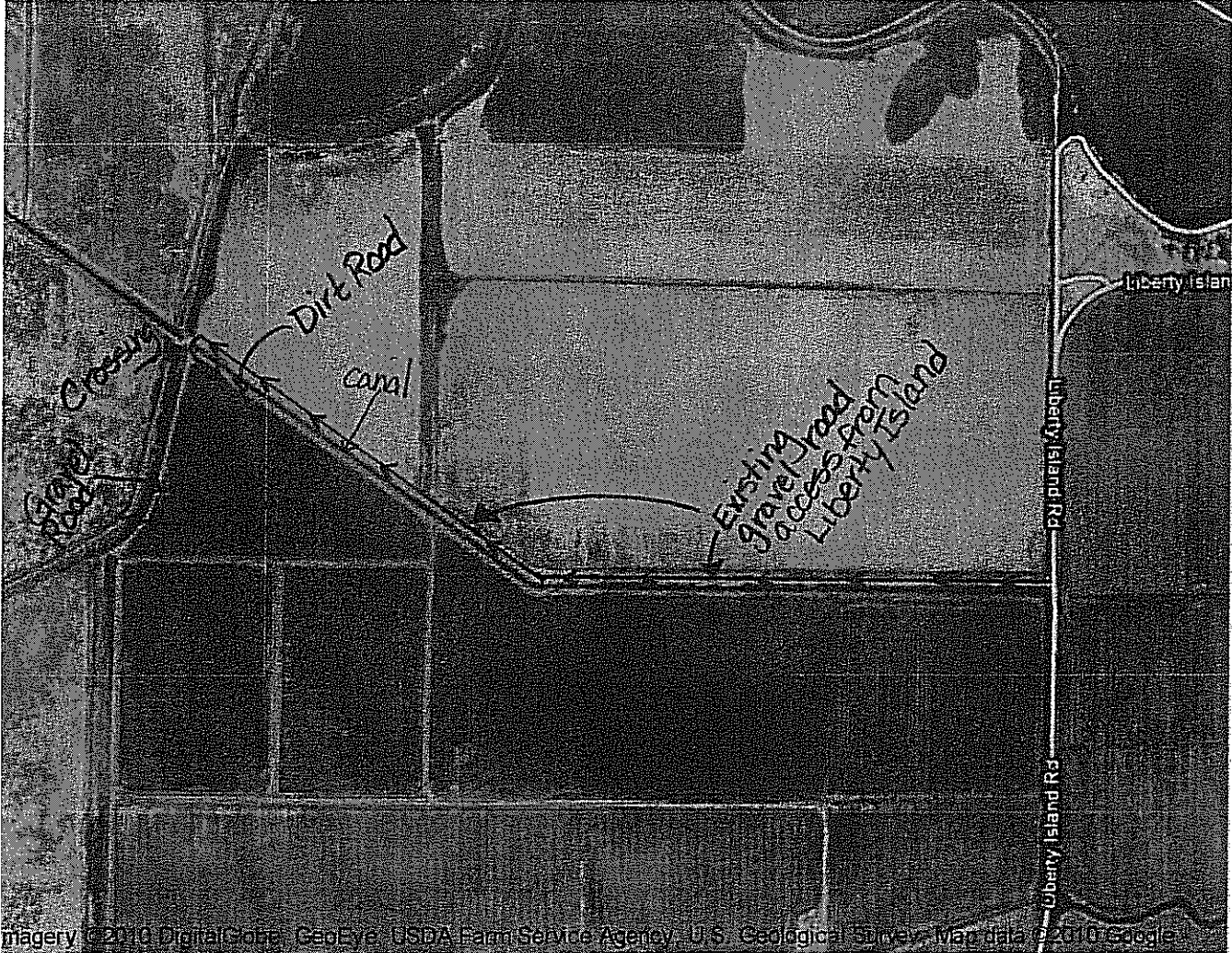
Assessor's Map Bk. 42 Pg. 18
County of Solano, Calif.
121° 42' 30" Copyright © 1995, Solano County Assessor/Recorder. All rights Reserved 04-05

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

Directions My Maps

Print Send Link



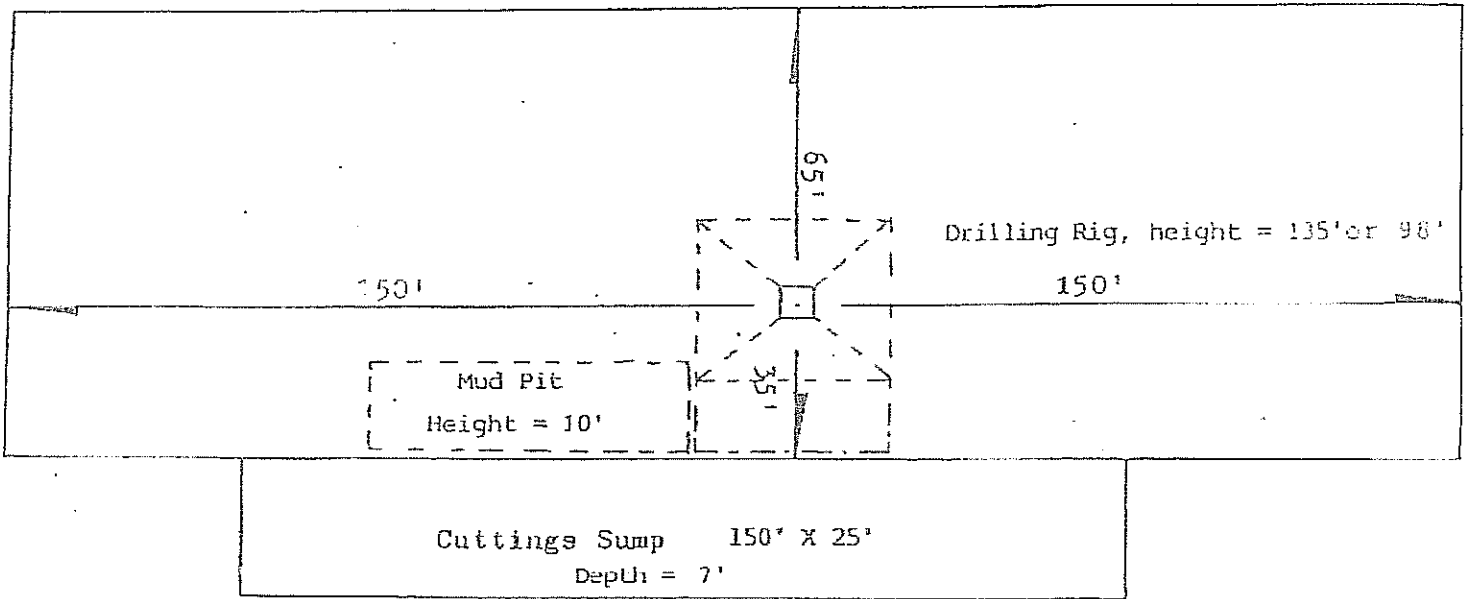
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APC Church 4-26 Armstrong Petroleum
 Lat 38.242542
 Long -121.727033
 APN: 0042-180-330
 Sec 26 5N 2E
 Well Site

DRILLING PAD LAYOUT

OPERATOR: Armstrong Petroleum
WELL NAME: APC Church 4-26
LOCATION: Sec 26, T5N, R2E, MDB&M

Scale: 1" = 42'



Note: All sump materials, on job completion, will be removed to an approved dump. Top soil will be replaced as top soil.

Production Pad Layout

Operator: Armstrong Petroleum Corporation

Well Name: APC Church 4-26

Location: 0042-180-330

Scale: 1" = 30'

