

## County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING STEVEN E. WHITE, DIRECTOR

DATE: February 27, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director

Department of Public Works and Planning, Attn: Bernard Jimenez,

Planning and Resource Management Officer

Development Services and Capital Projects, Attn: William M. Kettler,

**Deputy Director of Planning** 

Development Services and Capital Projects, Attn: Chris Motta, Division Manager

Development Services and Capital Projects, Attn: Tawanda Mtunga,

Principal Planner

Development Services and Capital Projects, Attn: James Anders,

Principal Planner

Development Services and Capital Projects, Current/Environmental

Planning, Attn: David Randall, Senior Planner

Development Services and Capital Projects, Policy Planning, Attn:

Mohammad Khorsand, Senior Planner

Development Services and Capital Projects, Zoning & Permit Review,

Attn: Daniel Gutierrez, Senior

Planner

Development Services and Capital Projects, Building and Safety/Plan Check, Attn: Mike Granat, Chief Building Inspector/ Arnulfo Valdivia, Supervising Building Inspector

Development Services and Capital Projects, Development Engineering,

Attn: Laurie Kennedy, Office Assistant III

Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager

Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner

Water and Natural Resources Division, Transportation Planning, Attn:

Hector Luna, Senior Planner

Design Division, Attn: Mohammad Alimi, Division Manager;

Erin Haagenson, Principal Staff Analyst

Resources Division, Attn: Daniel Amann, Interim Division Manger

Road Maintenance and Operations Division, Attn: Wendy Nakagawa,

Supervising Engineer

Department of Public Health, Environmental Health Division, Attn: Deep

Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,

Environmental Health Specialist;

Agricultural Commissioner, Attn: Melissa Cregan

California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov

U.S. Fish and Wildlife Service, Attn: Patricia Cole/ Matthew Nelson

Sheriff's Office, Attn: Ryan Hushaw, Assistant Sheriff, Adam Esmay, Kevin Lolkus, Lt.

Brandon Purcell

Fresno County Fire Protection District, Attn: FKU. Prevention-Planning@fire.ca.gov

City of Coalinga, Attn: Marissa Trejo, City Manager California Highway Patrol, Attn: Captain Kevin Clays

Pleasant Valley GSA, Attn: David Khan

Pacific Gas and Electric, Centralized Review Team, Attn: <a href="PGEPlanReview@pge.com">PGEPlanReview@pge.com</a> CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner Department of Conservation, Geologic Energy Management Division, Attn: <a href="CalGEMInland@conservation.gov">CalGEMInland@conservation.gov</a>

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),

Attn: PIC Supervisor

CA Regional Water Quality Control Board, Attn:

centralvalleyfresno@waterboards.ca.gov

State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes Coalinga-Huron Mosquito Abatement District, Attn: Donna Wilt

Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director

Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman, Director/Shana Powers, Cultural Director

Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

FROM: Jeremy Shaw, Planner

Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit No. 3782 and Initial Study No. 8545

APPLICANT: Holmes Western Oil Corporation

DUE DATE: March 11, 2024.

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the drilling of approximately eight (8) new oil wells on existing well pads, return existing wells to production, conversion of approximately fifteen (15) existing production wells to water injection/disposal wells, installation of new pipelines and appurtenant facilities to connect injection wells into the produced water transmission system, and ongoing maintenance of existing surface facilities, utility lines, access roads, drill pads, and pipelines, on a 627.7-acre parcel, within an established oil field, in the AL-20(Limited Agricultural, 20-acre minimum parcel size) and the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone Districts.

The subject parcel is located at the intersection of Firestone Ave. and State Route 198 (W. Elm Street), and southerly adjacent to the City of Coalinga, Section 8, Township 21 S, Range 15E. (APN: 083-020-25) (Sup. Dist. 4).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno

County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207, or email jshaw@fresnocountyca.gov

Activity Code (Internal Review): 2384

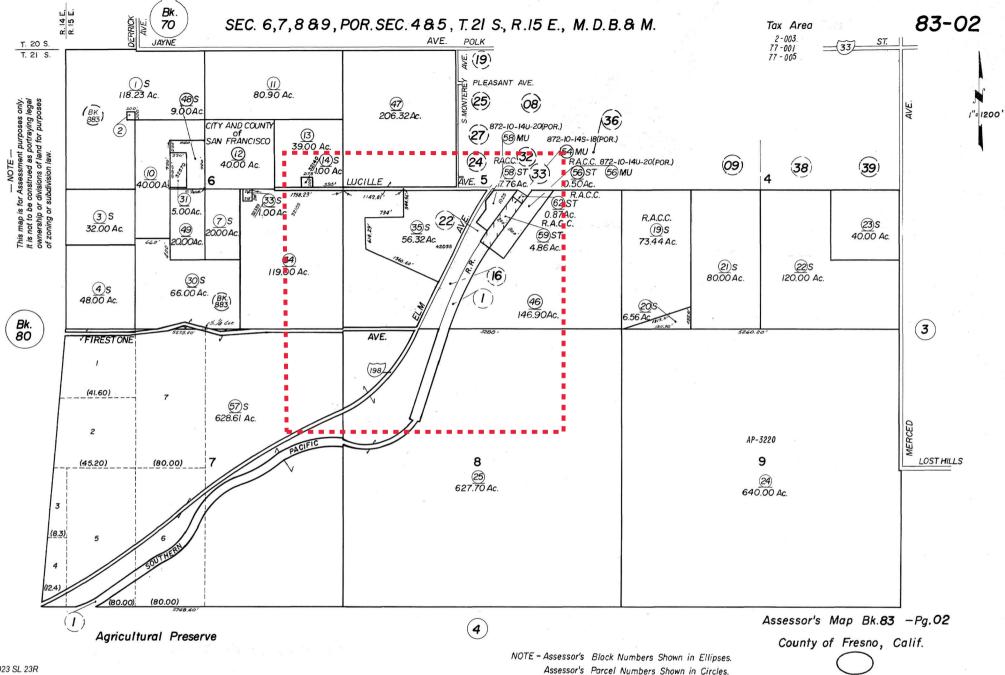
Enclosures

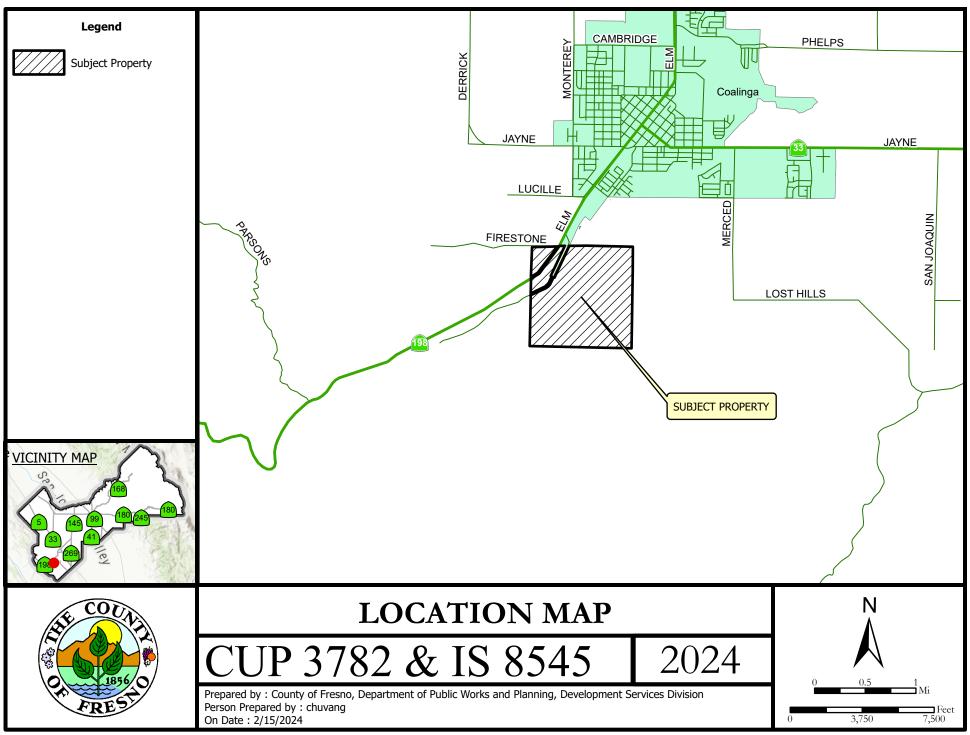
### Date Received: 1-23 - 24 Fresno County Department of Public Works and Planning

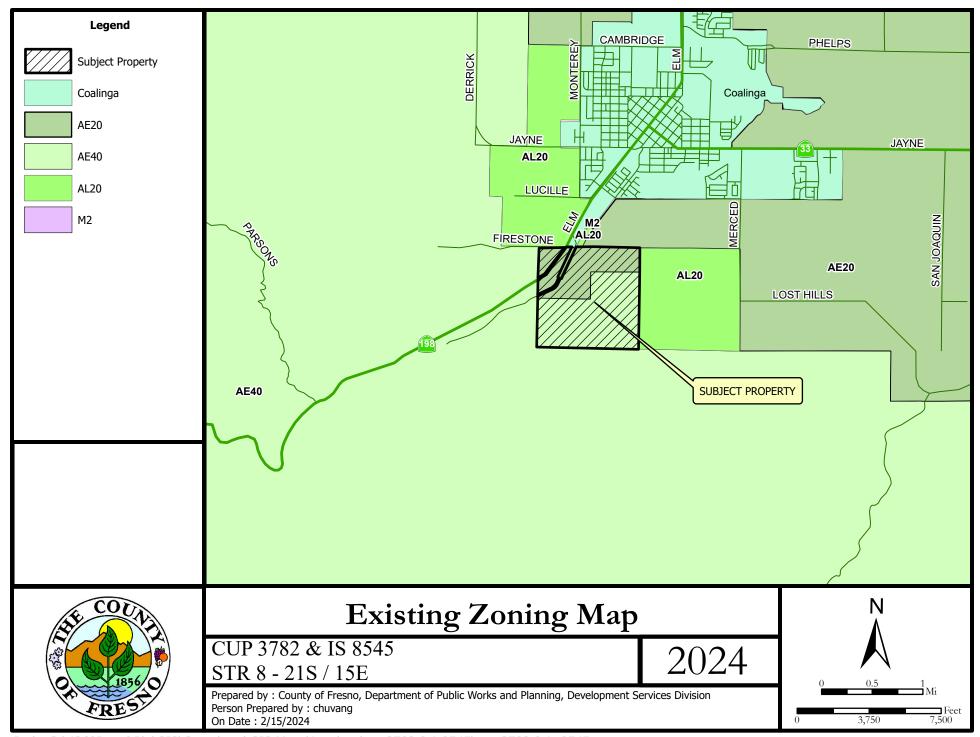
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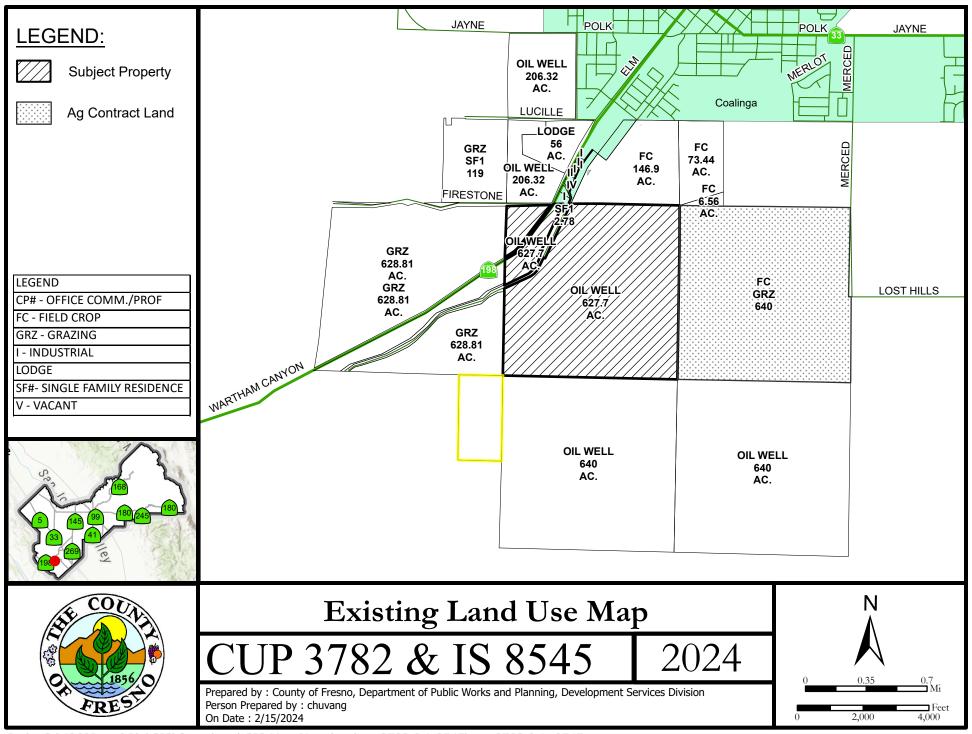
Color Color Color	MAILING ADD	RESS:		LO	CATION:	(Application No.)
18 - 19	Department of F	Public Works ar	nd Planning	So	outhwest corner of Tulare & "M"	The state of the s
18560	Development Se	rvices Division			reet Level	
FREST	2220 Tulare St.,			Fre	esno Phone: (559) 600-4497	
	Fresno, Ca. 9372	21		То	Il Free: 1-800-742-1011	Ext. 0-4497
APPLICATION FOR:				D	ESCRIPTION OF PROPOSED USE	OR REQUEST:
Pre-Application (Type)	100 100 14 EVEN BEAUT			C	UP to allow the expansi	on of oil and
Amendment Application		Director Revie	w and Approval		as exploration, drilling, a	
☐ Amendment to Text		of for 2 <sup>nd</sup> Res	sidence		ith related facilities (Coa	
Conditional Use Permit		Determination	of Merger	100	acalitos Oil Fields).	
☐ Variance (Class )/Mir	nor Variance	Agreements				
Site Plan Review/Occup	pancy Permit	ALCC/RLCC				
☐ No Shoot/Dog Leash La		Other				
General Plan Amendme		Amendment)				
☐ Time Extension for						
CEQA DOCUMENTATION:	Initial Study	□ PER □	N/A			
PLEASE USE FILL-IN FORM				plete	ly. Attach required site plans, fo	orms, statements.
and deeds as specified on						
LOCATION OF PROPERTY:	East	side of Hwy	/ 198, and south of	the Ci	ity of Coalinga	
	between		an	nd		
	Street address: N	'A				
APN: 083-020-25	Parcel s	ize: 627.55 acres		Se	ection(s)-Twp/Rg: S 8 - T 2	1S S/R 15E E
ADDITIONAL APN(s): Doc-1	1999-0105244 Grand D	eed and Bill of Sale	•			
1. 100	711					
foregh M. 8		(signature), de	eclare that I am the	e owr	ner, or authorized representativ	e of the owner, of
knowledge. The foregoing				ints ai	re in all respects true and corre	ct to the best of my
Holmes Western Oil Corporation		4300 Midway Ro		aft	93268	661-763-1537
Owner (Print or Type)	Total Entire	Address	Ci		Zip	Phone
Holmes Western Oil Corporation	- Joe Eller	4300 Midway Ro		aft	93268	661-763-1537
Applicant (Print or Type)		Address		ty	Zip	Phone
Patricia Newquist, Corners	tone	5509 Young			sfield 93311	661-333-7969
Representative (Print or Type)		Address	Ci	ty	Zip	Phone
CONTACT EMAIL: pmn@co	rnerstoneeng.com		NAMES AND ASSOCIATION OF THE STREET ASSOCIATION OF THE STREET ASSOCIATION OF THE STREET ASSOCIATION OF THE STREET			
	ONLY (PRINT FO	RM ON GREEI	V PAPER)		UTILITIES AVAILA	BLE:
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Application Type / No.:			Fee: \$		WATER: Yes / No	
Application Type / No.:			Fee: \$	18.3	Agency:	
Application Type / No.:	DELL		Fee: \$	1		
PER/Initial Study No.: IS	י אירט י		Fee: \$	0	SEWER: Yes / No	
Ag Department Review: Health Department Review	A.		Fee: \$ 76.0 Fee: \$ 992.0		Agency:	
Received By: T.S.		193746	TOTAL: \$ 9 944	10000		

Health Department Review:  Received By: J.S. Invoice No.: 193746 TOTAL: \$ 9,944.	o Agency:
STAFF DETERMINATION: This permit is sought under Ordinance Section:	Sect-Twp/Rg: T S /R E APN #
Related Application(s):	APN #
Zone District:	APN#
Parcel Size:	APN #
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# Holmes Western Oil Corp Coalinga and Jacalitos Field Development Plan Project Description

**Project Name:** Coalinga and Jacalitos Field Development Plan

Applicant: Holmes Western Oil Corporation

#### **Project Proposal:**

Natural resources have been produced from the Coalinga and Jacalitos Oil Fields since the late 19<sup>th</sup> and mid 20<sup>th</sup> century, respectively, and is ongoing today. Holmes Western Oil Corporation (HWOC) operates approximately 100 wells for an average total production of 300 barrels of oil daily to meet California's increasing demand for natural resources. HWOC proposes a field development plan, the goal of which is to maintain existing wells in good operating order, to maintain surface facilities with adequate capacity over the life of the field, and to drill new and replacement wells and sidetracks to sustain and/or increase production and return produced waters through underground injection.

Aspects of the proposed field development plan are illustrated in the accompanying "Preliminary Site Plan" dated 11/29/23 and include:

- Drilling of approximately 8 new oil production wells:
  - o Six wells in S8, T21S, 15E MDBM in the Coalinga Field.
  - o Two wells in S8, T21S, 15E MDBM in the Jacalitos Field.

New wells are to be located on existing pads such that minimal disturbance associated with grading is anticipated.

- Workover and/or sidetracking of existing wells at a pace of approximately 17 per year through the remaining life of the asset. An additional four wells per year are expected to be returned to production.
- Produced water to be handled by permitted underground injection. The conversion of fifteen existing
  production wells to injection wells is proposed in a current application that is under review by the
  state. This includes installation of new pipelines and appurtenant facilities to connect injection wells
  into the produced water transmission system.
- The current method of delivering marketable crude is via trucking. This delivery method is proposed to be maintained throughout the life of the asset.
- Ongoing maintenance of surface facilities, utility lines, access roads, drill pads, and pipelines as well
  as scheduled replacement would also occur throughout the life of the field. No new buildings or
  occupied structures are proposed.
- Plugging and abandonment of idle wells would also occur per HWOC's Idle Well Management Plan.

#### **Project Location**

The Project is located on approximately 627 acres of HWOC mineral leases within Coalinga and Jacalitos Fields in Fresno County, which is situated on land south of Firestone Ave and east of Highway 198. Refer to "Preliminary Site Plan" dated 11/29/23. Regional access to the Project site is provided by State Route 198. Local access is from lease roads within Section 8, in T. 21S., R15E., M.D.B.M.

The site is predominately rolling hills and is designated as Exclusive Agricultural (20- or 40-acre minimum parcel sizes). The Project site would be located within the City of Coalinga's Area of Interest for city planning purposes (City of Coalinga General Plan 2005 -2025).

Assessor parcel numbers associated with the Project are as follows:

Assessor Parcel Number	Section / Acres
083-020-25	8 / 627.55 acres

#### **Environmental Setting**

The project site and surrounding area consist of graded pads, wells, oilfield equipment, and roadways with areas of undisturbed vegetation. Refer to the accompanying Photo Set, Section 8. The surrounding area is largely undeveloped, agricultural, or also natural resource production.

A designated waterway, Warthan Creek, passes through the project area in Section 8 such that a portion of the acreage lies within mapped Flood Zones X and AE. Much of the site consists of developed natural resource production with access roads, working pads, and existing infrastructure.

#### **Local Agency**

The Project is in an Agricultural zone in Fresno County 4th Supervisorial District southwest of the community of Coalinga, and oil and gas activities are considered compatible with the current zoning. The Project resides in the State Responsibility Area for the Fire Hazard – severity moderate or high. None of the land is under a Williamson Land Contract. Section 8 is within the City of Coalinga area of interest.

#### Expected Crew Scheduling and Number of Employees per Shift

Day-to-day operations at the Project site are overseen by one or two operators from 7:00 am to 3:30 pm. Personnel is on-call around the clock with instrumentation for remote monitoring. Contractors may also be on-site doing work under the direction of the lease operator.

While drilling, it is expected that two shifts of contract employees will be utilized. We anticipate that the shifts will comprise seven to ten employees that take 12-hour shifts with one starting at 12 noon and the other at 12 midnight. Drilling shall operate 24 hours per day, seven days per week, while the rig is at the site.

#### Existing parking

During day-to-day operations, operators make their rounds in pick-up trucks such that employee parking is not applicable. Crews use designated parking areas close to work zones during times when special activities such as drilling and workovers are in progress.

<sup>&</sup>lt;sup>1</sup> See letter dated July 19, 2023 from County of Fresno Dept of Public Works and Planning to Cornerstone Engineering Inc.

#### Outdoor Lighting / Noise / Dust / Odor

The fields are normally unmanned at night such that existing streetlights provide outdoor lighting for basic visibility. No change to that existing lighting is proposed for day-to-day operations.

During the drilling or workover activities, additional outdoor lighting is provided for OSHA compliance and safety purposes on the drilling/workover rig. While these rigs operate, this light will be on through all nighttime hours and subject to the County of Fresno lighting ordinance.

Current operations are subject to County of Fresno dust control and noise ordinance provisions. Site disturbance is minimal (i.e., less than threshold cubic yardage for grading permit) such that dust generation is minimal. Noise generated from the rig and other operations would be subject to ordinance provisions.

No odor nuisance is anticipated from activities outlined in the Project.

#### Drilling Operations<sup>2</sup>

Drilling of each well is anticipated to require six days, operating 24 hours per day while drilling. A drilling rig (the Ensign ADR 200 type rig or equivalent) would be used to drill and complete the wells. A production rig would install the production equipment (tubing, rods, pump) in the well after drilling is complete. This process would take approximately 12 hours or 1.5 daylight working days. Additional drilling equipment would include the following:

- fluid handling equipment
- water tank and fuel tank
- mud handling system
- mud pumps, mud logging unit, and drilling mud sump
- two 1,350 horsepower (hp) diesel generators
- one 100 hp diesel generator and power distribution skid
- blow-out prevention and spill-prevention equipment
- hydrogen sulfide detection equipment
- pipe trailer and pipe rack
- forklift, cuttings bin, catwalk, change house/tool house trailer

The drilling process would use a water-based drilling mud system. The primary components of the drilling mud are gel and water. The mud volume varies according to well depth and whether a "closed system" for drilling fluids is utilized. Approximate water consumption is 110,000 gallons per well drilled/completed; preference is given to using lease water (aka "produced water") and additives for this purpose.

Waste materials would be properly disposed of as non-hazardous waste or hazardous waste, as appropriate. Non-hazardous waste would be collected at the Project site in a bin and trucked approximately 20 miles to the City of Avenal landfill. Hazardous waste would be managed on the well pad. If transport is required, the nearest licensed and active hazardous waste facility to the Project site is the Kettleman Hills Hazardous Waste Facility located approximately 23 miles southeast of the Project site.

#### Road system

No road improvements are proposed as part of the project other than ongoing routine maintenance especially after rain events. Sites are interconnected via existing private agriculture and lease access roads

<sup>&</sup>lt;sup>2</sup> Source: Draft Initial Study/Mitigated Negative Declaration for HWOC Two New Wells at Coalinga, CA, dated July 2022 prepared by Padre Associates, Inc.

that are either paved or dirt. Existing and proposed wells have access from existing Public Roads (paved), and Private (unpaved dirt/gravel) roadways.

### **GENERAL NOTES**

- 1. APN: 083-020-25
- 2. APPROXIMATE ACREAGE: +/- 622.46 ACRES
- 3. NUMBER OF LOTS: 14. EXISTING USE: OIL PRODUCTION
- 5. PROPOSED USE: OIL PRODUCTION
- 6. EXISTING GENERAL PLAN DESIGNATION: AGRICULTURE
- 7. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- 8. EXISTING ZONING: AE20 & AE40 (EXCLUSIVE AGRICULTURE)
- 9. PROPOSED ZONING: NO CHANGE

FLOODPLAIN DESIGNATION

ZONE X, SHADED ZONE X, & ZONE AE FEMA MAP NUMBER: 06019C3195H, 06019C3360H & 06019C3380H

- 10. PROJECT IS WITHIN OIL DEVELOPMENT ZONE
- 11. PROJECT IS WITHIN LOW WATER AREA
- 12. FIRE PROTECTION: STATE RESPONSIBILITY AREA MODERATE / HIGH

# PRELIMINARY SITE PLAN

APN: 083-020-25

Coalinga Oil Field



APN:083-040-08

## Legend

- Proposed Producer Well
- Propsed Bottom Hole Location
- 0.2 PCT ANNUAL CHANCE FLOOD
- AE Flood Zone
- Area of Interest
  - Oil & Gas Field Boundaries
  - Section

**VICINITY MAP** 

COALINGA & JACALITOS OIL FIELDS PLAN

4300 MIDWAY ROAD TAFT, CA 93268

DESIGNER:	C.
CHECKED BY:	PM
DATE:	11/29/202
DRAFTER:	C
SCALE:	AS SHOW
COMP. NO:	7403900_SI
JOB NO.:	740-39-0
SP-1.0	SHEET 1 OF 1
	1 -

## SOURCE FOR PARCELS SHAPEFILE

COUNTY OF FRESNO PUBLIC WORKS AND PLANNING

https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/cds/gis-shapefiles

Section:17

T21S R15E

### **GENERAL NOTES**

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**VICINITY MAP** 

COALINGA & JACALITOS OIL FIELDS PLAN

4300 MIDWAY ROAD TAFT, CA 93268

DESIGNER:	C.
CHECKED BY:	PM
DATE:	11/29/202
DRAFTER:	C
SCALE:	AS SHOW
COMP. NO:	7403900_SI
JOB NO.:	740-39-0
SP-1.0	SHEET 1 OF 1
	1 -

## SOURCE FOR PARCELS SHAPEFILE

COUNTY OF FRESNO PUBLIC WORKS AND PLANNING

https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/cds/gis-shapefiles

Section:17

T21S R15E

SECTION 8: PHOTO SET 1: FACING NORTH



SECTION 8: PHOTO SET 1: FACING SOUTH



SECTION 8: PHOTO SET 1: FACING EAST



SECTION 8: PHOTO SET 1: FACING WEST



SECTION 8: PHOTO SET 1: PROXIMITY OF PROPOSED WELLS TO COMMERCIAL DEVELOPMENT/PIPELINE/ROADS



SECTION 8: PHOTO SET 1: PIPELINES/ROADS



SECTION 8: PHOTO SET 2: FACING NORTH: 1-5A



SECTION 8: PHOTO SET 2: FACING SOUTH: 1-5A & PIPELINES/ROADS



SECTION 8: PHOTO SET 2: FACING EAST: 1-5A & PIPELINES/ROADS



SECTION 8: PHOTO SET 2: FACING WEST: 1-5A



SECTION 8: PHOTO SET 2: FACING NORTH: 1-6A



SECTION 8: PHOTO SET 2: FACING SOUTH: 1-6A



SECTION 8: PHOTO SET 2: FACING EAST: 1-6A & ROADS



SECTION 8: PHOTO SET 2: FACING WEST: 1-6A



SECTION 8: PHOTO SET 2: 1-6A: PIPELINES/ROADS



SECTION 8: PHOTO SET 2: 1-6A: PROXIMITY OF PROPOSED WELLS TO COMMERCIAL DEVELOPMENT



SECTION 8: PHOTO SET 3: FACING NORTH: PROXIMITY OF PROPOSED WELLS TO COMMERCIAL DEVELOPMENT



SECTION 8: PHOTO SET 3: FACING SOUTH: & PIPELINES/ROADS



SECTION 8: PHOTO SET 3: FACING EAST:



SECTION 8: PHOTO SET 3: FACING WEST:



SECTION 8: PHOTO SET 3: PIPELINES/ROADS



SECTION 8: PHOTO SET 3: FACING NORTH TOWARD COMMERCIAL URBAN AREA



SECTION 8: PHOTO SET 4: FACING NORTH & ROADS



SECTION 8: PHOTO SET 4: FACING SOUTH:



SECTION 8: PHOTO SET 4: FACING EAST:



SECTION 8: PHOTO SET 4: FACING WEST:



Holmes Western Oil Corporation – CUP County of Fresno Initial Study Application – Coalinga/Jacalitos Oil Field

SECTION 8: PHOTO SET 4: ROADS



SECTION 8: PHOTO SET 5: FACING NORTH:



SECTION 8: PHOTO SET 5: FACING SOUTH:



SECTION 8: PHOTO SET 5: FACING EAST: & ROADS



SECTION 8: PHOTO SET 5: FACING WEST:



SECTION 8: PHOTO SET 5: FACING NORTH TOWARD COMMERCIAL URBAN AREA & PIPELINES



SECTION 8: PHOTO SET 6: FACING NORTH: 2-6A



SECTION 8: PHOTO SET 6: FACING SOUTH: 2-6A



SECTION 8: PHOTO SET 6: FACING EAST: 2-6A & ROADS



SECTION 8: PHOTO SET 6: FACING WEST: 2-6A



SECTION 8: PHOTO SET 6: 2-6A/3-6A: FACING NORTH TOWARD COMMERCIAL URBAN AREA



SECTION 8: PHOTO SET 6: 2-6A: ROADS



SECTION 8: PHOTO SET 6: FACING NORTH: 3-6A



SECTION 8: PHOTO SET 6: FACING SOUTH: 3-6A



SECTION 8: PHOTO SET 6: FACING EAST: 3-6A & ROADS



SECTION 8: PHOTO SET 6: FACING WEST: 3-6A

