

# CITY PLANNING COMMISSION

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

APPLICANT	Union Oil of Calif. (Land Dept.), P.O. Box 1948, Sacramento, CA 95809		
OWNER	Bert Anderson, etal, 9160 Hummingbird Lane, Loomis, CA 95650		
PLANS BY	Union Oil of Calif., (Land Dept.), P.O. Box 2948, Sacramento, CA 95809		
FILING DATE	5/19/83	50 DAY CPC ACTION DATE	7/14/83
		REPORT BY:	SC:bw
NEGATIVE DEC.	5/15/83	EIR	ASSESSOR'S PCL. NO. 043-022-31

- APPLICATION:
1. Environmental Determination
  2. Special Permit to slant drill a natural gas well from a site in the County of Sacramento zoned for industrial use below surface to a point located in the City in the Single Family (R-1) zone.

LOCATION: 7821 Tierra East Way (proposed bottom hole location)

PROJECT INFORMATION:

1974 General Plan Designation: Residential (site of termination)  
1965 Lindale/Florin Community  
Plan Designation: Light Density Residential (site of termination)  
Existing Zoning of Site: County drill site; M-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:  
North: Light Industrial; M-1 (drill site)  
South: Light Industrial; M-1  
East: Light Industrial; M-1  
West: Light Industrial; M-1

Property Dimensions: 200 ft. x 330 ft.  
Property Area: 1.515 acres  
Topography: Flat

PROJECT PROPOSAL: The applicant is proposing a slant drill for the purpose of extracting natural gas from an underground pocket. The site of the drilling is to be located in an industrial zone outside the City limits, and will terminate approximately 4,000 feet below the surface at a point located in the City. The point of termination is zoned for residential use and is partially developed with new single and two-family dwellings. It is expected that drilling will continue on a 24-hour basis and should last from two to six weeks. The drilling rigs will be located in an industrial area in the County.

If the Union Oil Company does not locate gas, the well will be sealed and the site restored to its original state. If gas is located, the well will be fitted with production equipment and will remain in place until gas has been exhausted from the well in approximately 10 - 15 years.

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

1. Staff has contacted a geologist experienced in the field of natural gas drilling. The geologist was asked to comment on the possibility of subsidence of the surface due to the extraction of natural gas in this area.

002504

1. (cont'd.)

The geologist indicated that gas extraction should not cause subsidence of the soil in the Florin gas field and has not been known to cause subsidence of the surface in Northern California. Attached is a letter from the geologist indicating these comments.

2. The drilling and production of natural gas should not affect any residential uses since the drill site is located an adequate distance from these uses. The point of termination of the well will be located below the residential uses; however, the terminus will be 4,000± feet below the surface and therefore should not be noticed by residents in the vicinity.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

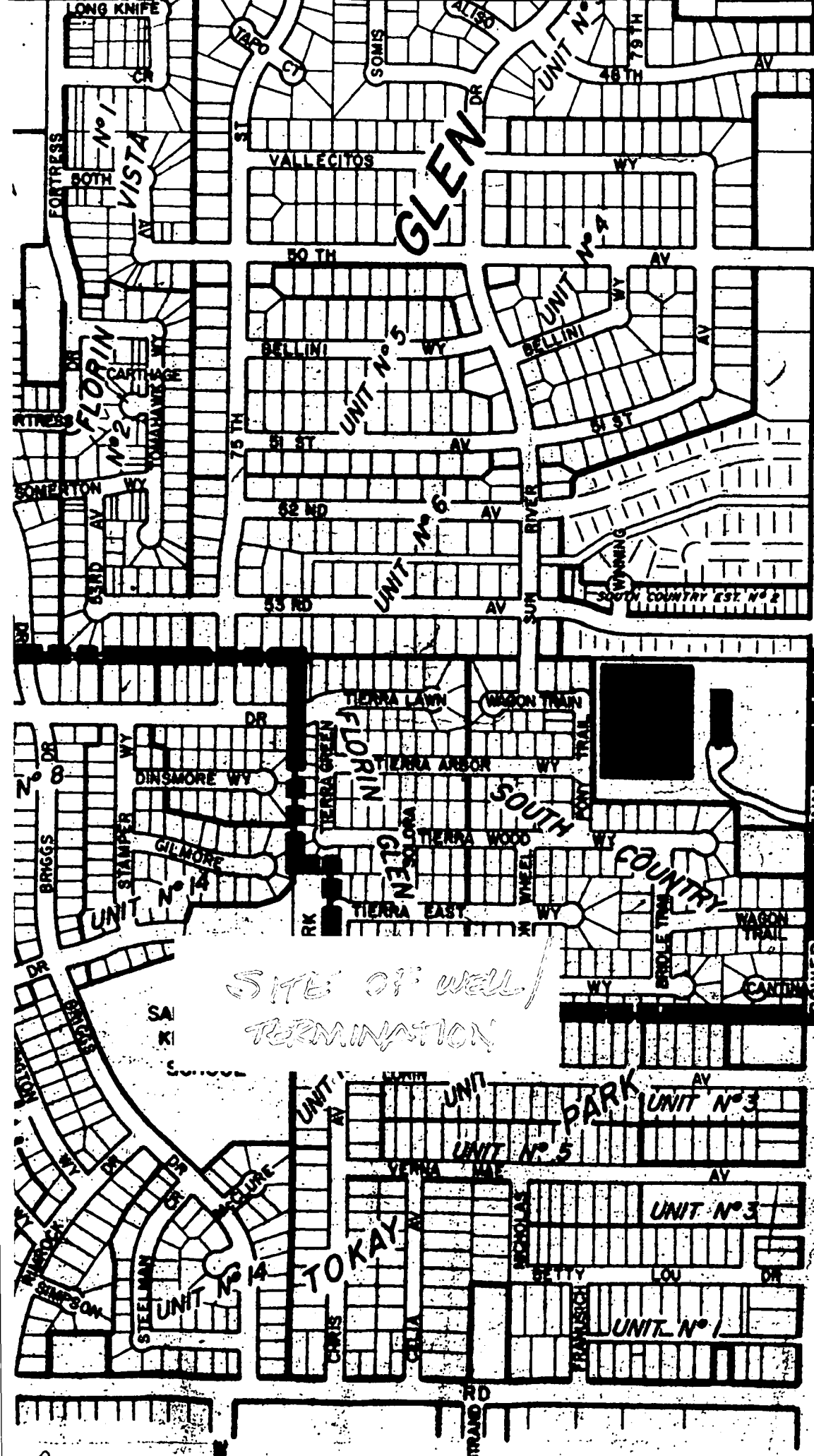
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit based upon the following Findings of Fact.

Findings of Fact

- a. The proposed slant drill operation is based upon sound principles of land use in that the drilling and production activity will be located in an industrial area;
- 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 the drilling site is located far enough from residential uses to adequately buffer noise generated by the drilling operation.
- 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."

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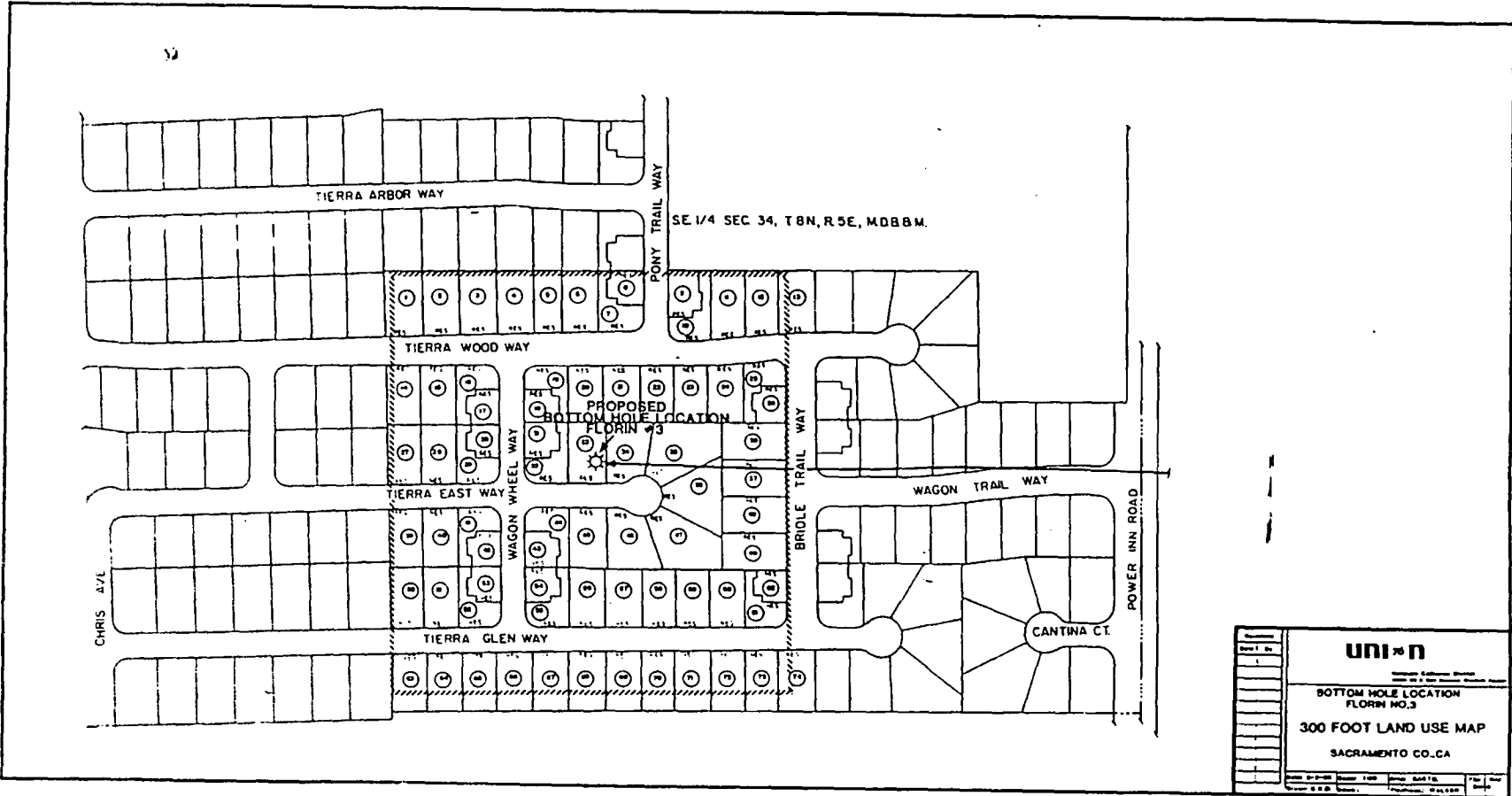
SEE M

*SITE OF well  
TERMINATION*

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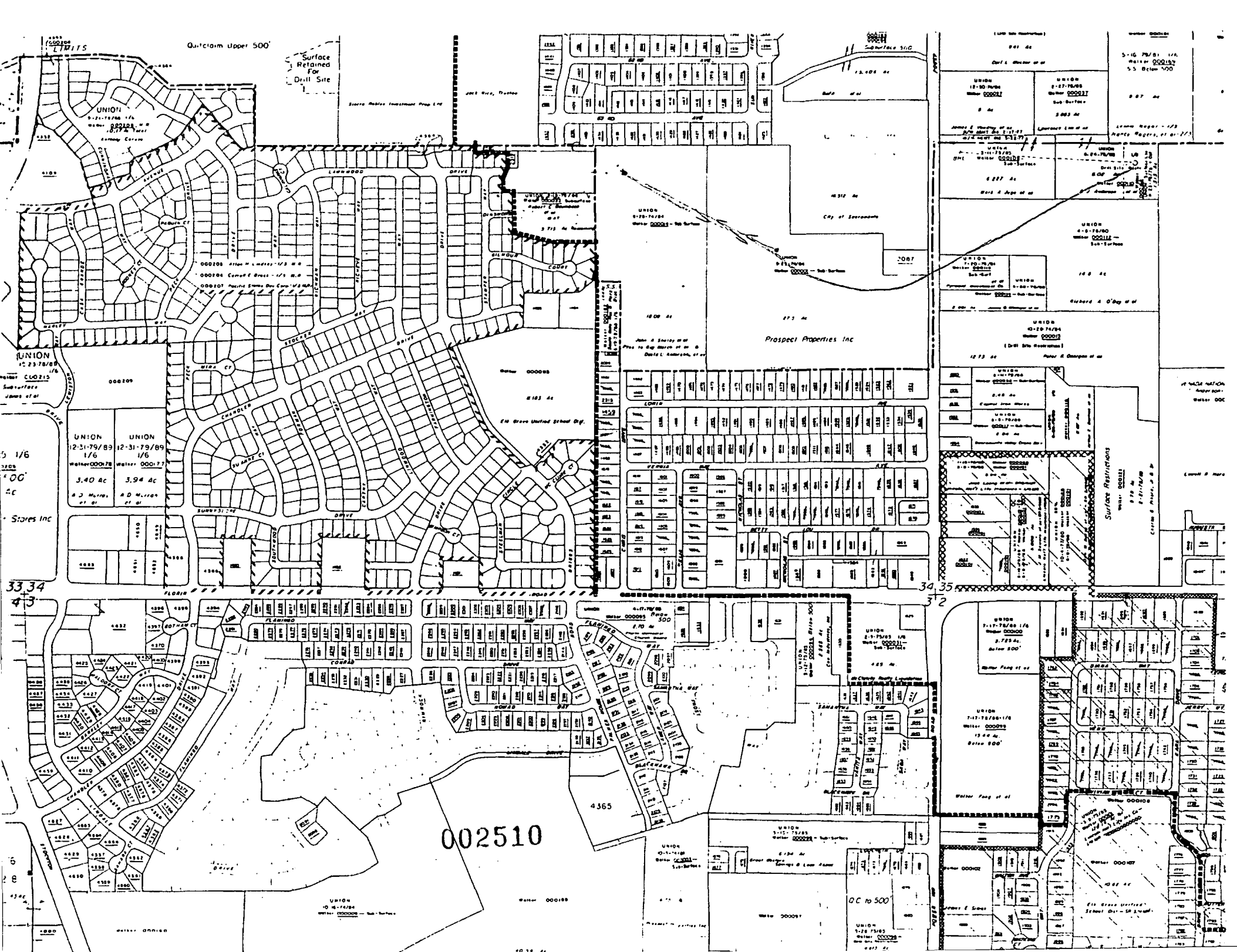
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002509

No. 18



Quitclaim Upper 500'

Surface Retained For Drill Site

State Public Treatment Plant Ltd

JOEL W. DUNN

Subsurface 510'

UNION 8-21-78/88 1/6 Water 000210 Sub-Surface 3.002 Ac

UNION 8-27-78/88 Water 000211 Sub-Surface 3.002 Ac

UNION 12-31-79/89 1/6 Water 000212 Sub-Surface 3.40 Ac

UNION 12-31-79/89 1/6 Water 000213 Sub-Surface 3.94 Ac

UNION 12-31-79/89 1/6 Water 000214 Sub-Surface 3.40 Ac

UNION 12-31-79/89 1/6 Water 000215 Sub-Surface 3.94 Ac

UNION 12-31-79/89 1/6 Water 000212 Sub-Surface 3.40 Ac

UNION 12-31-79/89 1/6 Water 000213 Sub-Surface 3.94 Ac

UNION 12-31-79/89 1/6 Water 000214 Sub-Surface 3.40 Ac

UNION 12-31-79/89 1/6 Water 000215 Sub-Surface 3.94 Ac

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435

00 to 500

Elk Grove Unified School Dist - SR 500'

Surface Restrictions

Water DOC

Water DOC

Water DOC

Water DOC

Water DOC

Water DOC

Water DOC

Water DOC

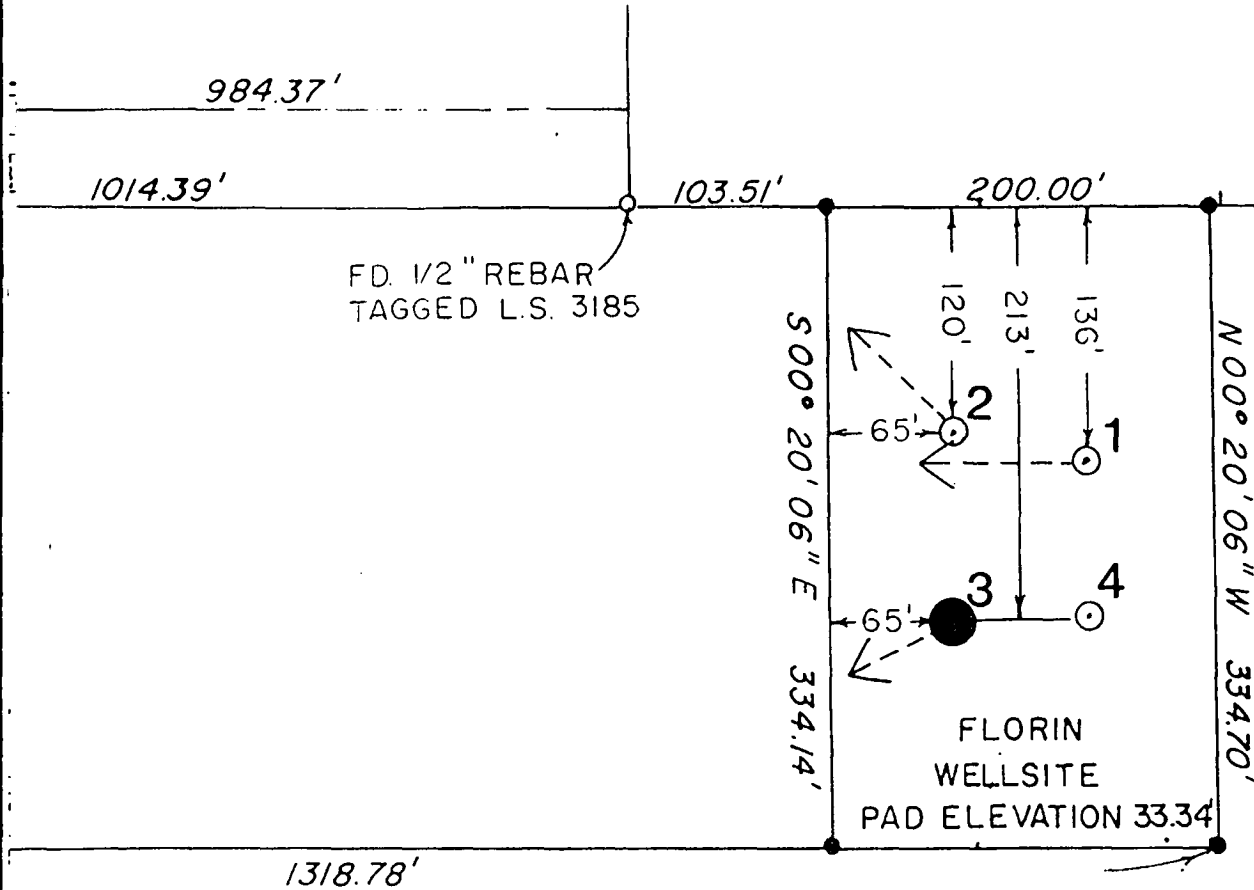
Water DOC

Water DOC

Water DOC

Water DOC

IN THE EAST 200 FEET OF THE NORTH 10 ACRES OF  
 THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 35, T.8N., R.5E,  
 M.D.M., SACRAMENTO COUNTY, CALIFORNIA.



002511

PROPOSED LOCATION FLORIN NO. 3  
 TO D.O.G.:  
 The prop. location is 1.183' East 215' South  
 of the W. 1/4 corner, Section 35 T8N, R5E  
 M.D.B.&M Lambert Coord: 9786.37 N.,  
 10066.89 E.  
 TO SURVEYOR:  
 The prop. location is 100' due South of  
 the Florin No. 2 which has been located by  
 Magnetic Survey

<b>union</b>		
WESTERN REGION - NORTHERN CALIFORNIA DISTRICT		
<b>LOCATION PLAT FLORIN NO. 3 SACRAMENTO CO., CA.</b>		
DEPT.: N.LAND	SCALE: 1:100	DATE: 4-12-83
DR. BY: C.K.D.	FILE:	AREA: SACTO.