

# Sutter Buttes Regional Land Trust

## Mineral Interests Policy

### Policy and Background

For any potential conservation easements or in-fee properties, the Sutter Buttes Regional Land Trust will verify mineral interest ownership through a title examination or mineral title information and document these interests and their potential risks and impacts to the project. These guidelines will apply to mineral interests owned by the landowner, or those that are fractured or severed from the surface rights. The following guidelines are recommended for acceptance of purchased or donated conservation easements and in-fee properties as they relate to mineral interests:

- a. SBRLT will not accept new or donated conservation easements for properties for which a surface-disturbance gas lease is in effect or accept an easement that would allow for the donor or a subsequent owner to sign a surface-disturbance lease.
- b. Upon recommendation by the Stewardship Committee, SBRLT may accept new easements for properties already subject to subsurface-only extraction leases, if surface rights have been subordinated to the easement and if the property is large enough has extraordinary conservation values, and the terms of the gas lease would not permit activities that could impair those conservation values. However, before accepting any such easement, the Board must be satisfied that sufficient restrictions are in place on the drilling site(s) and associated infrastructure to ensure that the extraordinary conservation values of the property are not impaired.
- c. SBRLT will not enter into any lease for extraction of natural gas (including subsurface-extraction only leases) on any property owned by the Land Trust.

The Owner retains the right to explore, by geophysical or other methods, to drill, operate and produce oil, gas and other hydrocarbons, to lay pipelines, and other structures for the purpose of extracting oil, gas and hydrocarbons from the Property for commercial purposes in a manner that has no more than a limited, localized impact on the real property and in such a manner as will not be irretrievably destructive of significant Conservation Values of the Property. Therefore, subsurface mineral extraction activities shall be conducted in accordance with the following restrictions:

1. No structures associated with extraction of said minerals shall be located within the areas designated as critical habitat, or within three hundred (300) feet of any wetland;
2. The location, number, and size of the well sites shall be limited as follows:
  - a) There shall be no more than 3 well sites ever constructed on the Property;
  - b) Well sites shall be limited in size to no more than 1-acre; and,
  - c) Prior to any construction or the removal of any vegetation, the Land Trust shall be notified in writing of the location and potential disturbed areas;

Standard 8K: Evaluating Risks

3. All surface mining is prohibited on any easement accepted by the land trust; and,
4. Within two years from plugging and abandonment of a well-site or removal of pipelines or other structures, the well site(s) or the locations of where structures existed shall be restored through the planting of native species or non-invasive non-native species. Said restoration shall occur regardless of any speculation that the well-site/location may be used again for further gas and oil extraction/use in the future, to prevent non-native, invasive plant species from colonizing the well-site.
5. Extraction of non-hydrocarbon or petroleum minerals, such as, sand, gravel, rock or peat, is prohibited.