

CITY PLANNING COMMISSION

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

APPLICANT	TXO Production Corp., 100 Howe Avenue, Suite 200, North Sacto., CA 95825				
OWNER	Northgate Partnership, 5101 Florin-Perkins Road, Sacramento, CA 95826				
PLANS BY	TXO Production Corp., 100 Howe Avenue, Suite 200, North Sacramento, CA 95825				
FILING DATE	3-10-83	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC	4-4-83	EIR		ASSESSOR'S PCL. NO.	064-010-38

APPLICATION: 1. Conditional Negative Declaration
2. Special Permit to develop a natural gas well in the
 ~ Heavy Industrial (M-2(S)) zone

LOCATION: Southwest quadrant of Elder Creek Road and Florin-Perkins Road

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-2(S)
South: Vacant; M-2(S)
East: Vacant; M-2(S)
West: Southern Pacific RR and vacant; M-2(S)

Property Dimensions: Irregular
Property Area: 131± acres
Topography: Flat to sloping

PROPOSAL: The applicant, TXO Production Corporation, proposes to drill a natural gas well on vacant industrially zoned land located in the southwest quadrant of Elder Creek Road and Florin-Perkins Road. Access to the drill site would be by a dirt road extending from Florin-Perkins Road. The drilling operation will occupy approximately one acre. Within this area a temporary waste storage pit would be dug.

The drill tower, standing 120 feet tall, would operate 24 hours per day. If gas is not found the site will be restored to its present condition. If gas is found and the well determined to be productive, then a permanent pump and fencing will be installed utilizing approximately 400 square feet. The gas would be conveyed to a nearby Pacific Gas and Electric Company transmission main through a pipeline to be built, owned and operated by the Pacific Gas and Electric Company, trucked off site.

When the gas source is exhausted or continued extraction infeasible, the site will be abandoned in accordance with State regulations and the site restored to its original appearance.

STAFF EVALUATION: Staff has the following comments in regard to this proposal:

1. The proposed drill site is located on a vacant 131± acre parcel zoned Heavy Industrial (M-2(S)). Staff has no objection to the proposed gas well given compliance with the recommended special permit conditions:

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C. NO. P83-077

MEETING DATE June 23, 1983

CPC ITEM NO. 24

2. If natural gas is discovered, the gas may either be piped to a nearby Pacific Gas and Electric Company transmission line or trucked off site. Should the applicant propose to truck the gas off site, staff recommends that the proposed roadway access be improved to the satisfaction of the Planning Director.

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 a Conditional Negative Declaration with the City Clerk with the following mitigation measures to reduce the proposed project's impacts:

1. The site shall be fenced to assure security and safety.
2. For the sake of aesthetics, all drilling and pumping apparatus, and accessory equipment and materials, shall be maintained in an orderly manner and shall be screened from view by fencing. (A detailed fencing plan shall be submitted for review and approval of staff prior to commencement of drilling.)
3. Drilling, pumping, and all other related operations shall be conducted in accordance with all applicable governmental regulations including, but not limited to, regulations of the State of California, Division of Oil and Gas; standards of the Uniform Fire and Building Code; California Office of Safety and Health Administration (OSHA) Title 8 Safety Orders regulating Petroleum Transportation and Handling, and Electrical installation.
4. 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.
5. Sump(s) must be lined with impermeable material to prevent percolation of waste into subsurfaces and contact with surface runoff.
6. Toxic drilling fluids must be removed in accordance with all applicable governmental regulations and disposed of at a disposal site approved by the California Regional Water Quality Control Board, Central Valley Region, and the California State Solid Waste Management Board.
7. Upon completion of operations, the well will be sealed and the site abandoned in accordance with applicable public safety regulations, including rules and regulations of the State of California, Division of Oil and Gas.
8. Upon completion of operations, the drill site and access road shall be returned to its original condition to the satisfaction of the Planning Director.
9. Upon completion of operations, the pipeline shall be removed and its alignment returned to its original condition to the satisfaction of the Planning Director.
10. Transport of natural gas off-site by means other than pipeline will require an all weather access road to and from the drill site to the satisfaction of the Planning Director.
11. Access road improvements and alignment to be installed to the satisfaction of the City Engineer.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration, with conditions;
2. Approval of the Special Permit to develop a natural gas well, subject to conditions and based upon Findings of Fact which follow.

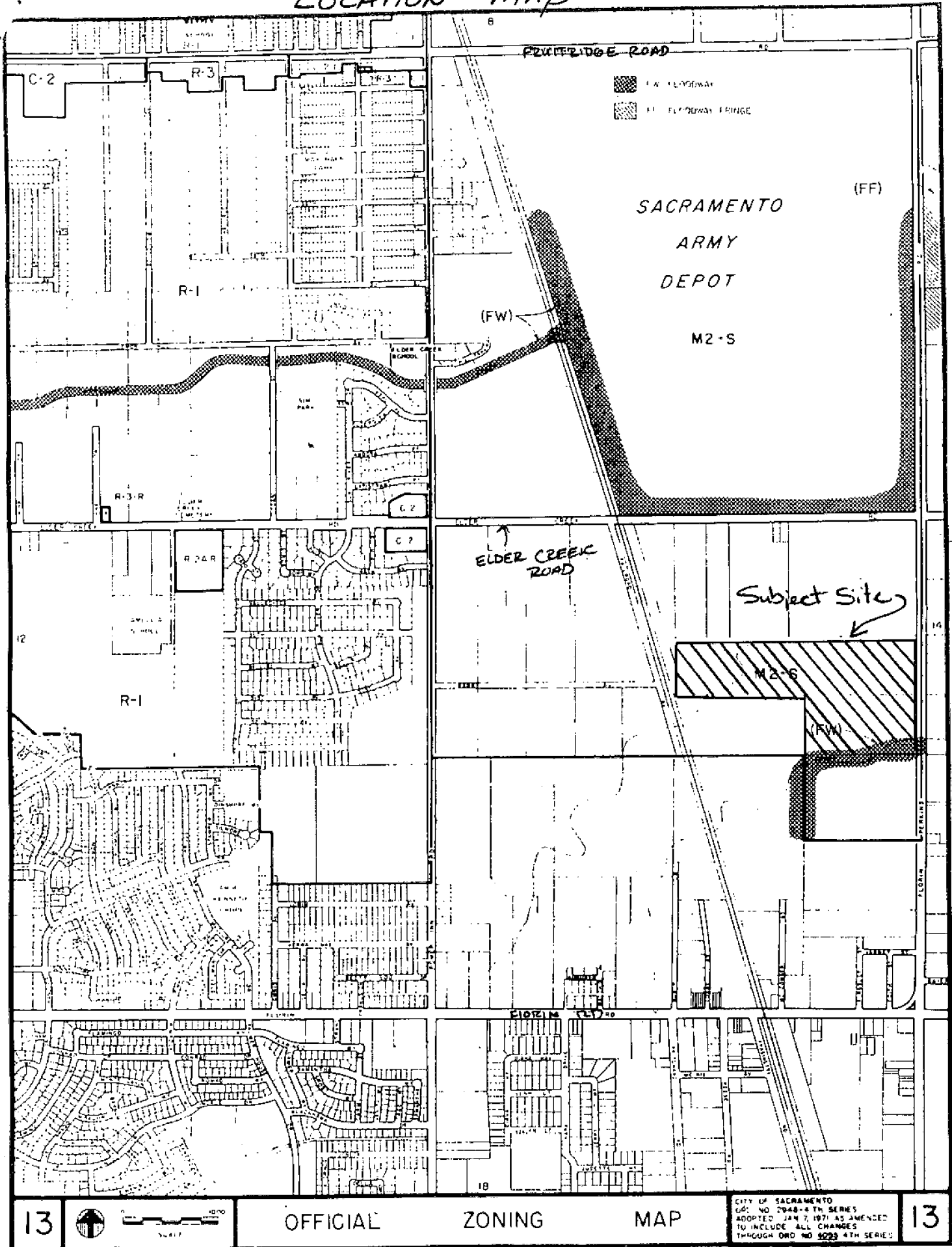
Special Permit Conditions

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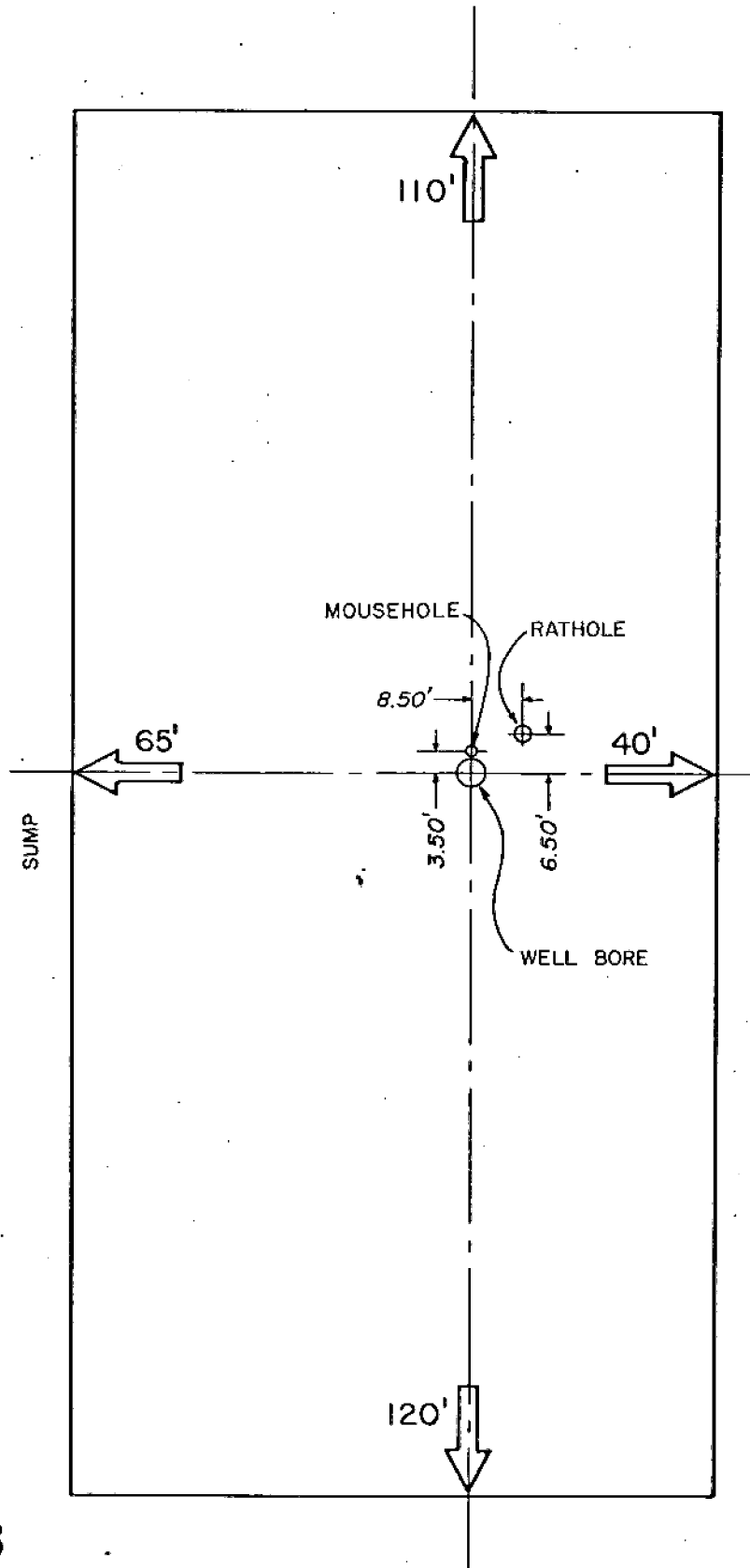
Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that it permits the development of a gas well on industrially zoned property;
- b. The special permit, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that development and operation of the gas well will be regulated by the State Division of Oil and Gas, as well as the aforementioned special permit conditions;
- c. The proposed project complies with the requirements of the Zoning Ordinance ✓ which allows the development of a gas well, subject to obtaining a special permit.

LOCATION MAP



PAD LAYOUT



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6-23-83

SITE PLAN FOR DRILLING OPERATIONS

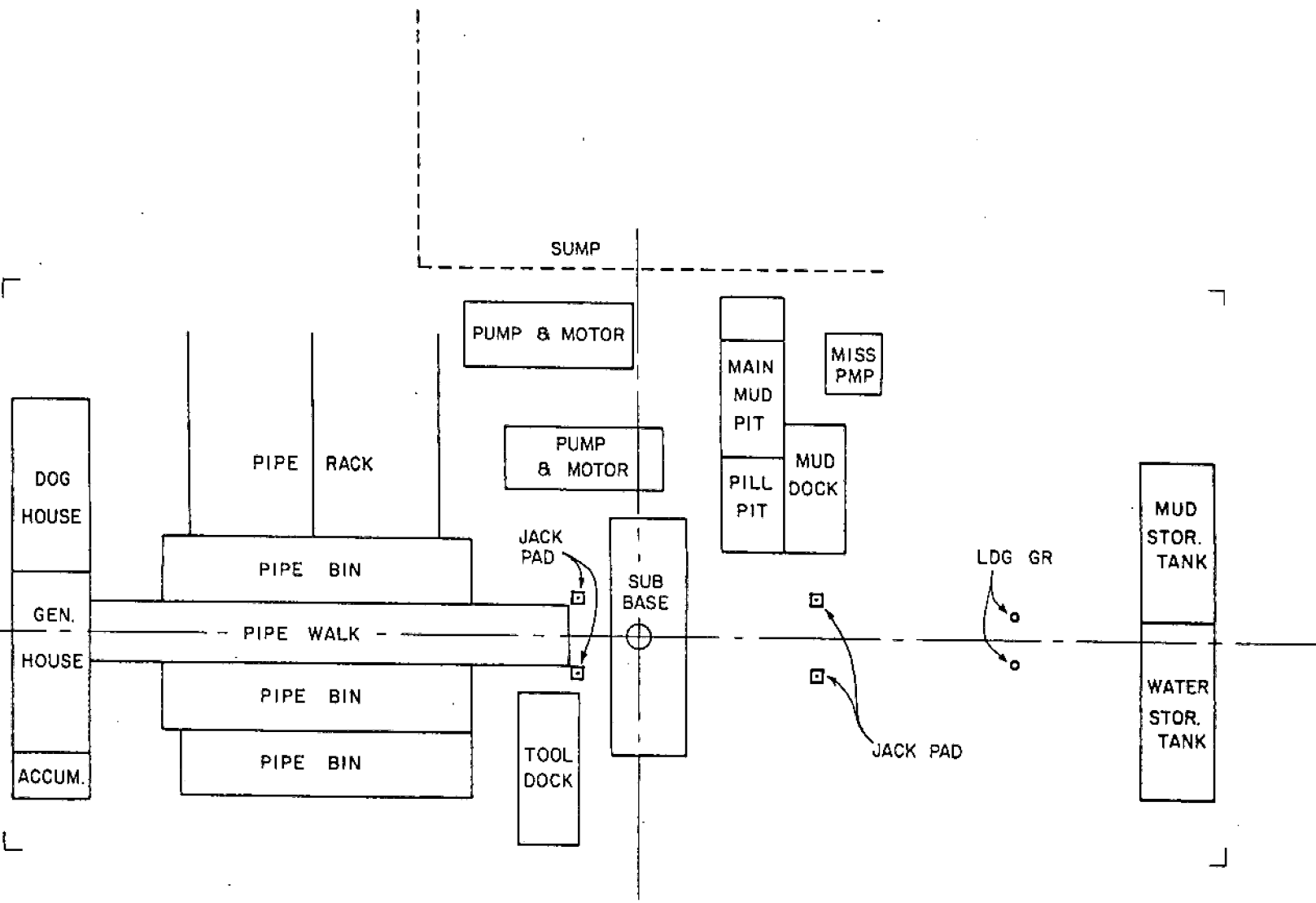
No. 24

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SITE PLAN FOR DRILLING OPERATIONS

No. 24

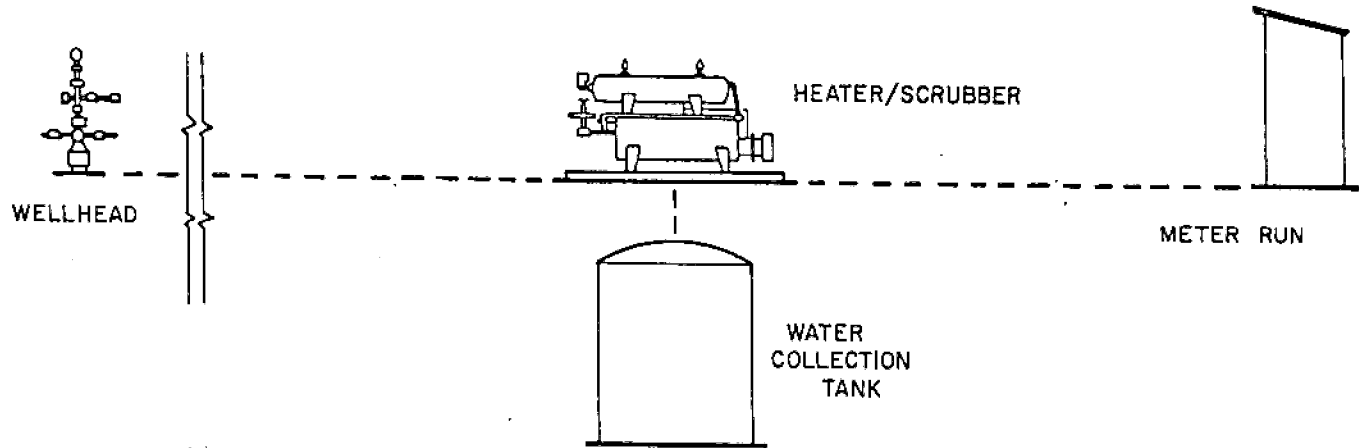


RIG LAYOUT

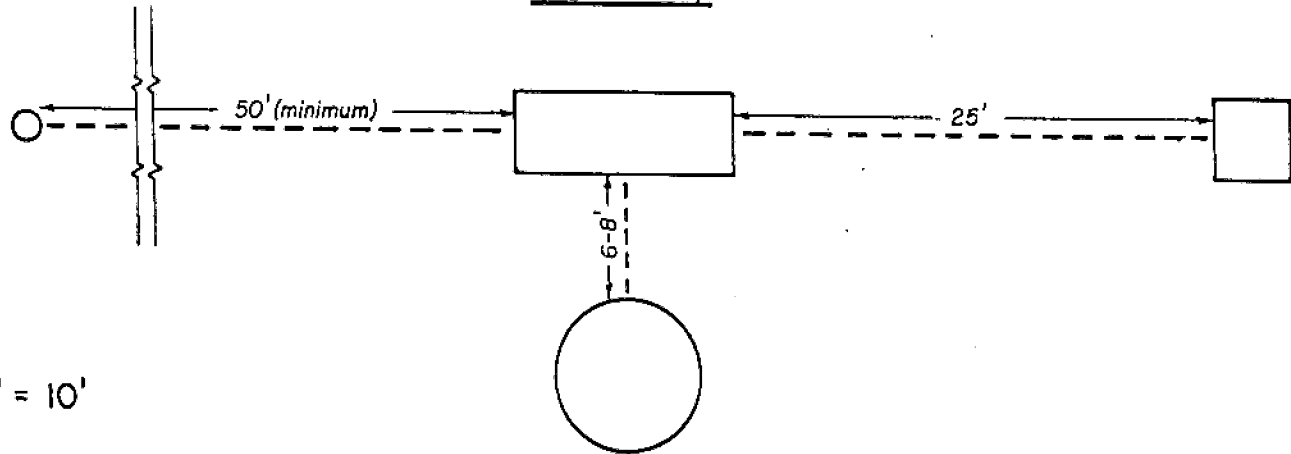
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PRODUCTION FACILITIES

ELEVATION



PLAN



Scale 1" = 10'

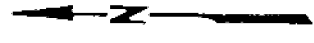
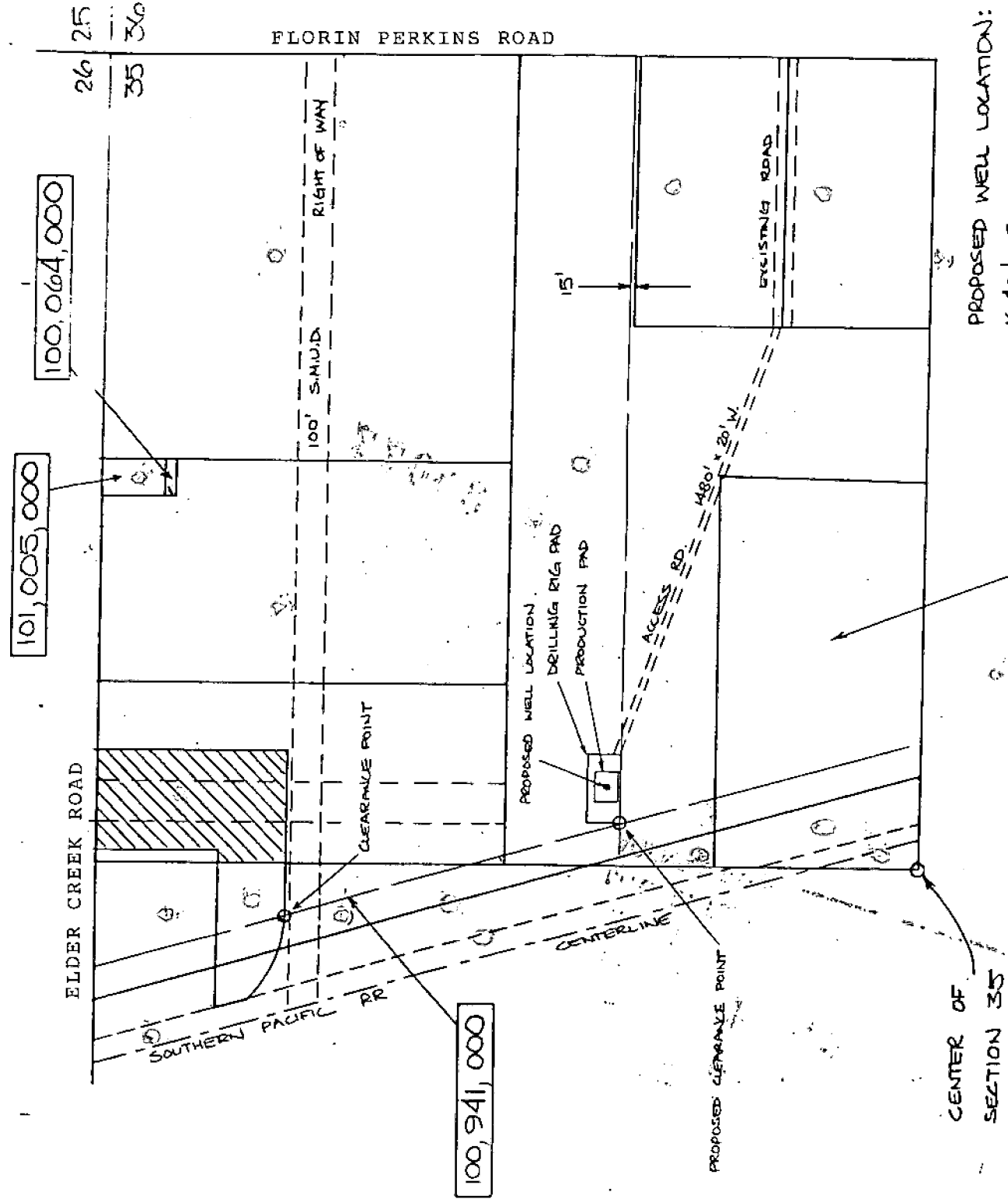
- 1) Wellhead will be surrounded by a debris cage if located in a bypass.
- 2) Heater/scrubber will be 10' x 4' x 5' high and will be attached to a water collection barrel or tank.
- 3) The meter run will be 4' x 4' x 8' high.
- 4) If well is located in bypass, the heater/scrubber and meter run will be located on platforms.
- 5) The well pad will be constructed using fill and gravel.

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6-23-83

SITE PLAN FOR PRODUCTION FACILITIES
No. 34



PROPOSED WELL LOCATION:
 1640' S.
 2280' W.
 From the NE corner
 Sec. 35, T8N, R5E, M.D.B. & M.

100,940,000

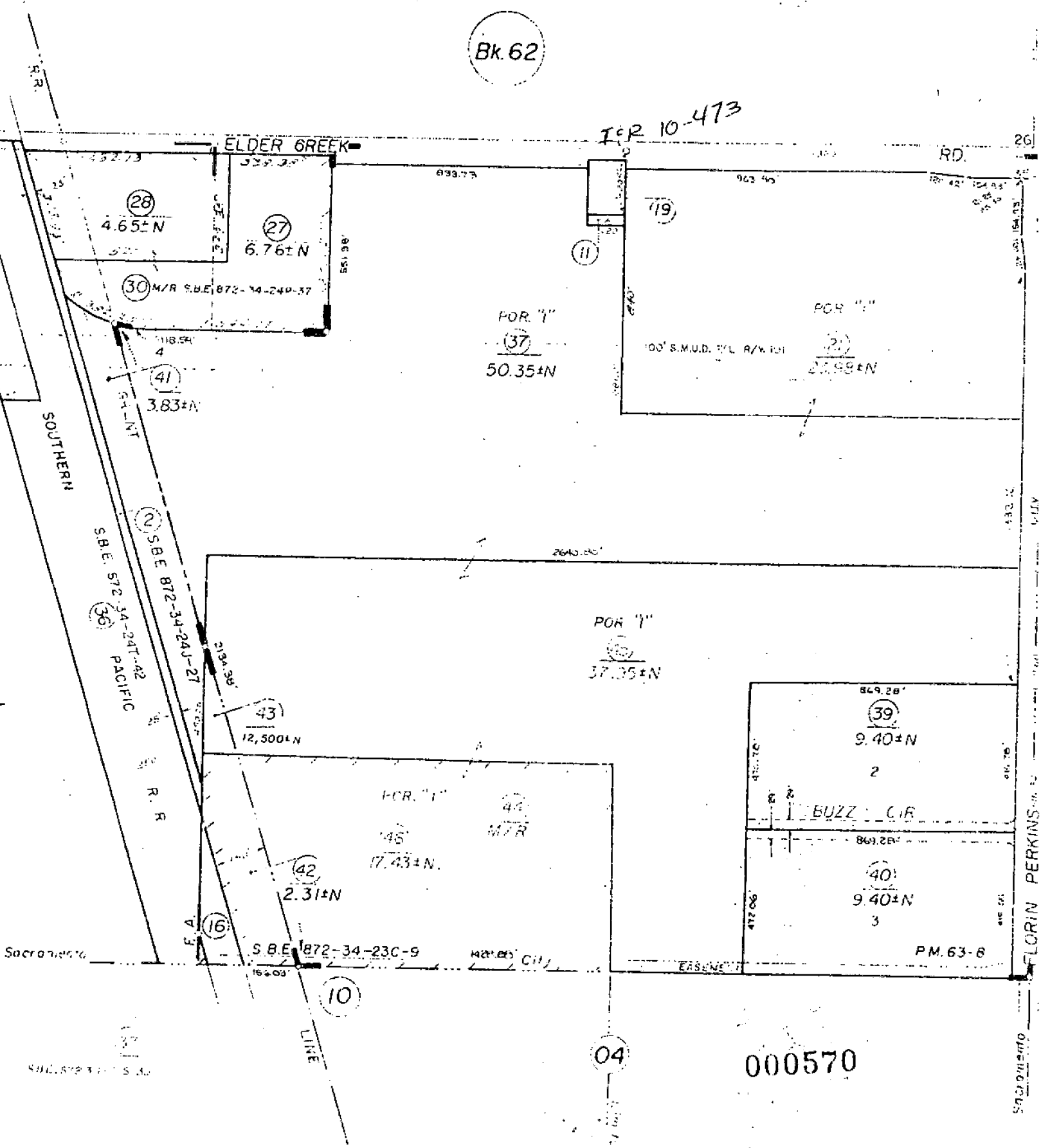
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TXO PRODUCTION CORP. California Project Sacramento, CA		COUNTY SACRAMENTO
PROSPECT FLORIN		SECTION - T - R (M.D.B. & M.) 35 - 8N - 5E
LEASE NO(S) P83-077 SEE MAP 6-23-83		DRAWN BY <i>P</i> <i>VER</i> DATE 5-25-82
		SCALE 1" = 500' No. 24

E 1/4 SEC. 35, T. 8N., R. 5E., M.D.B. & M. & POR. FLORIN ACRES

Bk. 62

T&R 10-473



Note: Block Numbers Shown in Ellipses
 Parcel Numbers Shown in Circles