

# CITY PLANNING COMMISSION

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

APPLICANT	Union Oil Company Land Dept., P.O. Box 1948, Sacramento, CA 95809				
OWNER	Bert Anderson, 9160 Hummingbird Lane, Loomis, CA 95650				
PLANS BY	Union Oil Company Land Dept., P.O. Box 1948, Sacramento, CA 95809				
FILING DATE	7/28/83	50 DAY CPC ACTION DATE	9/8/83	REPORT BY:	SC:bw
NEGATIVE DEC.	8/17/83	EIR		ASSESSOR'S PCL. NO.	043-022-31; 043-240-63

APPLICATION: 1. Environmental Determination  
2. Special Permit to slant drill a natural gas well from a site located in the County to a point below the surface within the City

LOCATION: Southeast corner of Tierra Green Way and Tierra Lawn Court  
(bottom hole location)

PROJECT INFORMATION:

1974 General Plan Designation: Residential/Industrial  
1965 Lindale-Florin Community  
Plan Designation: Light Density Residential-bottom hole  
Existing Zoning of Site: Heavy Commercial/Industrial-drill site  
Existing Land Use of Site: M-1; County drill site

Surrounding Land Use and Zoning:

North: Light Industrial; M-1 (County drill site)  
South: Light Industrial; M-1 (County drill site)  
East: Light Industrial; M-1 (County drill site)  
West: Light Industrial; M-1 (County drill site)

Parking Required: None  
Property Dimensions: 200' x 330'  
Property Area: 1.515 acres  
Topography: Flat

PROPOSAL: The applicant is proposing to develop a natural gas well which will be slant drilled from an industrial site located in the County and terminate approximately 4,000 feet below the surface in a residential neighborhood within the City limits. The well is being drilled for exploratory purposes since a large underground pocket of natural gas is located in this vicinity.

The applicant has already gained approval for three wells at the drill site. Of the three wells, two were approved for termination within the City. This application will complete the drilling operation at this site since the permit issued by the County was approved for four wells only.

It is anticipated that drilling will continue on a 24-hour basis for about two to six weeks. If gas is not located during this drilling operation, the well will be sealed and the site restored to its original state. If Union Oil locates natural gas, the well will be fitted with production equipment and will remain in place until the gas has been exhausted from the well. It is expected that the natural gas will be exhausted in approximately five to 10 years.

000216

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

1. A geologist, who is experienced in the field of natural gas drilling, has indicated that it is unlikely that the proposed drilling operation will cause subsidence of the surface. This geologist stated that subsidence of the surface has not been a problem with gas extraction in Northern California and that the Florin gas field has similar conditions to other sites in Northern California.
2. The drilling and production of natural gas is not expected to affect any residential uses since the drill site is located in an industrial area. The point of termination of the proposed well will be approximately 4,000 feet below the surface in the residential neighborhood and therefore should not be noticed by the residents in the area.

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 Commission approve the request by the following actions:

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

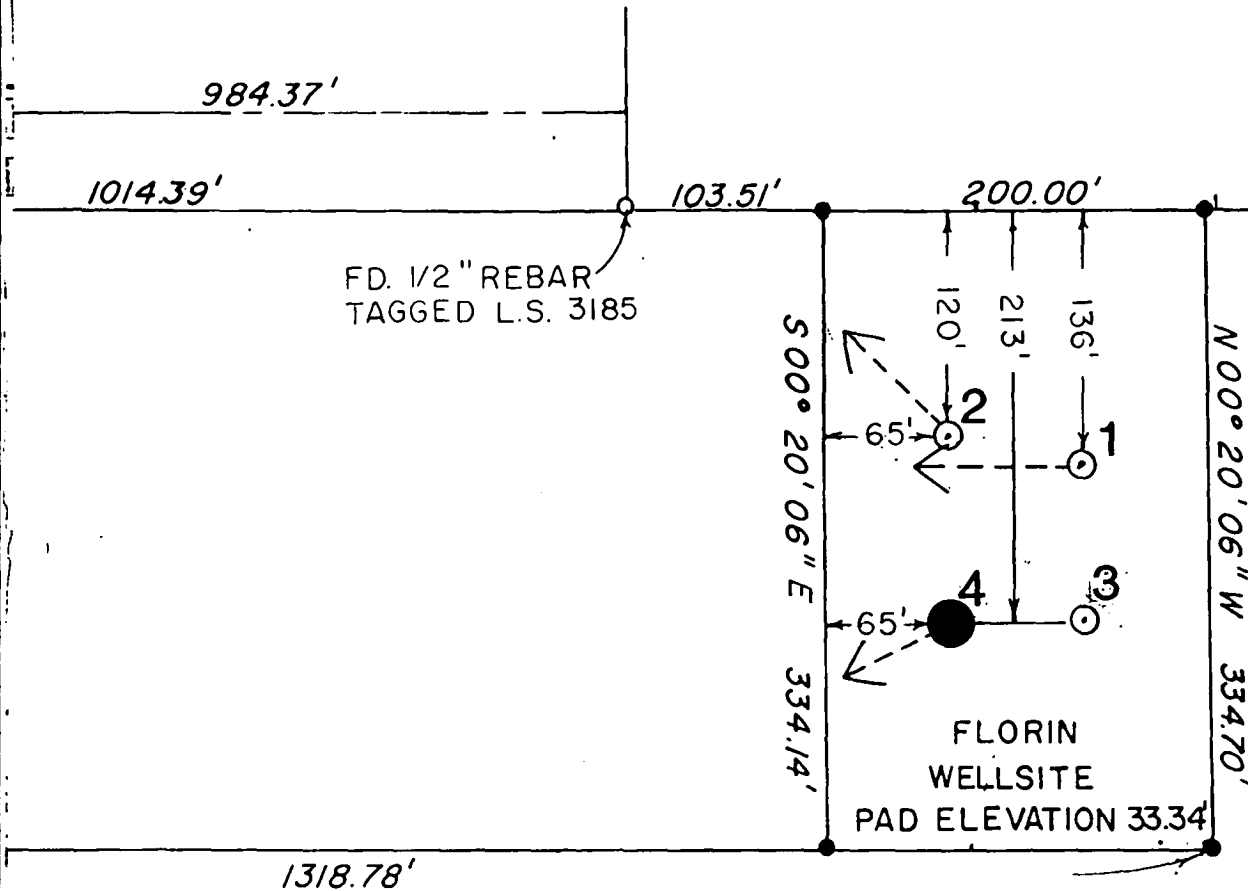
Findings of Fact

- 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."

000217



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.

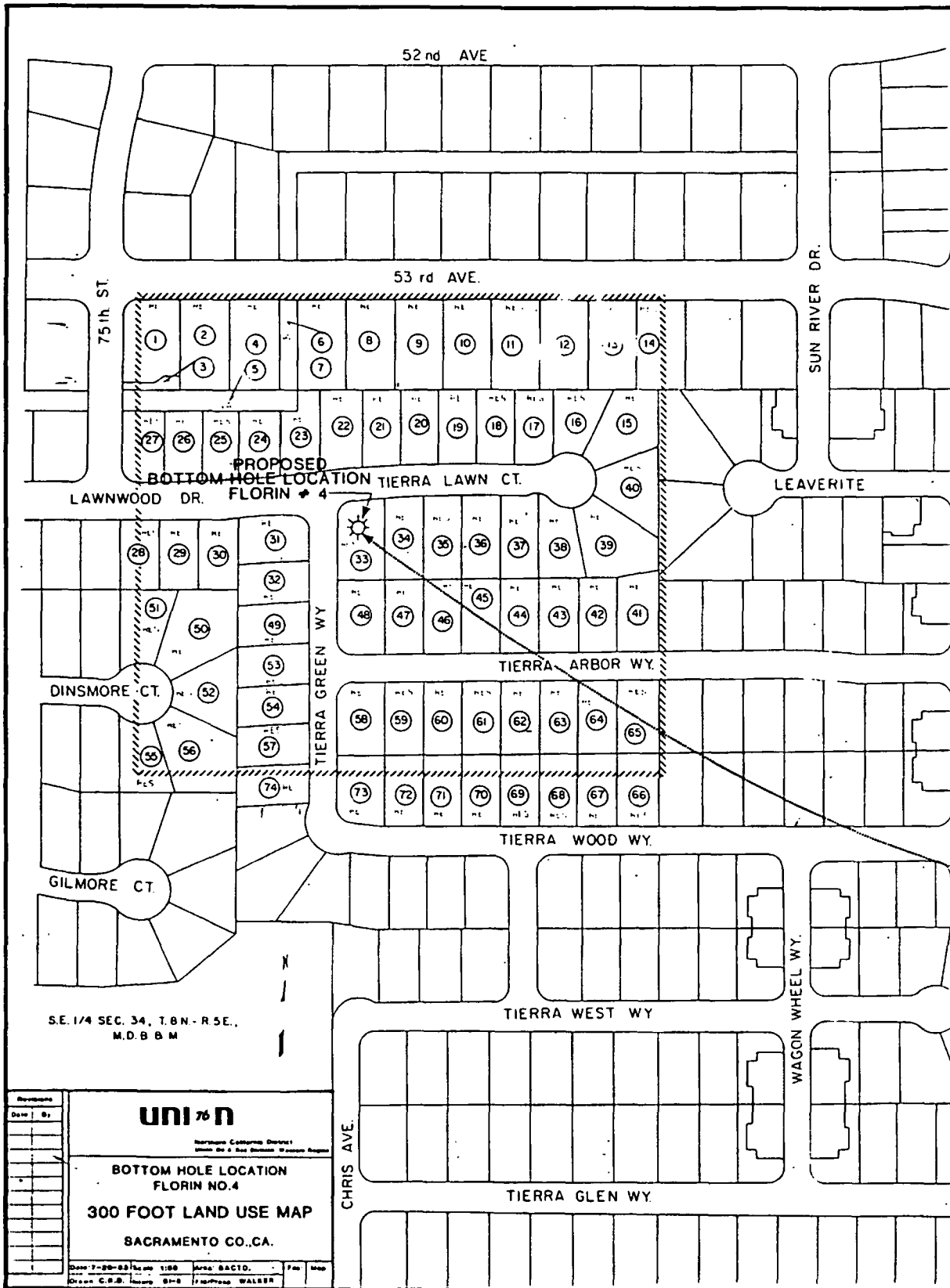


**PRELIMINARY SITE PLAN**

000221

PROPOSED LOCATION FLORIN NO. 4  
 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</b>		
<b>FLORIN NO. 4</b>		
<b>SACRAMENTO CO., CA.</b>		
DEPT.: N.LAND	SCALE: 1:100	DATE: 7-20-89
DR. BY: C.K.D.	FILE:	AREA: SACTO.



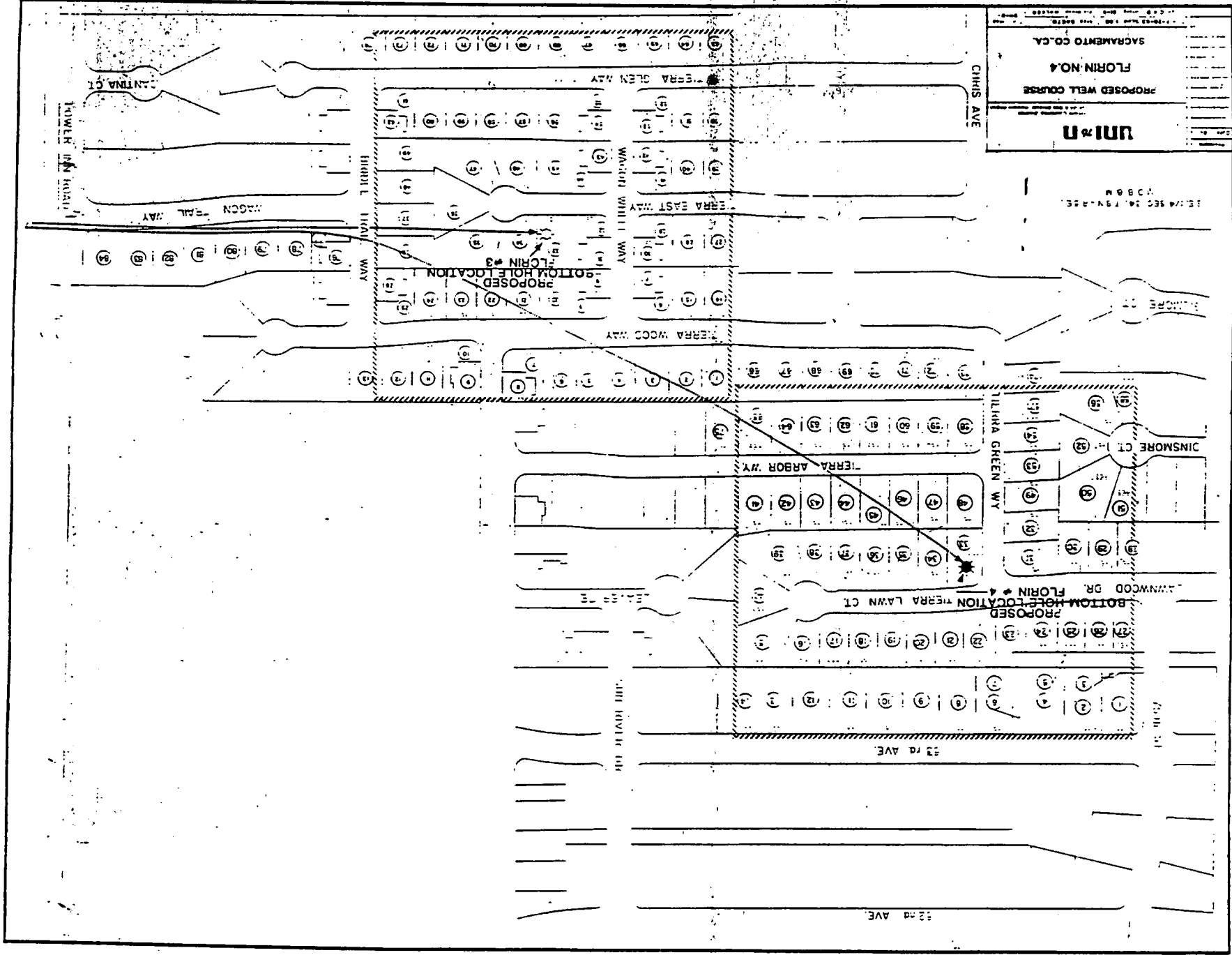
Revisions	<b>uni70n</b> <small>Northwest California District</small> <small>Member of the American Water Works Association</small>			
Date   By				
	<b>BOTTOM HOLE LOCATION</b> <b>FLORIN NO. 4</b> <b>300 FOOT LAND USE MAP</b> <b>SACRAMENTO CO., CA.</b>			
	<small>Date 7-20-83</small> <small>Scale 1:80</small> <small>Area SACTO.</small> <small>File</small> <small>Map</small> <small>Drawn C.R.B.</small> <small>Layout B.M.B.</small> <small>Fieldwork WALKER</small>			

000223

P83-250

9-8-83

No. 10



SACRAMENTO CO. CA.  
 FLORIN NO. 4  
 PROPOSED WELL COURSE  
 UNIT # 1

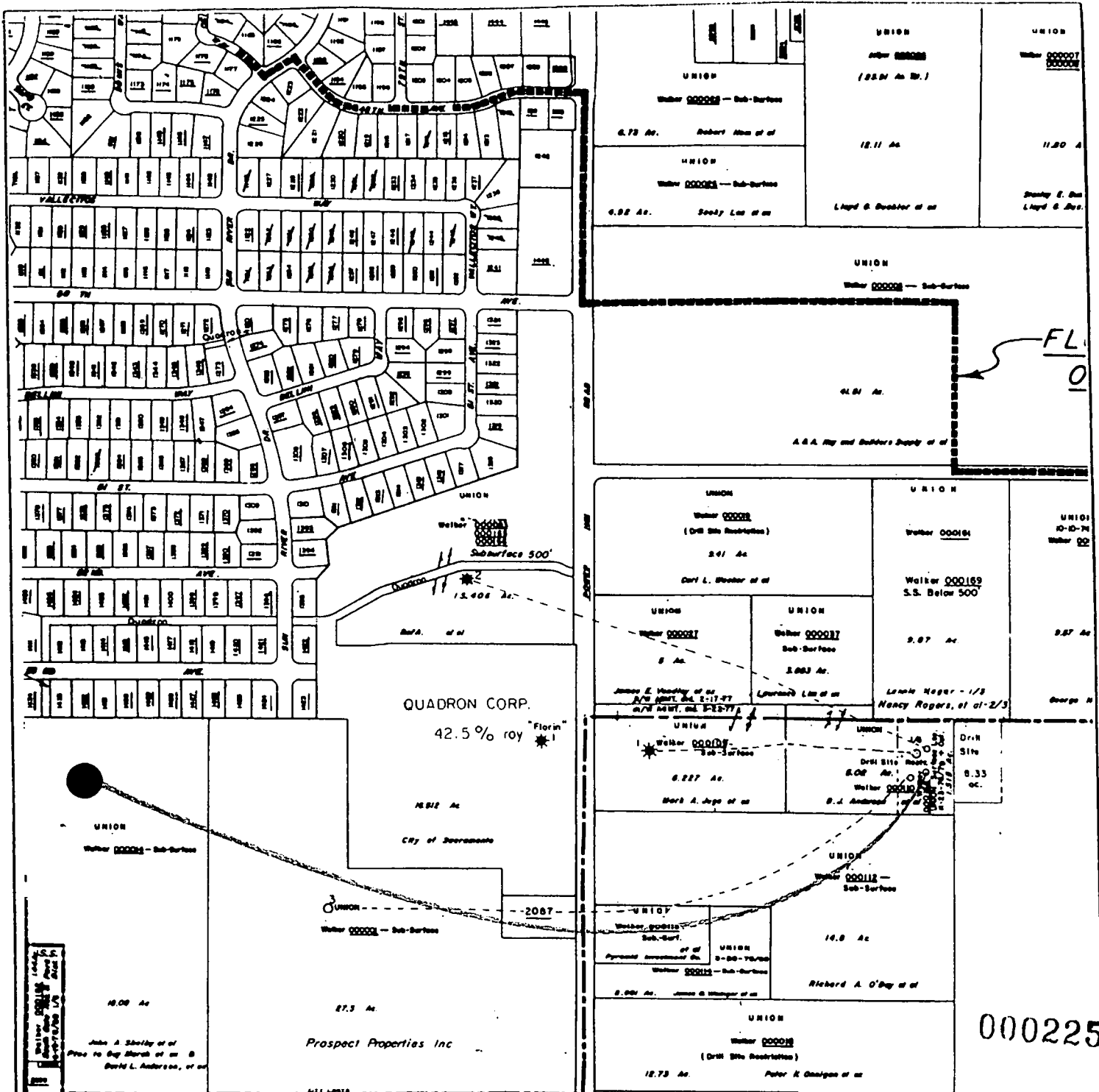
SECTION 24, T9N-R25E, W38N

000224

P83-250

9-8-83

No. 10



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**UNION**  
 WESTERN REGION - NORTHERN CALIFORNIA DISTRICT  
**PROPOSED WELL COURSE**  
**FLORIN NO. 4**  
**SACRAMENTO CO., CA.**

DEPT.: N.LAND	SCALE: 1:500	DATE: 7-20-83	
DR.BY: C.K.D.	FILE:	AREA: SACTO.	