

# CITY PLANNING COMMISSION

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

APPLICANT	Union Oil of California, P.O. Box 1948, Sacramento, CA 95809		
OWNER	Bert J. Anderson, 9160 Hummingbird Lane, Loomis, CA 95650		
PLANS BY	Union Oil of California, P.O. Box 1948, Sacramento, CA 95809		
FILING DATE	10-22-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	11-19-84	EIR	ASSESSOR'S PCL NO. 043-022-31

APPLICATION: A. Negative Declaration  
B. Special Permit to slant drill a natural gas well from a site located in the County to a point below the surface in the City (Sec. 2-F-23)

LOCATION: Approximately 1,100± feet east of Power Inn Road, one-half± mile north of Florin Road (drill site) and Vallecitos Way, between 75th Street and Sun River Drive (bottom hole site)

PROJECT INFORMATION:

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

<u>Surrounding Land Bottom Hole Site</u>	<u>Drill Site (County)</u>
North: Single Family Residential; R-1	Light Industrial; M-1
South: Single Family Residential; R-1	Light Industrial; M-1
East: Single Family Residential; R-1	Light Industrial; M-1
West: Single Family Residential; R-1	Light Industrial; M-1

Drill Site Property Dimensions: 200± feet x 300± feet  
Drill Site Property Area: 1.5± acres  
Drill Site Topography: Flat

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. The subject site is a 1.5± acre parcel located in the County of Sacramento and in the Light Industrial (M-1) zone. The applicant has received a use permit from the County to operate exploratory gas/oil wells on the site. At this time, the applicant proposes to slant drill to a site within the City limits for the purpose of extracting natural gas from an underground pocket. The point of termination within the City (bottom hole) is located approximately 4,000 feet below Vallecitos Way, between 75th Street and Sun River Drive in an area developed with single family dwellings.

The applicant anticipates that the drilling of the well will commence on the subject site within six months of special permit approval and will continue on a 24-hour basis for approximately two to four weeks. If natural gas is located, the well will be fitted with production equipment and will remain in place until the gas has been exhausted from the well. If gas is not located during the drilling operation, the well will be sealed and the site restored to its original state.

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2. A registered geologist contacted by staff has indicated that the extraction of natural gas from the proposed bottom hole location should not cause subsidence of the surface in the Florin gas field area. Subsidence of the surface has not been a problem with gas extraction in northern California at wells similar in size and larger than the applicant's proposal.
3. Staff has no objections to the applicant's request. The proposed gas well operation should not affect any surrounding residential uses as the drill site is located in an industrial area, and an adequate distance from these uses. The point of termination, while located in a residential area, is 4,000± feet below the surface and should not be noticed by residents of the area. Staff, therefore, recommends approval of the special permit request.

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

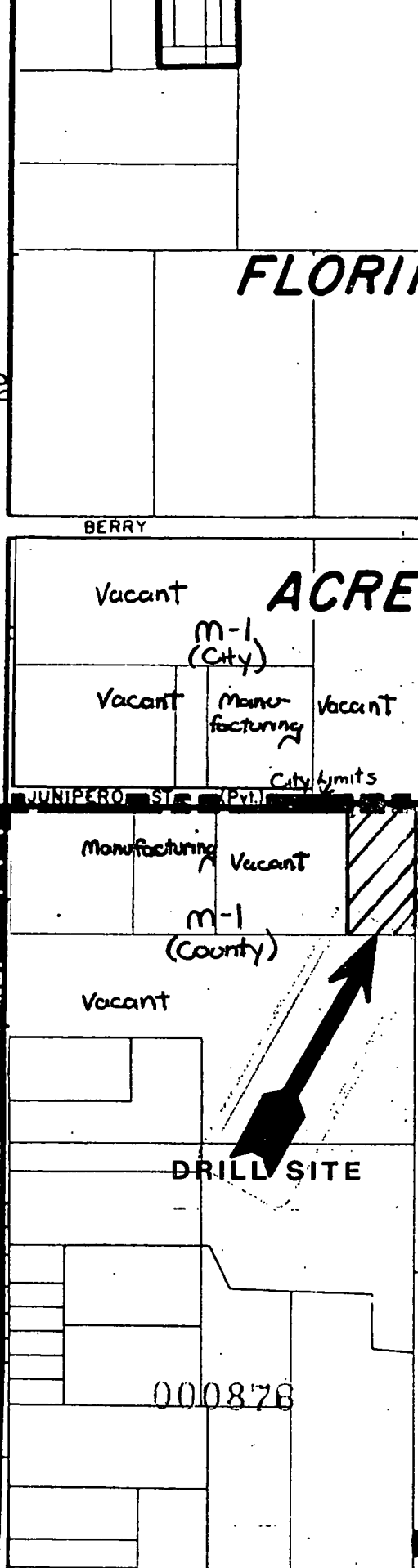
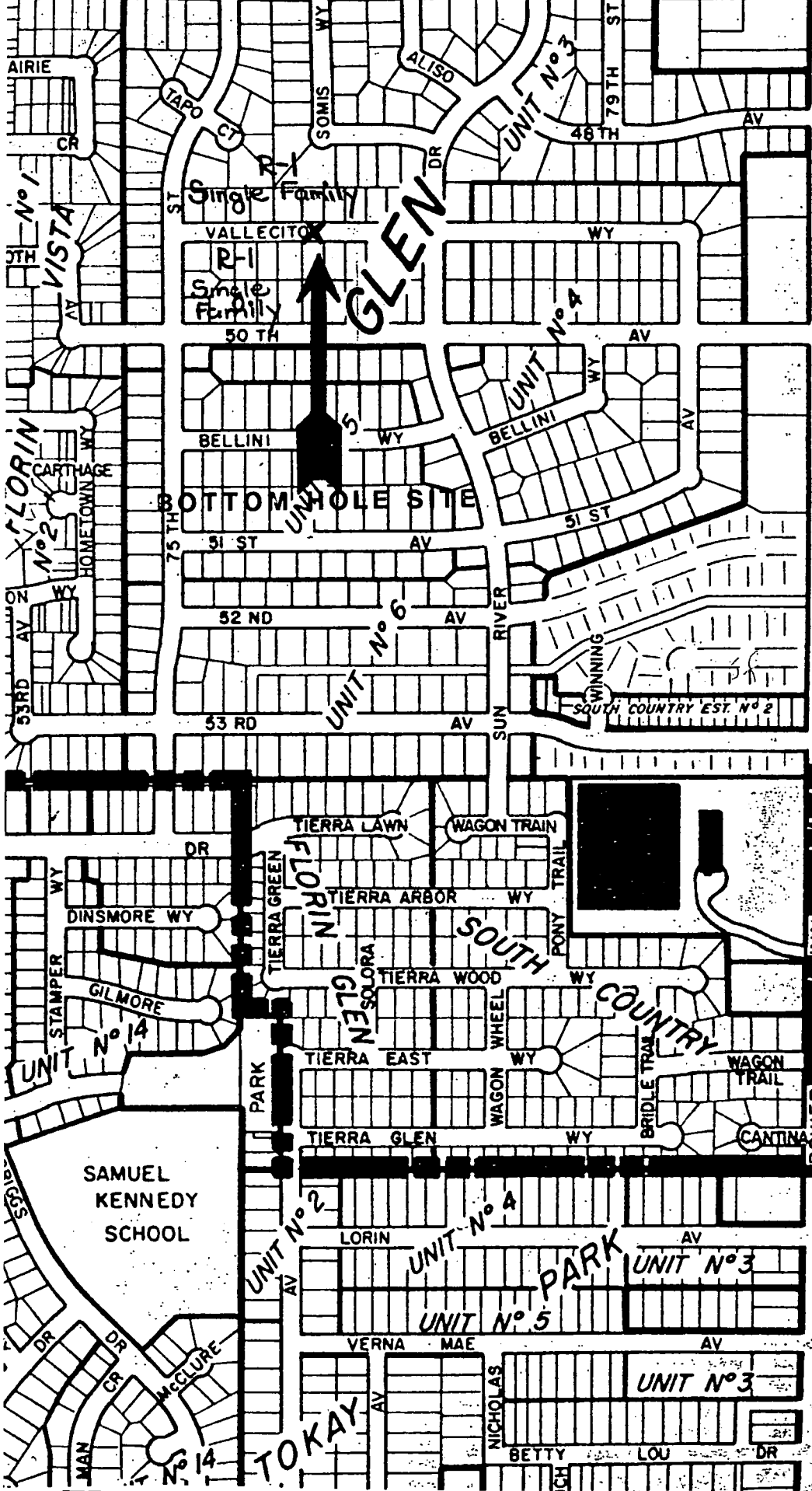
STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, based upon the following Findings of Fact:

Findings of Fact

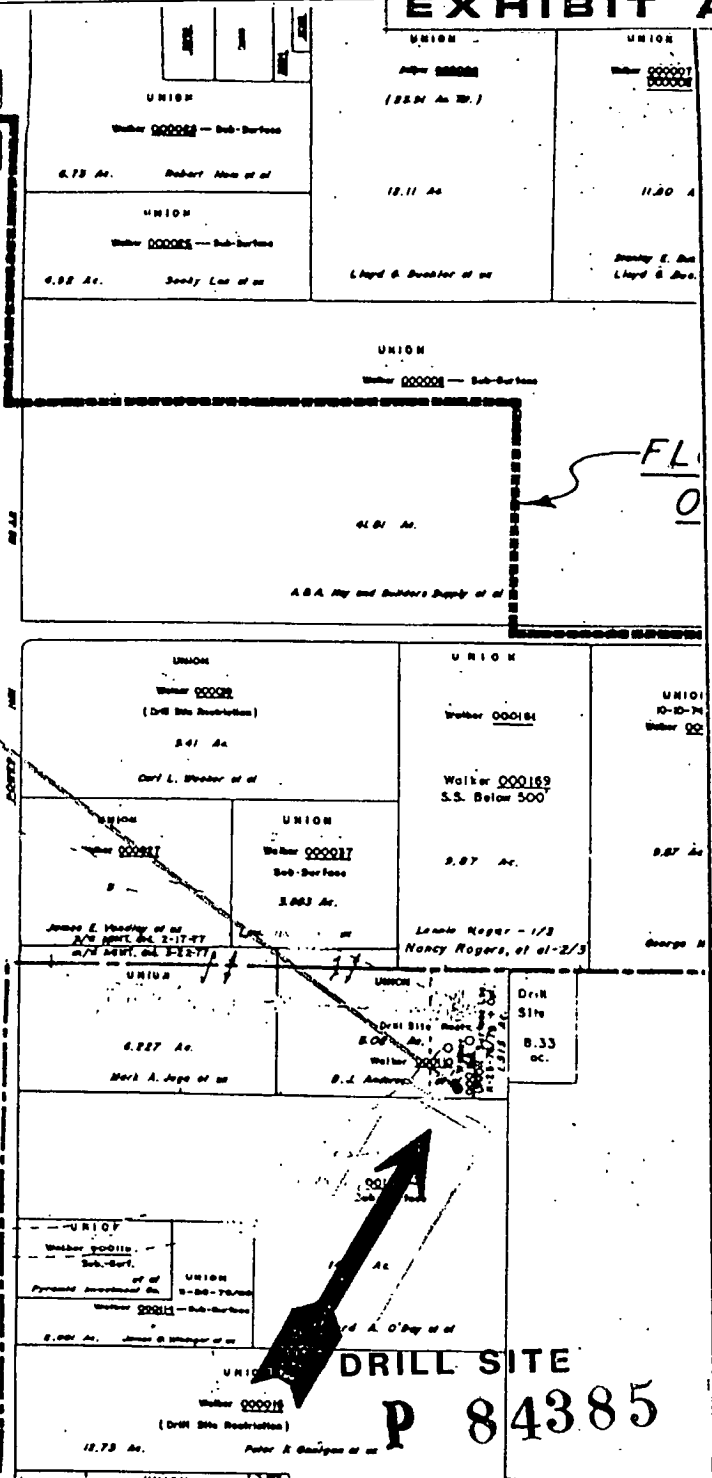
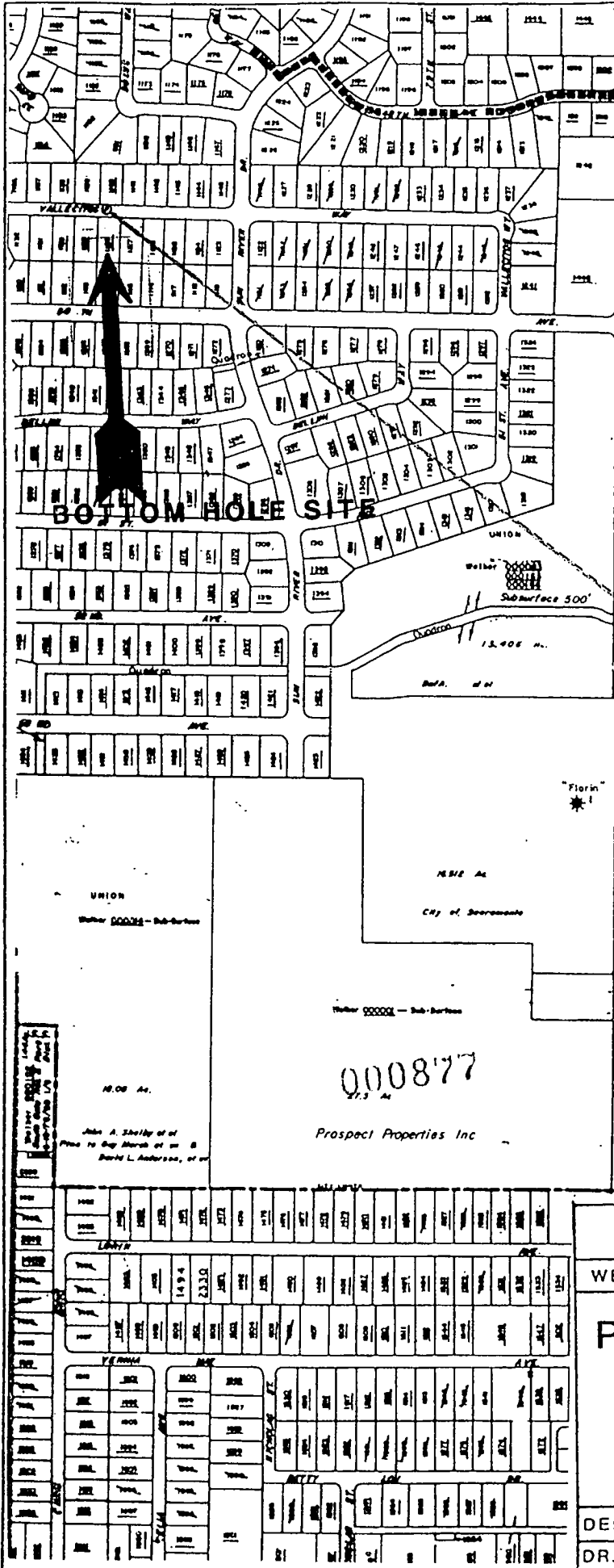
- a. The proposed slant drill operation is based upon sound principles of land use, in that the drilling and production activity will be located in an industrial area;
- b. The proposed gas well will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance, in that 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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**VICINITY - LAND USE - ZONING**

**EXHIBIT A**



**UNION 76**

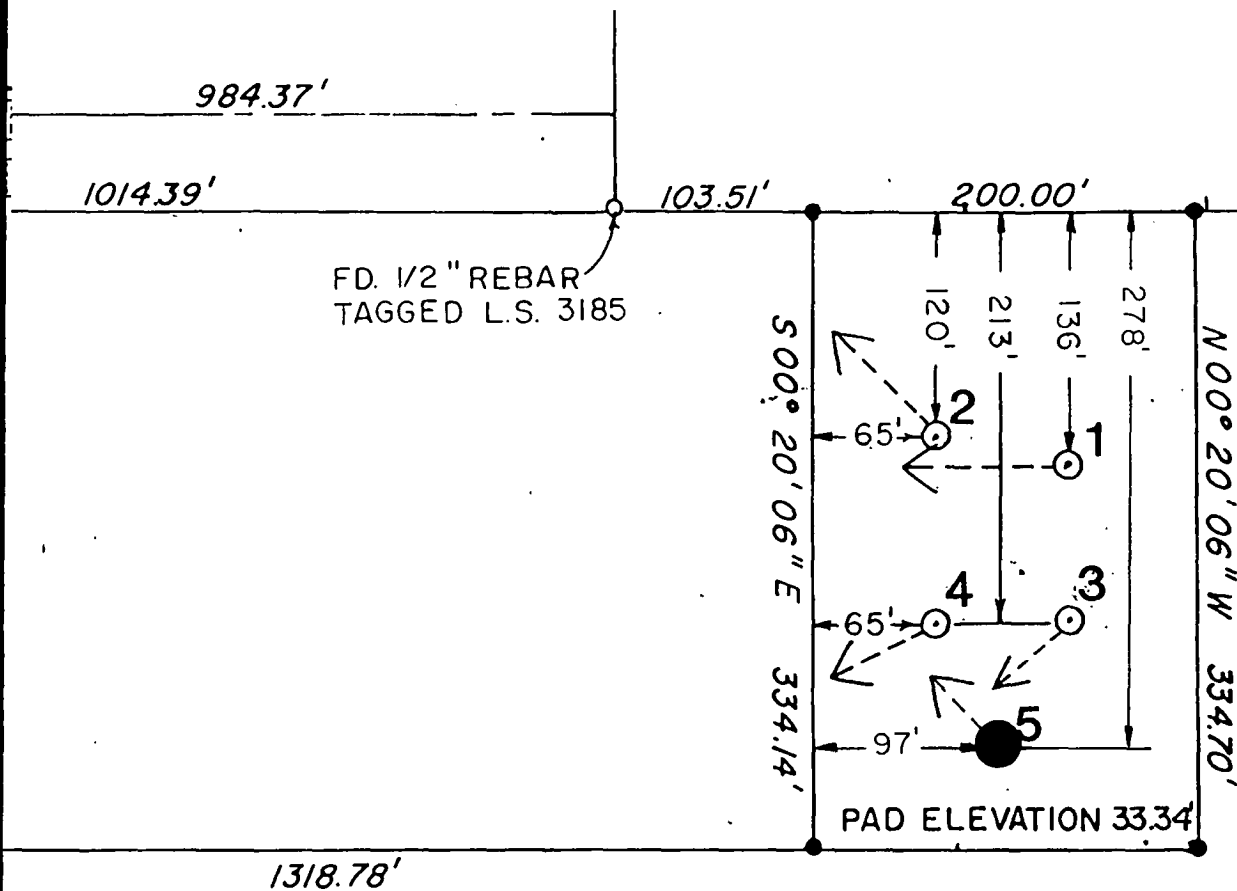
WESTERN REGION - NORTHERN CALIFORNIA DISTRICT

**PROPOSED WELL COURSE  
FLORIN NO. 5  
SACRAMENTO CO., CA.**

DEPT.: N.LAND	SCALE: 1:500	DATE: 10-10-84
DR.BY: C.K.D.	FILE:	AREA: SACTO.

**DRILL SITE**

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. 5 E,  
M.D.M., SACRAMENTO COUNTY, CALIFORNIA.



**PRELIMINARY SITE PLAN  
(SURFACE LOCATION)**

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PROPOSED LOCATION FLORIN NO. 5  
TO D.O.G.:  
The prop. location is 2419' North and  
1230' East of the Southwest Corner of  
Sec. 35, T.8N. - R.5E. M.D.B. & M.  
TO SURVEYOR:  
The prop. location is 65' South and  
32' East of the Florin No. 4 well which  
has been located by magnetic survey.

<b>union</b>		
WESTERN REGION - NORTHERN CALIFORNIA DISTRICT		
<b>LOCATION PLAT FLORIN NO. 5 SACRAMENTO CO., CA.</b>		
DEPT.: N.LAND	SCALE: 1:100	DATE: 9-25-84
DR. BY: C.K.D.	FILE:	AREA: SACTO.

IN THE N.E. 1/4 OF SECTION 34  
T.8N. - R.5E. M.D.B.&M.

ELDER CREEK ROAD

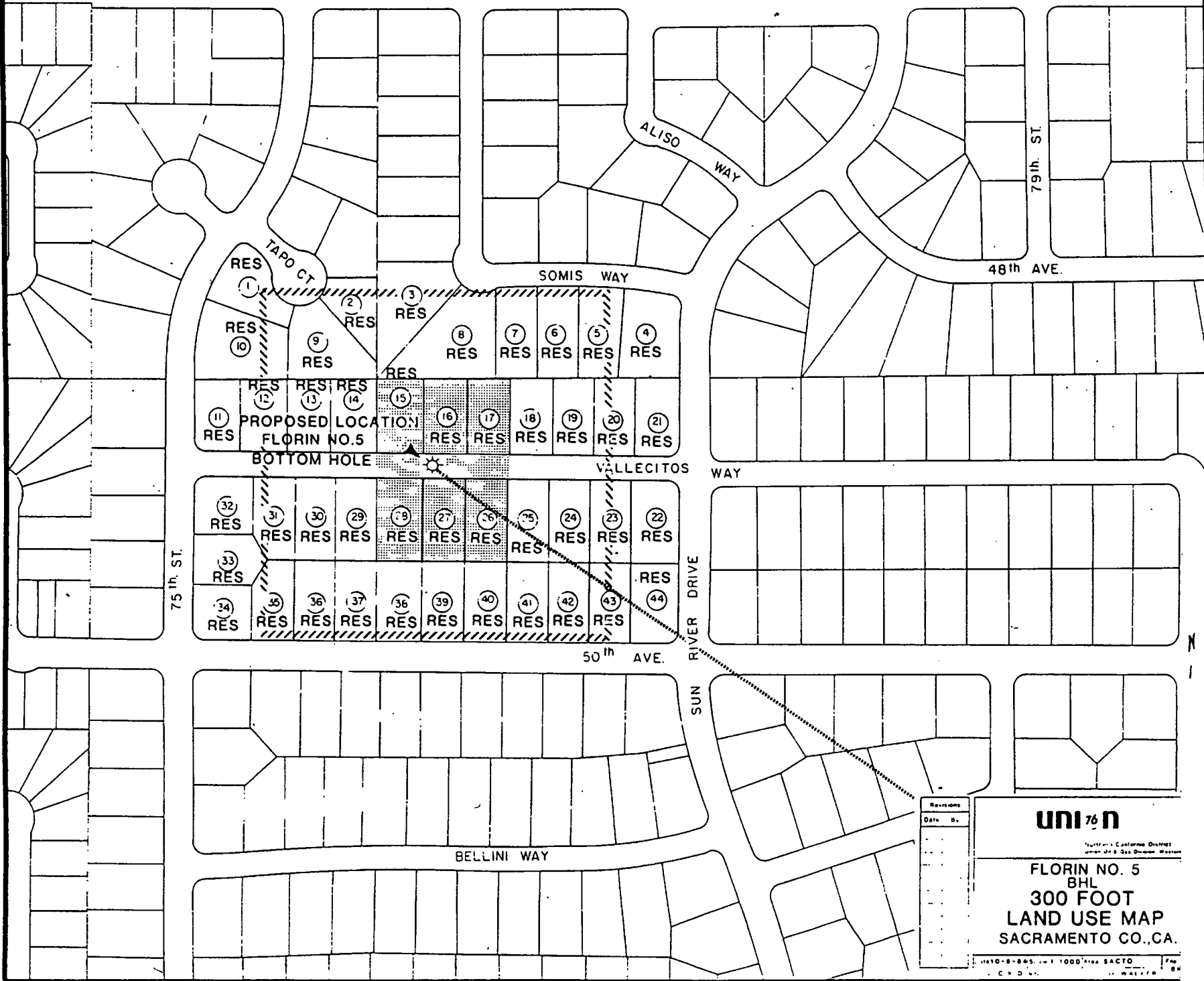
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11-29-84

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No. 23



Revisions	Date	By

**UNI 76 N**  
North of California District  
 under 04 & 05 District, Western  
**FLORIN NO. 5  
 BHL  
 300 FOOT  
 LAND USE MAP  
 SACRAMENTO CO., CA.**

BOTTOM HOLE SITE

EXHIBIT C

2323 Knoll Drive  
Ventura, CA 93003

October 16, 1984

Steven Dee, Assistant Planner  
City of Sacramento Planning Dept.  
927 - 10th Street, Rm. 300  
Sacramento, CA 95814

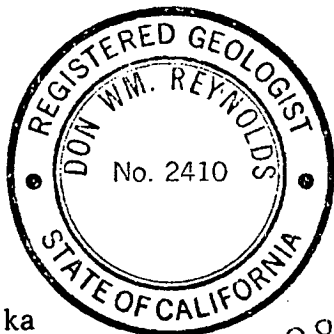
Union Florin #5  
Bottom Hole Location Approx.  
750'S & 1750'W of NE Cor. Sec. 34  
Surface Subsidence --  
Northern California Gas Fields

Dear Mr. Dee:

Extraction of natural gas from the Cretaceous sands at Florin Gas Field should not cause subsidence of the surface, and has not to date with over 3 billion cubic feet produced. The reservoir sands are very limited in thickness. They are interbedded with shale and at the reservoir depth (3800'+) the rock is considered to be competent.

The fluid pressure in the reservoir is approximately hydrostatic. This would indicate that the gas is not propping the rock. Thus, collapse is not possible. Some recent pressure data indicates that a water drive is active at Florin Field. The water drive would maintain the subsurface pressure and make impossible any subsidence.

The production of gas is not known to have ever caused subsidence of the surface in northern California. The production from some of these pools is much greater than expected here and should be good evidence of non-subsidence. Rio Vista Gas Field is a good example of a much larger pool. Extraction of large amounts of gas there has not caused any subsidence.



Sincerely,

Don Wm Reynolds  
Registered Geologist  
No. 2410  
State of California

DWR/JAG:ka

(2919s)

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