



July 11, 2019

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Governor's Office of Planning & Research

**JULY 11 2019**

**STATE CLEARINGHOUSE**

CEQA Project: **SCH # 2019060012**  
Lead Agency: **City of Antioch**  
Project Title: **The Ranch Residential Project**

The Division of Oil, Gas, and Geothermal Resources (DOGGR) 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 rich gas fields. DOGGR staff have reviewed the documents depicting the proposed project.

The Ranch Residential Project includes up to 1,177 dwelling units.

**The attached map shows locations of two known abandoned dry holes within the project area. Based on the Project map submitted by the City of Antioch, both wells appear to be located within planned road ways or immediately adjacent to a roadway.**

**Note that DOGGR has not verified the actual location of the wells nor does it make specific statements regarding the adequacy of abandonment procedures with respect to current standards. The developer is advised to verify the locations of all wells where development is expected to disturb the soil above the wells and to mark or note the accurate locations for future reference. For wells in roadways, especially, care should be taken to route utilities around the wells and to avoid disturbing the wellheads.**

**For future reference, you can review wells located on private and public land at the Division's website: <https://maps.conservation.ca.gov/doggr/wellfinder/#close>**

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 wells. These issues are non-exhaustively identified in the following comments and are provided by DOGGR for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a

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parcel-by-parcel or well-by-well basis. As stated above, DOGGR provides the above well review information solely to facilitate decisions made by the local permitting agency regarding potential development near a gas well.

1. It is recommended that access to a well located on the property be maintained in the event re-abandonment of the well becomes necessary in the future. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access. This includes, but is not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, and decking.
2. Nothing guarantees that a well abandoned to current standards will not start leaking oil, gas, and/or water in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. DOGGR acknowledges that wells abandoned to current standards have a lower probability of leaking oil, gas, and/or water in the future, but makes no guarantees as to the adequacy of this well's abandonment or the potential need for future re-abandonment.
3. Based on comments **1** and **2** above, DOGGR makes the following general recommendations:
  - a. Maintain physical access to any gas well encountered.
  - b. Ensure that the abandonment of gas wells is to current standards.

If the local permitting agency, property owner, and/or developer chooses not to follow recommendation "**b**" for a well located on the development site property, DOGGR believes that the importance of following recommendation "**a**" for the well located on the subject property increases. If recommendation "**a**" cannot be followed for the well located on the subject property, then DOGGR advises the local permitting agency, property owner, and/or developer to consider any and all alternatives to proposed construction or development on the site (see comment **4** below).

4. Sections 3208 and 3255(a)(3) of the Public Resources Code give DOGGR the authority to order the re-abandonment of any well that is hazardous, or that poses a danger to life, health, or natural resources. Responsibility for re-abandonment costs for any well may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general recommendations set forth in this letter. (Cal. Public Res. Code, § 3208.1.)
5. Maintaining sufficient access to a gas well may be generally described as maintaining "rig access" to the well. Rig access allows a well servicing rig and associated necessary equipment to reach the well from a public street or access way, solely over the parcel on which the well is located. A well servicing rig, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

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6. If, during the course of development of this proposed project, any unknown well(s) is/are discovered, DOGGR should be notified immediately so that the newly-discovered well(s) can be incorporated into the records and investigated. DOGGR recommends that any wells found in the course of 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 oil or gas wells.

No well work may be performed on any oil or gas well without written approval from DOGGR 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: DOGGR regulates the depth of any well below final grade (depth below the surface of the ground). Title 14, Section 1723.5 of the California Code of Regulations states that all well casings shall be cut off at least 5 feet but no more than 10 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 DOGGR is required before work can start.)

Sincerely,

DocuSigned by:  
*Charlene L Wardlow*  
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Northern District Deputy

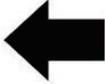
Attachments: Map

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**DRY HOLES IN PROJECT AREA**

MAP #	API #	Operator	Well Name	Depth	Year Drilled	Notes
1	01300254	Exxon Mobil Corp.	Marvin C Carey #1	9030'	1962	Plugged to 1368, possibly used as water well
2	01320380	Sunset Exploration, Inc.	Shea-Dividend #1-8	5200'	2013	No base of fresh water plug

 Dry hole  
 1000 Feet  
 NORTH

**LOCATIONS OF AFFECTED WELLS**  
**The Ranch Residential Project**  
 City of Antioch, Contra Costa County, California  
 SCH #2019060012