



COUNTY OF SUTTER GAS AND OIL WELL DRILLING AND PRODUCTION ZONING CLEARANCE PROCEDURES

Gas and oil well drilling and production is restricted by the Sutter County Zoning Code. Those regulations provide two methods for seeking permits to allow gas and oil well drilling and production: 1) application for standard use permit and, 2) application for zoning clearance. This page will provide guidelines for the gas and oil well zoning clearance process. Where the conditions for zoning clearance are impractical or impossible to meet, the use permit process remains available.

PROCESS

1. Forms for application for gas and oil well zoning clearance are available from the Sutter County Community Services Department, 1130 Civic Center Boulevard, Yuba City, CA, 95993, and online at www.suttercounty.org (Government/Community Services/Planning Services/Planning & Zoning Forms).
2. Application is made by submitting the completed forms and a fee of \$300.00. Forms must be signed by the applicant, the surface property owner and the tenant/manager/operator of the agricultural activity on the parcel (if other than the owner). A detailed plot plan showing the proposed location of the well must be submitted with the application, and also a copy of the mineral rights lease if the mineral rights owner is different from the property owner.
3. Within five working days of receipt of a completed application form, the Community Services Director or his designee will:
 - a. Review the information on the form for accuracy;
 - b. Prepare a notice of the project and appeal rights;
 - c. Prepare a mailing list for notification; and
 - d. Deliver required notices to the U.S. Mail.

If the information submitted is inaccurate, the form will be returned to the agency acting as applicant.

4. Upon completion of a ten-day (10 working days) notice period, the Community Services Director or his designee will determine if an appeal has been filed.
 - a. If no appeal is filed, the Community Services Director or his designee will issue the zoning clearance to the applicant.
 - b. If an appeal is filed, a public hearing before the Planning Commission will be scheduled. Decisions of the Planning Commission are considered final unless an appeal of the decision to the Board of Supervisors is submitted.
 - c. If an appeal of the Planning Commission's decision is filed, a public hearing before the Board of Supervisors will be scheduled and their decision is considered final.
5. Zoning clearances must be activated by drilling a well within one year of the issuance of the permit.