

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Union Oil Co. - P.O. Box 1948, Sacramento, CA 95809	Attn:	Land Dept
OWNER	Bert Anderson - 9160 Hummingbird Lane, Loomis, CA 95650		
PLANS BY	Union Oil Co. - P.O. Box 1984, Sacramento, CA 95809		
FILING DATE	10-6-82	50 DAY CPC ACTION DATE	11-10-82
REPORT BY	SC:sg		
NEGATIVE DEC.	Responsible Agency	ASSESSOR'S PCL. NO.	043-022-31 (Sacto. County)

APPLICATION: 1. Negative Declaration (County)

2. Special Permit to slant drill a natural gas well from Sacramento County and extending into the City at a depth of 4,000 feet (P82-232)

LOCATION: East of Power Inn Road and north of 53rd Avenue

PROJECT INFORMATION:

1974 General Plan Designation:

Industrial at drilling site;
Residential at point of
termination

Lindale Florin Community Plan Designation:

Light Density Residential and
Heavy Commercial Industrial

Existing Zoning of Site:

M-1 (County)

Existing Land Use of Site:

Vacant

Surrounding Land Use and Zoning:

North: Light Industrial; M-1

South: Light Industrial; M-1

East: Light Industrial; M-1

West: Light Industrial; M-1

Property Dimensions: Irregular

Property Area: 65,340 sq. ft.

Topography: Flat

Street Improvements: Unimproved

Utilities: Unimproved

PROJECT PROPOSAL: The applicant is proposing to drill three exploratory wells for the purpose of locating a natural gas pocket which is northwest of an existing well site. The site of the drilling is situated in the County just outside of the City limits. The applicant will be slant drilling one well which will terminate within the City boundary line approximately 4,000 feet below the surface. The drilling will continue on a 24 hour basis and is expected to last from 2-6 weeks depending on the number of drilling rigs that are used.

If natural gas is not located, the well will be sealed and the site restored to its original state. If, however, gas is found, production equipment will be installed. This equipment should remain in place until the natural gas is exhausted from the well. It is anticipated that the natural gas reservoir should be exhausted in 10-15 years at which time the well would be sealed and the site restored to its original condition.

001665

APPLC. NO. P82-232

MEETING DATE November 10, 1982

CPC ITEM NO. 10

BACKGROUND INFORMATION: In April of 1982 a special permit (P82-031) was issued to Quadren Corporation for a natural gas well approximately 1,600 feet from the proposed site. The proposed gas well will be slant drilled to extract natural gas from the same pool of gas reserves as the Quadren well. The anticipated impacts and recommended conditions are similar for both projects.

STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. Subsidence of the land surface in California is generally associated with ground water overdraft. The extraction of gas or oil resources can, however, cause subsidence. An EIR was prepared on a natural gas well located approximately five miles from the subject well site with similar geology. The conclusion of the EIR on the possibility of subsidence was that: "Due to the great depth to possible gas reserves, and the probable limited extent of the field, subsidence in the area is not likely as a result of extraction." In addition, Quadren provided a letter from a registered professional engineer stating that "there has been no surface subsidence due to the production of natural gas anywhere in Sacramento valley."
2. The drilling site is located approximately 1,000 feet from any residential use and due to this distance it is not anticipated that drilling operations will effect area residents.
3. The drilling and operation of natural gas wells have a very slight explosive potential. The State Division of Oil and Gas has established regulations, procedures, and has set special equipment requirements to insure that blowouts (uncontrolled gas release) should not occur. A blowout is a rare occurrence and consequently is not considered to pose a significant adverse environmental impact nor a safety hazard.
4. No known cultural resources exist on the site. However; if construction of the sumps reveals any signs of archaeological resources, measures to assess the significance of such finds and to investigate the impact of the well project will be necessary.

ENVIRONMENTAL DETERMINATION: Sacramento County is the lead agency for the proposed well since the drilling site is located outside of the City limits. Sacramento County has prepared a Negative Declaration. The County contacted the City during the preparation of the Negative Declaration because the City is a responsible agency. As a responsible agency, the City must use the County's Negative Declaration for the City's action on this portion of the same project pursuant to CEQA, Section 15202. The County's Negative Declaration is attached.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Sacramento County's Negative Declaration.
2. Approval of the special permit for a natural gas well subject to conditions and based on findings of fact which follow:

Conditions - Special Permit

The following mitigation measures noted in the Negative Declaration shall be met:

- a. If toxic drilling fluid additives are used, the storage sump must be artificially lined to preclude seepage of wastes.
- b. The composition of toxic drilling fluid additives should be reviewed and approved by the Hazardous Materials Management Section of the State Health Department.
- c. Toxic drilling fluids must be removed and disposed of at a site approved by the California Water Quality Control Board, Central Valley Region.
- d. If an impervious sump is installed, remove it at the completion of drilling activities.
- e. Upon abandoning the wells, restore the area to it's previous state.
- f. Retain a qualified archeologist to observe during the excavation of the cuttings sump, and at the conclusion of this excavation the archeologist is to submit a letter report of the findings to the Environmental Impact Section.

Findings of Fact

- a. The proposal for slant drilling a natural gas well is based on sound principles of land use in that the drilling operation will be located in an area with little nearby development.
- b. The proposed gas well will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance in that:
 1. The drilling operation and the accompanying increase in ambient noise will be of a relatively short duration.
 2. The drilling site is located far enough from residential uses to adequately buffer noise generated by the drilling operation.
 3. The project as conditioned will assure that appropriate equipment safeguards, site safety measures, and aesthetic considerations are provided for.
- c. The proposal is consistent with the policy of the Conservation Element of the City General Plan which states "continue to coordinate and cooperate with county, regional, state and federal agencies in the development of more effective programs aimed at fostering the conservation, development, and utilization of natural resources within the greater Sacramento area."



Location MAP

SIM PARK

ANDORA WY

CAPISTRANO WY

C-2

RD

C-2

ELDER

CREEK

RAILROAD

BERRY

AV

WELL BOTTOM

QUADREN WELL

FLORIN WATER RESERVOIR

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SUBJECT SITE

DRILL SITE

CITY COUNTY

P 82-232

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