

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Quadren Corporation - 6101 Burns Way, Sacramento, CA 95824		
OWNER	City of Sacramento		
PLANS BY	Quadren Corporation - 6101 Burns Way, Sacramento, CA 95824		
FILING DATE	8-3-83	50 DAY CPC ACTION DATE	REPORT BY: RL:sg
NEGATIVE DEC.	8-15-83	EIR	ASSESSOR'S PCL. NO. 043-260-19, 36

APPLICATION: 1. Environmental Determination

2. Special Permit for three additional natural gas wells at the City's Florin Reservoir (Section 2-F-23) (P83-253)

LOCATION: Southwest corner of 53rd Avenue and Power Inn Road

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Lindale-Florin Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: City water storage reservoir

Surrounding Land Use and Zoning:

North: Vacant; R-1
 South: Residential; R-1 & R-1A
 East: Vacant & fencing companies; M-2(S) & County
 West: Vacant & residential; R-1 & R-1A

Parking Required: None

BACKGROUND INFORMATION: On April 22, 1982 the Commission approved a Special Permit (P82-031) for the Quadren Corporation to drill a natural gas well at the City's Florin Reservoir. The well is now producing and drawing from the same gas pool as the Union Oil wells in the nearby County area. In order to compete more effectively with Union for the available gas, Quadren wishes to drill three additional wells.

The three wells would be drilled to approximately 4,000 to 6,000 feet in depth. Each well can be drilled and completed for production in about 30 days, using a standard portable rotary drilling rig.

Proposed are free-flowing natural gas wells. They will not require lifting equipment and only a minor amount of production gear. Extracted gas will be piped through an existing line along Power Inn Road to a truck transfer point located on Berry Avenue to the north.

Well life could be of short duration or up to about 10 years, depending upon the extent of the gas pool and the productivity of the competing Union Oil wells. When the gas source is exhausted or the economics of continued extraction prove infeasible, the site will be abandoned in accordance with State regulations. The production equipment will be removed and the site restored to its original appearance.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed with the City Clerk a conditional negative declaration with the following mitigation measures to reduce the proposed project's impacts:

1. The site shall be fenced to ensure security and safety.
2. Any site grading shall be subject to review and approval by Engineering and Community Services Departments.
3. Drilling operations shall be conducted in accordance with all applicable governmental regulations.
4. Sump(s) must be lined with impermeable material to prevent exfiltration of waste and designed to prevent contact with surface runoff.
5. Toxic drilling fluids must be removed and disposed of at a disposal site approved by the California Regional Water Quality Control Board, Central Valley Region.
6. If skeletal or artifactual remains are encountered during excavation of the sump(s) all work must be stopped and a professional archaeologist retained in order that an evaluation of the find can be made and mitigation measures adopted if necessary.
7. Thrity days after completion of at least one additional well for production or the commencement of the construction of the ballpark, whichever is first, the applicant shall install a perimeter chainlink fence at a minimum of six feet in height along the north, east and west sides and a minimum of 12 feet in height along the south side of the approximately two acre natural gas field site.
8. Access gate from Power Inn Road shall be set back adequately to permit a truck to pull completely off the public right-of-way to the satisfaction of the City Traffic Engineer.
9. The site shall be maintained in a safe and orderly manner. Storage of unnecessary or inoperative equipment shall not be permitted. Weed control shall be accomplished with pre-emergence of "knock-down" chemicals only. The soil shall not be sterilized.
10. The City shall be provided independent access into the fenced natural gas field area for inspection, park maintenance and other similar activities.
11. Upon completion of operations, the well will be sealed and the site abandoned in accordance with all applicable public safety regulations. The site shall be returned to its original appearance.
12. No frontage improvements along Power Inn Road will be required because the City will be widening this section of roadway under a FAU grant.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The site is no closer than 500 feet to existing residential development to the west and will be separated from a proposed halfplex unit by 53rd Avenue. Although the State Public Resources Code requires a minimum 25 foot setback of wells from the site boundaries and public streets, the City Fire Department requirement of 150 feet between wellhead and exposure will also be applicable. With a 25 foot setback for the halfplexes, a 60 foot right-of-way for 53rd Avenue, the effective necessary setback on the subject property will be 65 feet.
2. Although subsidence of land surface in California is most often associated with ground water overdraft, it can also occur due to the extraction of gas/oil resources. The geology of the subject site is similar to that of a well approximately four and one-half miles away for which an EIR was prepared ("Proposed Atlantic Oil Exploratory Gas Well", a CPC File No. P-6846). The conclusion of that document 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."

Mr. John Sullivan, Manager of the Woodland, California, Office of the California Department of the Division of Oil and Gas states that "In the recorded history of oil and gas production in the Sacramento Valley, there has never been any evidence of subsidence caused by the withdrawal of oil or gas. No subsidence has occurred, nor is expected from the production of natural gas in the Florin Field."

3. There will be some limited site grading and the excavation of a sump. The limited nature of the work and a requirement to restore the site to its original appearance upon completion of the operation will effectively mitigate any potential impact.
4. The project will result in temporary increase in the ambient noise level; however, its impact is not considered significant because of the short-term duration of the drilling operation.
5. There will be lights on the drill rig. However, this will be a temporary environmental impact.
6. Drilling and the operation of natural gas wells have a very slight explosive potential. The State Division of Oil and Gas has regulations, procedures, and requires special equipment 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.
7. In that the gas will be piped to an off-site location for further distribution, the potential for on-site hazard is further reduced.
8. No known cultural resources exist on the site. However, if construction of the sump(s) 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.

9. The Parks Division has designed a softball field for the portion of the Florin Reservoir immediately to the south of the well site. The location of the fence line boundary between the softball field and gas activities is minimally acceptable to the Parks Division. A more northerly position would provide a more adequate amount of outfield for the softball facility.

STAFF RECOMMENDATION: The staff recommends the following action:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based on the findings of fact that follow:

Conditions

- a. The site shall be fenced to ensure security and safety.
- b. Any site grading shall be subject to review and approval by Engineering and Community Services Departments.
- c. Drilling operations shall be conducted in accordance with all applicable governmental regulations.
- d. Sumps(s) must be lined with impermeable material to prevent exfiltration of waste and designed to prevent contact with surface runoff.
- e. Toxic drilling fluids must be removed and disposed of at a disposal site approved by the California Regional Water Quality Control Board, Central Valley Region.
- f. If skeletal or artifactual remains are encountered during excavation of the sump(s) all work must be stopped and professional archaeologist retained in order that an evaluation of the find can be made and mitigation measures adopted if necessary.
- g. Thirty days after completion of at least one additional well for production or the commencement of the construction of the ballpark, whichever is first, the applicant shall install a perimeter chainlink fence at a minimum of six feet in height along the north, east and west sides and a minimum of 12 feet in height along the south side of the approximately two acre natural gas field site.
- h. Access gate from Power Inn Road shall be set back adequately to permit a truck to pull completely off the public right-of-way to the satisfaction of the City Traffic Engineer.
- i. The site shall be maintained in a safe and orderly manner. Storage of unnecessary or inoperative equipment shall not be permitted. Weed control shall be accomplished with pre-emergence or "knock-down" chemicals only. The soil shall not be sterilized.
- j. The City shall be provided independent access into the fenced natural gas field area for inspection, park maintenance and other similar activities.

- k. Upon completion of operations, the well will be sealed and the site abandoned in accordance with all applicable public safety regulations. The site shall be returned to its original appearance.
- l. No frontage improvements along Power Inn Road will be required because the City will be widening this section of roadway under a FAU grant.
- m. Extracted natural gas shall be distributed through subsurface lines.
- n. The boundary between the gas well operation and the softball field shall be adjusted from that proposed by the applicant to be a straight east-west line no more than 25 feet from the existing well head and no more than 230 feet from right-of-way of 53rd Avenue (see Exhibit B).

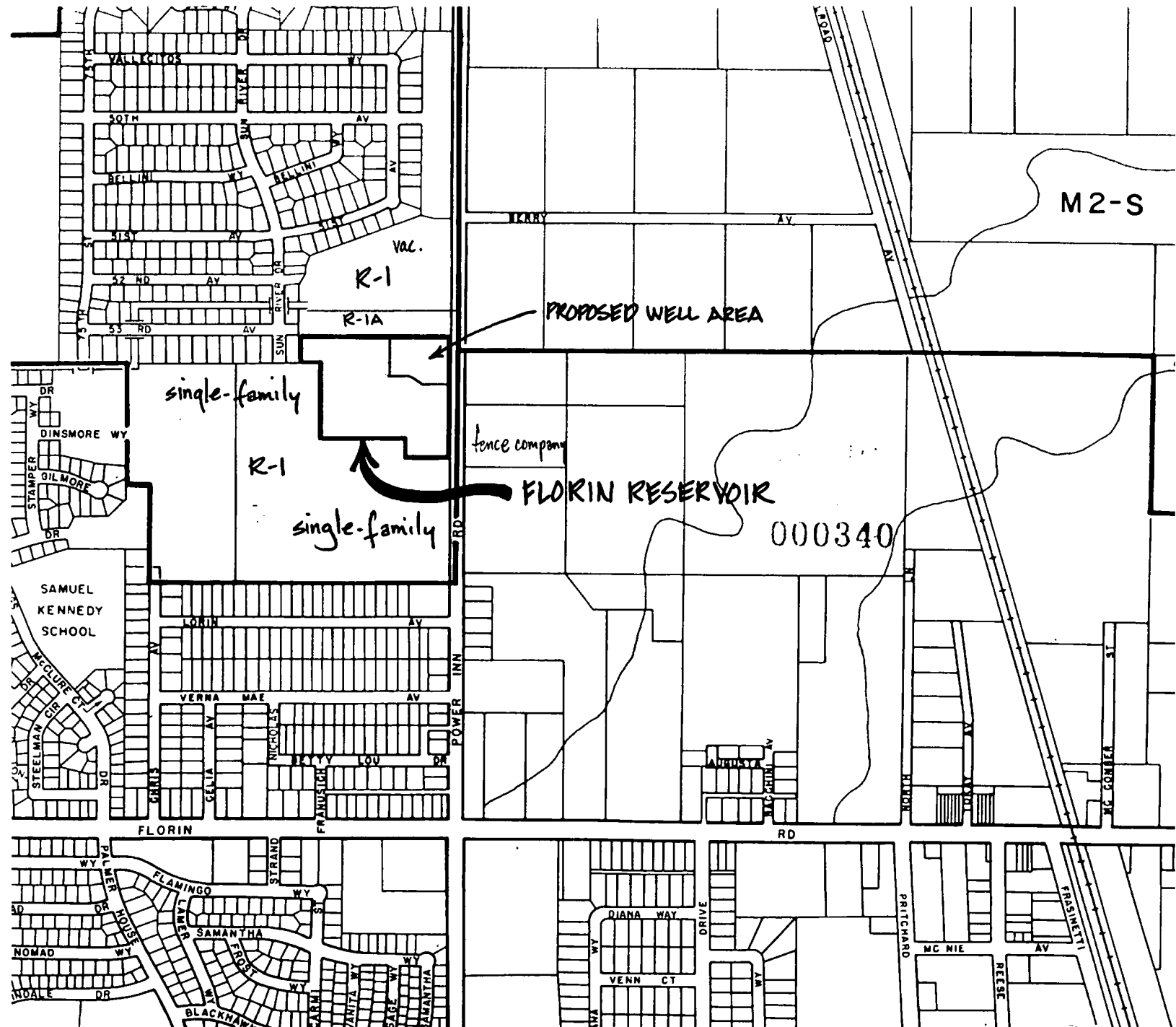
This line shall be surveyed and marked in the field and receive approval by Parks Division prior to installation of the fence (condition g) for the proper placement to assure that adequate area exists for development of a softball field.

- o. Notwithstanding any government regulations that may permit a lesser setback, no drilling, pumping, storage or other activities related to the drilling and operation of the gas well shall be conducted within 65 feet of 53rd Avenue. Any governmental regulations requiring more than 65 feet of setback or determination by the Fire Department that added setback is necessary for public safety shall be applicable.
- p. The number of additional wells shall not exceed three and may be further limited by the inability to satisfy City, State, or Federal regulations

Findings of Fact

- a. The proposal, as conditioned, is based on sound principles of land use in that the drill site is on a City-owned parcel that will remain vacant, and that existing or future development will be of a sufficient distance away to assure reasonable safety;
- b. The proposed gas well operation will not be detrimental to public health, safety or welfare, or result in creation of a nuisance in that:
 - 1) the drilling operation and the accompanying increase in ambient noise will be of relatively short duration;
 - 2) 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, LAND USE, & ZONING



P83-253

9-8-83
8-85-83

MEM 6
22

(15)
5.666±Ac.

R-1
entire pg.

52nd Ave.

(16)

(154)

Parcel #1

Parcel #2

(17)
9.873±Ac.

P-9437

Resolution #174
April 20, '72

53rd Ave.

Parcel #3
530±

STRIP OF CITY OWNED PROPERTY

40' 30'
60'

ROA

INN

POWER

000342

Sacramento City

SOUTHEAST CORNER
GLEN ELDER NO. 6

Book 43 PG-02

FLORIN RESERVOIR

CITY OF SACRAMENTO
Assessor's Map Bk. 40 - Pg. 1
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.

Assessor's Parcel Numbers Shown in Circles.