



May 21, 2019

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

CEQA Project: **SCH# 2019049134**

Lead Agency: **County of Lake – Community Development Department**

Project Title: **Guenoc Valley Mixed-Use Planned Development Project**

The Division of Oil, Gas, and Geothermal Resources (Division) oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells. Our regulatory program emphasizes the wise development of oil, natural gas, and geothermal resources in the state through sound engineering practices that protect the environment, prevent pollution, and ensure public safety. Northern California is known for its geothermal energy fields, and as such, division staff have reviewed the above referenced documents depicting the proposed project. A Notice of Preparation of an Environmental Impact Report for the proposed Guenoc Valley Mixed-Use Planned Development Project has been submitted to The County of Lake – Community Development Department. The purpose of this project is to develop a master planned mixed-use resort and residential community within the 16,000-acre Guenoc Valley Ranch property. The project requires an amendment to the General Plan and Special Study Area, a Zoning Ordinance amendment, a land use rezoning, Tentative Subdivisions Maps, a General Plan of Development, a Development Agreement, and Environmental Impact Report, Grading permits, and a Tentative Subdivision Map for off-site workforce housing.

Division staff have reviewed the documents describing the proposed project area. Approximately twenty-three known plugged and abandoned shallow geothermal temperature gradient wells are located within the proposed project area. The Well Location Map below shows these plugged and abandoned wells. A final letter was issued indicating these shallow temperature gradient wells were abandoned to standard at that time. As these were shallow temperature gradient wells, a 1" to 1 ½" pipe was installed in the well to measure temperatures. Abandonment included the placing of a surface plug in the well bore and restoration of the well location. The

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twenty-three wells, in no particular order, are referred to as the "GR" 19, API#: 03390309, "GR" 14, API#: 03390270, "GR" 23, API#: 03390313, "GR" 20, API#: 03390310, "GR" 24, API#: 03390314, "GR" 12, API#: 03390269, "GR" 46, API#: 03390335, "GR" 26, API#: 03390316, "GR" 30, API#: 03390319, "GR" 26, API#: 03390316, "GR" 43, API#: 03390332, "GR" 44, API#: 03390333, "GR" 10, API#: 03390267, "GR" 8, API#: 03390265, "GR" 41, API#: 03390544, "GR" 40, API#: 03390329, "GR" 9, API#: 03390266, "GR" 31, API#: 03390320, "71" 31, API#: 055900708, "GR" 36, API#: 03390325, "GR" 6, API#: 03390264, "GR" 2, API#: 03390262, and "GR" 1, API#03390261.

The Division has conducted a records and map review within the proposed project boundary but not an on-site evaluation of any known geothermal wells located within the project boundary.

For future reference, you can review geothermal wells located on private and public land at the Division's website:

<https://www.conservation.ca.gov/dog/geothermal/geosteam>.

The local permitting agencies and property owner should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil and gas, or geothermal wells. These issues are non-exhaustively identified in the following comments and are provided by the Division for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a parcel-by-parcel or well-by-well basis. As stated above, the Division provides the above well review information solely to facilitate decisions made by the local permitting agency regarding potential development near a geothermal well.

1. If, during the development of this proposed project, **any unknown geothermal well(s) is/are discovered**, the Division should be notified immediately so that the newly-discovered well(s) can be incorporated into the records and investigated. The Division recommends that any wells found during this project, and any pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property. This is to ensure that present and future property owners are aware of (1) the wells located on the property, and (2) potentially significant issues associated with any improvements near geothermal wells.
2. No well work may be performed on any low or high temperature geothermal well without written approval from the Division in the form of an appropriate permit. This includes, but is not limited to, mitigating leaking fluids or gas from abandoned wells, modifications to well casings, and/or any other re-abandonment work. (NOTE: The Division regulates the depth of any well below

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final grade (depth below the surface of the ground). Title 14, section 1981 of the California Code of Regulations states that all well casings shall be cut off at least 6 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this grade regulation, a permit from the Division is required before work can start.)

Sincerely,

DocuSigned by:

Charlene L Wardlow

Charlene L Wardlow

Northern District Deputy

Attachment: Project Map

cc: Mark Roberts

cdd@lakecountyca.gov

Project Boundaries are approximate.

