County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

Planning Commission Staff Report
Agenda Item No. 3
November 19, 2015

SUBJECT: **Initial Study Application No. 6994 and Unclassified Conditional Use Permit Application No. 3504**

Allow an existing non-productive oil extraction well to be re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of oil and gas extraction operations. The existing non-productive oil extraction well is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: **The subject parcel is located on the north side of the Nebraska Avenue alignment, between the Goldenrod Avenue alignment and Jameson Avenue, approximately four and a half miles northeast of the unincorporated community of Helm (Sup. Dist. 4) (APN 041-020-50S).**

OWNER: **Russel Efird**
APPLICANT: **The Termo Company**

STAFF CONTACT: **Derek Chambers, Planner**
(559) 600-4205

Eric VonBerg, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 6994; and
- Approve Unclassified Conditional Use Permit Application No. 3504 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 6994
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	143.30 acres	No change
Project Site	Farmland	Conversion of an existing non-productive oil extraction well located on an existing 38,804 square-foot well pad on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District into a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant
Structural Improvements	None	Preparation Phase: None Deployment and Conversion Phase: Existing oil well bore will be plugged with cement per California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) rules, and re-constructed as a water injection

Criteria	Existing	Proposed
		well per approved DOGGR/United States Environmental Protection Agency (USEPA) Underground Injection Control Program (UIC) Permit for disposal of water produced during petroleum oil and natural gas extraction operations. Re-construction of the existing oil well as a water injection well will utilize a 65-foot-tall workover rig. Construction Phase: Water disposal equipment will be installed on the existing 38,804 square-foot well pad. This water disposal equipment includes: one injection pump with electrical service, water filtration system, on-site water piping, two 20-foot-tall water storage tanks with 400 barrel capacity, and one 16-foot-tall water storage tank with 1,000 barrel capacity. The three water storage tanks will be surrounded by spill containment walls constructed of earthen material, cement, or metal. Operation Phase: None
Nearest Residence	Approximately 4,230 feet northwest of the existing well pad	No change
Surrounding Development	Petroleum oil and natural gas extraction facility operated by the Applicant approximately 1,090 feet north of the existing well pad; farmland; few single-family residences; the unincorporated community of Helm approximately four and a half miles to the southwest; the unincorporated community of Raisin City approximately six and a half miles to the northeast	No change
Operational Features	N/A	Conversion of an existing non-productive oil extraction well located on an existing 38,804 square-foot well pad on a 143.30-acre parcel in the AE-20 (Exclusive

Criteria	Existing	Proposed
		Agricultural, 20-acre minimum parcel size) Zone District into a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant. Preparation Phase: Conducted during daylight hours, and will require approximately five days for completion. An existing on-site 20-foot-wide unpaved access road will be smoothed, and gravel may be applied to the access road in order to improve its surface. The existing 38,804 square-foot well pad will be leveled and cleared of debris and vegetation. Deployment and Conversion Phase: Conducted during daylight hours, and will require approximately eight days for completion. The existing oil well bore will be plugged with cement per DOGGR rules, and re-constructed as a water injection well per an approved DOGGR/USEPA UIC Permit for the disposal of water produced during petroleum oil and natural gas extraction operations. Re-construction of the existing oil well as a water injection well will utilize a 65-foot-tall workover rig. Construction Phase: Will require approximately 20 days for completion. Water disposal equipment will be installed on the existing 38,804 square-foot well pad. This water disposal equipment includes: one injection pump with electrical service, water filtration system, onsite water piping, two 20-foot-tall water storage tanks with 400 barrel capacity, and one 16-foot-tall water storage tank with 1,000 barrel capacity. The three water storage tanks will be surrounded by spill containment walls constructed of earthen material, cement, or metal. Operation Phase: Upon completion of the Construction phase, the water disposal facility will

Criteria	Existing	Proposed
		operate 24 hours per day and water injection will occur intermittently as the Applicant's operational needs dictate.
Employees	N/A	Preparation Phase: Up to four employees Deployment and Conversion Phase: Up to ten employees Construction Phase: Up to ten employees Operation Phase: Up to two employees will visit the site on a daily basis for inspection purposes
Customers	N/A	None
Traffic Trips	N/A	Preparation Phase: Up to eight one-way employee trips per day (four round trips per day) for up to five days Deployment and Conversion Phase: Up to 20 one-way employee trips per day (10 round trips per day) for up to eight days Construction Phase: Up to 20 one-way employee trips per day (10 round trips per day) for up to 20 days Operation Phase: Up to four one-way employee trips per day (two round trips per day) for the life of the water injection well
Lighting	N/A	Outdoor security lighting
Hours of Operation	N/A	24 hours per day for the life of the water injection well

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: None

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has

determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: October 21, 2015

PUBLIC NOTICE:

Notices were sent to six property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit (CUP) Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

This proposal entails an existing non-productive oil extraction well being re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant. The existing oil extraction well to be re-purposed is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Development of the existing oil extraction well was authorized by Unclassified Conditional Use Permit (CUP) No. 2376, which was approved by the Planning Commission on March 23, 1989.

According to the Operational Statement provided for the subject proposal, utilization of the existing oil extraction well as a water disposal well will allow water to be injected into a geological formation or zone that is approved by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) and the United States Environmental Protection Agency (USEPA) under the USEPA's Federal Underground Injection Control Program (UIC) rules for safe disposal of brine water.

Finding 1: *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.*

	Current Standard:	**Proposed Operation:**	**Is Standard Met (y/n)**
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (south property line): 1,882 feet Side (west property line): 548 feet Side (east property line): 1,874 feet Rear (north property line): 434 feet	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Parking	No requirement	N/A	N/A
Lot Coverage	No requirement	N/A	N/A
Separation Between Buildings	Six feet minimum (75 feet minimum between human habitations and structures utilized to house animals)	N/A	N/A
Wall Requirements	No requirement	N/A	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements satisfy the setback requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Staff review of the Site Plans demonstrates that the proposed improvements will satisfy the minimum building setback requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The boundaries of the existing 38,804 square-foot well pad are set back at least 1,882 feet from the southern property line (35 feet required), at least 434 feet from the northern property line (20 feet required), at least 1,874 feet from the eastern property line (20 feet required), and at least 548 feet from the western property line of the subject parcel (20 feet required).

Staff finds that the subject parcel is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		Existing Conditions	Proposed Operation
Private Road	Yes	Nebraska Avenue alignment	No change
Public Road Frontage	No	Nearest public road is Jameson Avenue, located approximately one and a half miles east of the subject parcel	No change
Direct Access to Public Road	No	Access to the existing well pad is from Jameson Avenue via the Floral Avenue alignment and a 12-foot-wide paved access road; and a 20-foot-wide unpaved access road connects the existing well pad to the 12-foot-wide paved access road.	No change
Road ADT		Nebraska Avenue alignment: unknown (private road)	Minimal traffic increase during the life of the project
Road Classification		Nebraska Avenue alignment: private road	No change
Road Width		Nebraska Avenue alignment: unknown (private road)	No change
Road Surface		Nebraska Avenue alignment: unpaved	No change
Traffic Trips		N/A	Preparation Phase: Up to eight one-way employee trips per day (four round trips per day) for up to five days Deployment and Conversion Phase: Up to 20 one-way employee trips per day (10 round trips per day) for up to eight days Construction Phase: Up to 20 one-way employee trips per day

		Existing Conditions	Proposed Operation
			(10 round trips per day) for up to 20 days Operation Phase: Up to four one-way employee trips per day (two round trips per day) for the life of the water injection well
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		N/A	None required

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

Access to the existing 38,804 square-foot well pad is from Jameson Avenue via the Floral Avenue alignment and a 12-foot-wide paved access road; and a 20-foot-wide unpaved access road connects the existing well pad to the 12-foot-wide paved access road.

Considering the existing nature of the well pad access in conjunction with the fact that no additional site access routes are proposed with this project, the surrounding streets and highways serving the subject parcel will remain adequate to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	160.00 acres	Petroleum oil and natural gas extraction facility Orchard	AE-20	None
South	80.00 acres 80.00 acres	Vineyard Field crops	AE-20 AE-20	None None
East	96.16 acres	Field crops	AE-20	None
West	142.80 acres	Vineyard	AE-20	None

Reviewing Agency/Department Comments:

Fresno County Department of Public Health, Environmental Health Division: The Fresno County Department of Public Health has no jurisdiction over this proposal.

Fresno County Sheriff's Department: This proposal will have no impact on law enforcement operations.

Fresno County Department of Agriculture (Agricultural Commissioner's Office): Prior to occupancy, the Applicant shall enter into an agreement with Fresno County incorporating provisions of the Right-to-Farm Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniencies and discomforts associated with normal farm activities in the area surrounding the proposed use. This requirement has been included as a Condition of Approval.

Fresno County Fire Protection District (Fire District): No concerns with the proposal.

San Joaquin Valley Unified Air Pollution Control District (Air District): This proposal is expected to have a less than significant adverse impact on air quality, and may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). An Authority to Construct (ATC) Permit may also be required for this proposal. These potential requirements have been included as Project Notes.

California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR): DOGGR has issued an Underground Injection Control (UIC) Permit for this proposal, which has the following requirements that the Applicant must abide by:

1. DOGGR is notified of any anticipated changes in the project that will alter any of the conditions originally approved, such as: expansion of the project area; a change of injection fluid constituents; a significant increase in volume; or an increase in injection pressure. No such changes shall be carried out without prior DOGGR approval.

2. A monthly Production/Injection Report shall be filed with DOGGR on DOGGR Form OG110/OG110B or by electronic or magnetic media approved by DOGGR on or before the last day of each month, for the preceding month, showing the amount of oil produced/water injected and surface pressure required for each water disposal well, and the source of injection water for each injection well.
3. A chemical analysis of the fluid to be injected is made and filed with DOGGR initially and whenever the source of injection fluid is changed, or as requested by DOGGR. All fluids must conform to the definition of a Class II Fluid as defined by USEPA.
4. An accurate operating pressure gauge or pressure-recording device is available at all times during injection operations, and all disposal wells are equipped for installation and operation of such a gauge or device. Any gauge or device permanently affixed to the well, or any part of the injection system, must be calibrated at least every six months. Portable gauges must be calibrated at least every two months. Evidence of such calibration must be made available to DOGGR upon request.
5. A Step-Rate Test shall be conducted to determine the maximum allowable surface injection pressure on injection wells prior to sustained injection. Test pressure shall be from hydrostatic to the pressure required to fracture the injection zone or the proposed injection pressure. Based on the results of the Step-Rate Tests the maximum allowable injection pressure shall be 95% of the observed fracture pressure or the pressure in which the casing was pressure-tested to, whichever is lower. DOGGR shall be notified prior to this test and the results of this test shall be submitted to DOGGR for approval.
6. The casing of any new well or well converted to injection must be pressure-tested to the injection pressure prior to commencing injection, once every five (5) years thereafter, or as requested by DOGGR. DOGGR must be notified before such tests are made, as the tests may be witnessed by a DOGGR representative. The results of all tests must be submitted to DOGGR for approval.
7. DOGGR is notified whenever an existing injection well is to be reworked which involves the repositioning, resetting, or replacement of downhole equipment (*i.e.*, tubing/packer), even if the work does not permanently alter the casing of the well. Prior to recommencing injection operations, the annulus must pass a pressure test as set forth in UIC Permit Condition No. 6.
8. Data is maintained to establish that no damage to life, health, property, or natural resources is occurring by reason of the project. Injection shall be stopped if there is evidence of such damage, or loss of hydrocarbons, or upon written notice from DOGGR. Project data must be available for periodic inspection by DOGGR representatives.
9. All injection piping, valves, and facilities shall meet or exceed design standards for the maximum anticipated injection pressure and temperature and are maintained in a safe and leak-free condition. All production facilities shall be tested and maintained in accordance with DOGGR regulations.
10. Any remedial well work needed as a result of this water injection project to repair idle, abandoned, or deeper-zone wells to protect oil, gas, or freshwater zones and Underground Source of Drinking Water (USDW), will be the responsibility of the project operator. If the project operator cannot remediate a well to isolate the injection zone, a DOGGR-approved monitoring plan will be required prior to injection.
11. An annual project review meeting is held with DOGGR personnel.
12. DOGGR is notified immediately in the event the project is terminated.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

This proposal entails an existing non-productive oil extraction well being re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant. The existing oil extraction well to be re-purposed is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Development of the existing oil extraction well was authorized by Unclassified Conditional Use Permit (CUP) No. 2376, which was approved by the Planning Commission on March 23, 1989.

According to the Operational Statement provided for the subject proposal, utilization of the existing oil extraction well as a water disposal well will allow water to be injected into a geological formation or zone that is approved by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) and the United States Environmental Protection Agency (USEPA) under the USEPA's Federal Underground Injection Control Program (UIC) rules for safe disposal of brine water. Further, the re-purposing of the existing oil extraction well for use as a water injection well will be accomplished in four phases, which include: 1) Preparation, 2) Deployment and Conversion, 3) Construction, and 4) Operation.

The Preparation phase will be conducted during daylight hours, and will require approximately five days for completion. During this phase, the existing on-site 20-foot-wide unpaved access road will be smoothed, and gravel may be applied to the access road in order to improve its surface. Additionally, the existing 38,804 square-foot well pad will be leveled and cleared of debris and vegetation.

The Deployment and Conversion phase will be conducted during daylight hours, and will require approximately eight days for completion. During this phase, the existing oil well bore will be plugged with cement per DOGGR rules, and re-constructed as a water injection well per an approved DOGGR/USEPA UIC Permit for the disposal of water produced during petroleum oil and natural gas extraction operations. Re-construction of the existing oil well as a water injection well will utilize a 65-foot-tall workover rig.

The Construction phase will require approximately 20 days for completion. During this phase, water disposal equipment will be installed on the existing 38,804 square-foot well pad. This water disposal equipment will be comprised of one injection pump with electrical service, water filtration system, on-site water piping, two 20-foot-tall water storage tanks with 400 barrel capacity, and one 16-foot-tall water storage tank with 1,000 barrel capacity. Further, the three water storage tanks will be surrounded by spill containment walls constructed of earthen material, cement, or metal.

Upon completion of the Construction phase, the water disposal facility will operate 24 hours per day and water injection will occur intermittently as the Applicant's operational needs dictate.

The subject parcel is located in an agricultural area marked by relatively large parcel sizes and few residential land uses. The unincorporated community of Helm is located approximately four and a half miles southwest of the subject parcel, and the unincorporated community of Raisin City is located approximately six and a half miles to the northeast. The subject parcel is not located along a designated Scenic Highway, and no scenic vistas or scenic resources were identified in the analysis.

Based on the above information and with adherence to the recommended Conditions of Approval, Mitigation Measures and Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See Recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan.

Relevant Policies:	**Consistency/Considerations:**
General Plan Policy OS-C.13: County shall require a special permit for oil and gas activities and facilities due to their potential adverse effects on surrounding land or land uses.	The subject discretionary land use application (Unclassified Conditional Use Permit Application No. 3504) satisfies Policy OS-C.13. Further, with adherence to the recommended Conditions of Approval, Mitigation Measures and Project Notes identified in the Initial Study prepared for this project and discussed under Finding 3 of this Staff Report, staff believes the proposal will not have a detrimental impact on the use or management of surrounding properties within the vicinity.
General Plan Policy OS-C.17: County shall require timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the project site to its primary land use as designated by the General Plan.	A Mitigation Measure has been included requiring the Applicant to remove all equipment and return the project site to its original condition within 90 days of terminating water injection operations.
General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.	This proposal was referred to the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the project. Further, the subject parcel is not located in a designated water-short area, and the proposed use does not entail consumption of water.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the General Plan. The Agriculture and Land Use Element of the General Plan lists mineral extraction and oil and gas development as non-agricultural uses permitted in areas designated Agriculture, subject to Policies listed in Section

OS-C of the General Plan. Policy OS-C.13 requires a special permit for exploratory oil and gas drilling due to the potential for adverse effects on surrounding land uses. Policy OS-C.17 requires timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the project site to its primary land use as designated by the General Plan. The subject parcel is currently enrolled under Williamson Act Contract No. 7878; however, oil and gas extraction wells and associated water injection wells are a compatible use on property subject to Williamson Act Contracts.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

As discussed above, this proposal is consistent with the General Plan Policies applicable to the project. The Applicant has requested approval of the proposed use through the subject discretionary land use application and associated Initial Study environmental analysis, and a Mitigation Measure has been included requiring the Applicant to remove all equipment and return the project site to its original condition within 90 days of terminating water injection operations. Additionally, the subject parcel is not located in a designated water-short area, and this proposal was referred to the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the project. Further, the proposed use does not entail consumption of water.

Based on the above information, the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit Application can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit Application No. 3504, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6994; and

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit Application No. 3504, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit Application No. 3504; and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 6994 / Unclassified Conditional Use Permit Application No. 3504
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	**Impact**	**Mitigation Measure Language**	**Implementation Responsibility**	**Monitoring Responsibility**	**Time Span**
*1.	Aesthetic	All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
*2.	Agricultural and Forestry Resources	When water injection operations cease, the owner of the water injection well shall return the project site (as much as practical) to its original condition within 90 days of terminating water injection operations, and remove all associated on-site equipment.	Applicant	Applicant/PW&P	Ongoing
*3.	Cultural Resources	In the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	Ongoing

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plans, Floor Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	Prior to occupancy, the Applicant shall enter into an agreement with Fresno County incorporating provisions of the Right-to-Farm Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniencies and discomforts associated with normal farm activities in the area surrounding the proposed use.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Contact the Building and Safety Section of the Development Services Division at (559) 600-4540 regarding permits for siting, construction and electrical work.
2.	This project may be subject to the following San Joaquin Valley Unified Air Pollution Control District (Air District) Rules and Regulations: A. Regulation VIII (Fugitive PM10 Prohibitions) B. Rule 4102 (Nuisance) C. Rule 4601 (Architectural Coatings) D. Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) E. Authority to Construct (ATC) Permit

DC:
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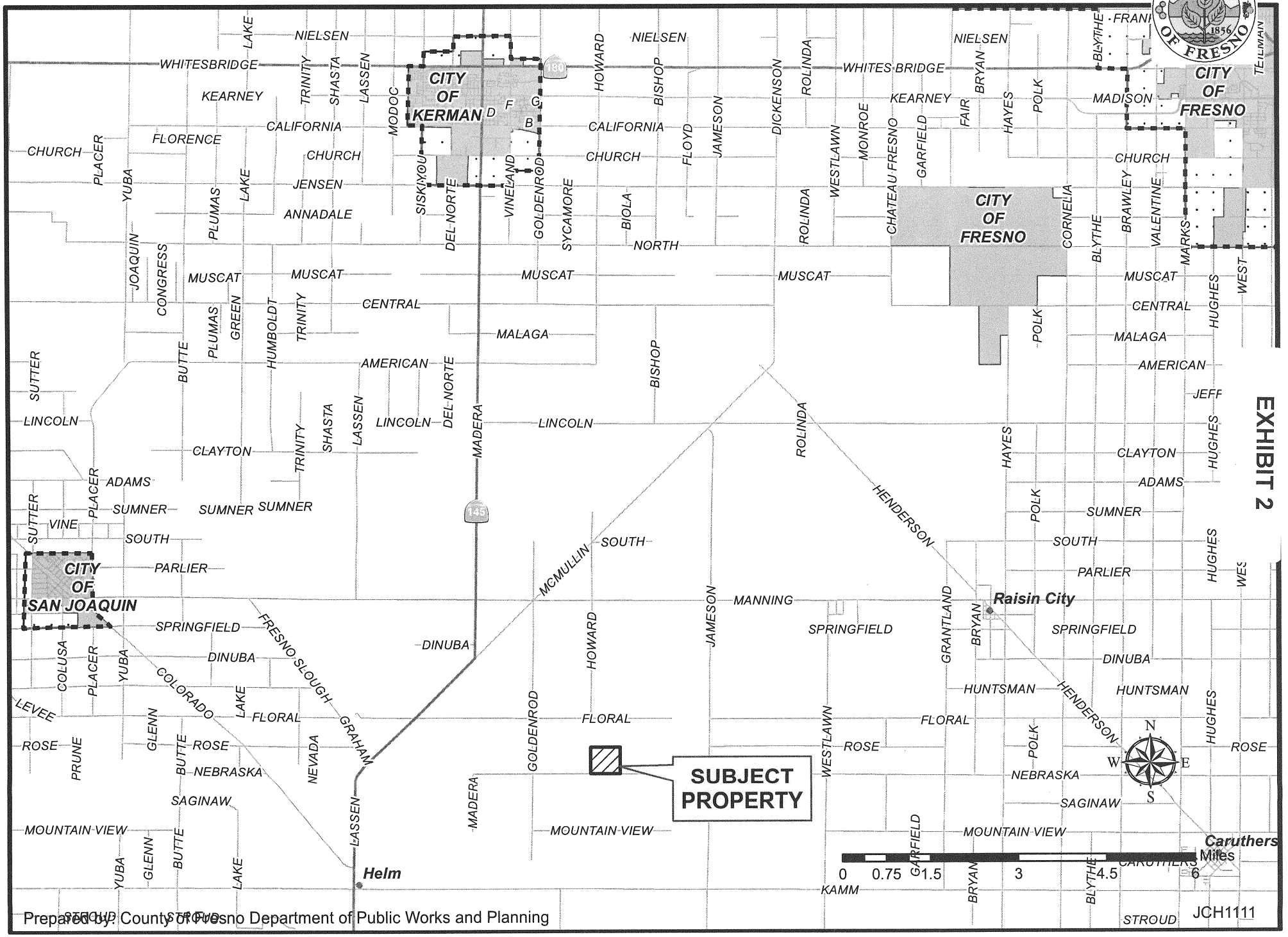
CUP 3504

LOCATION MAP



CUP 3504
STR 4 - 16/18

EXISTING ZONING MAP

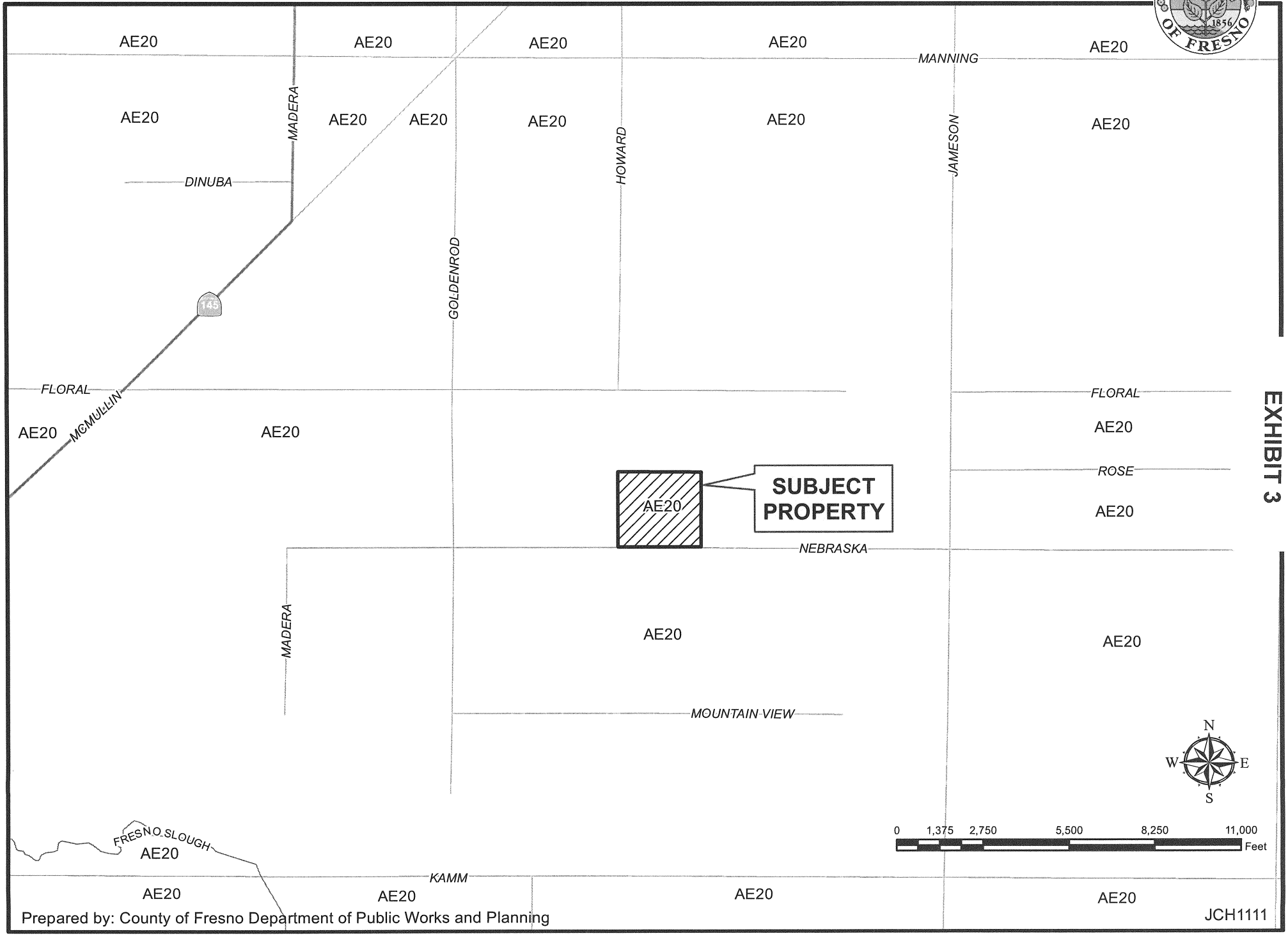


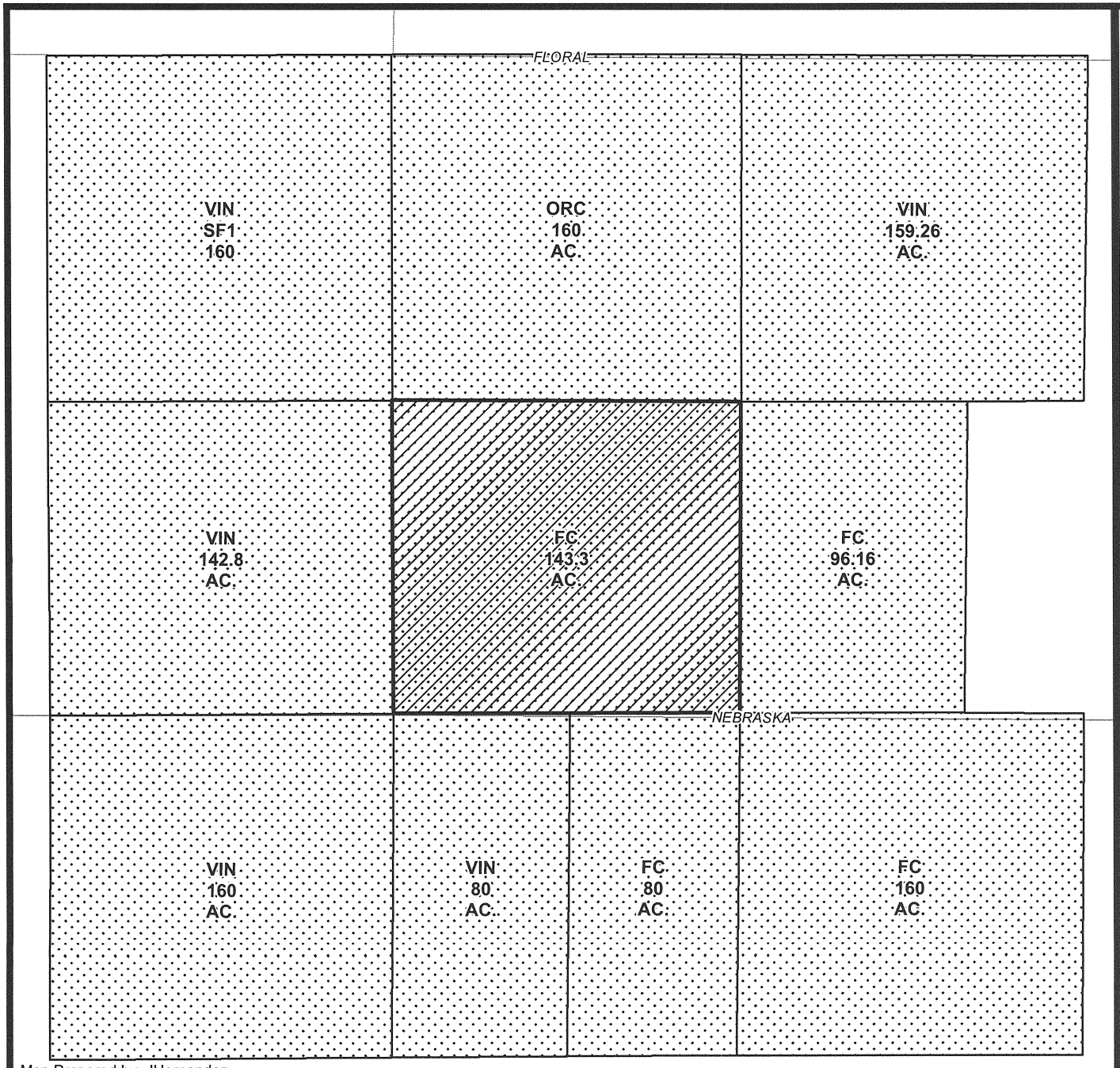
EXHIBIT 3

Prepared by: County of Fresno Department of Public Works and Planning

JCH1111

CUP 3504

EXISTING LAND USE MAP



Map Prepared by: JHernandez
J:GISJCH\Landuse\

LEGEND

FC - FIELD CROP
ORC - ORCHARD
VIN - VINEYARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

LEGEND:

Subject Property

Ag Contract Land

N
W E
S

0 285 570 1,140 1,710 2,280 Feet

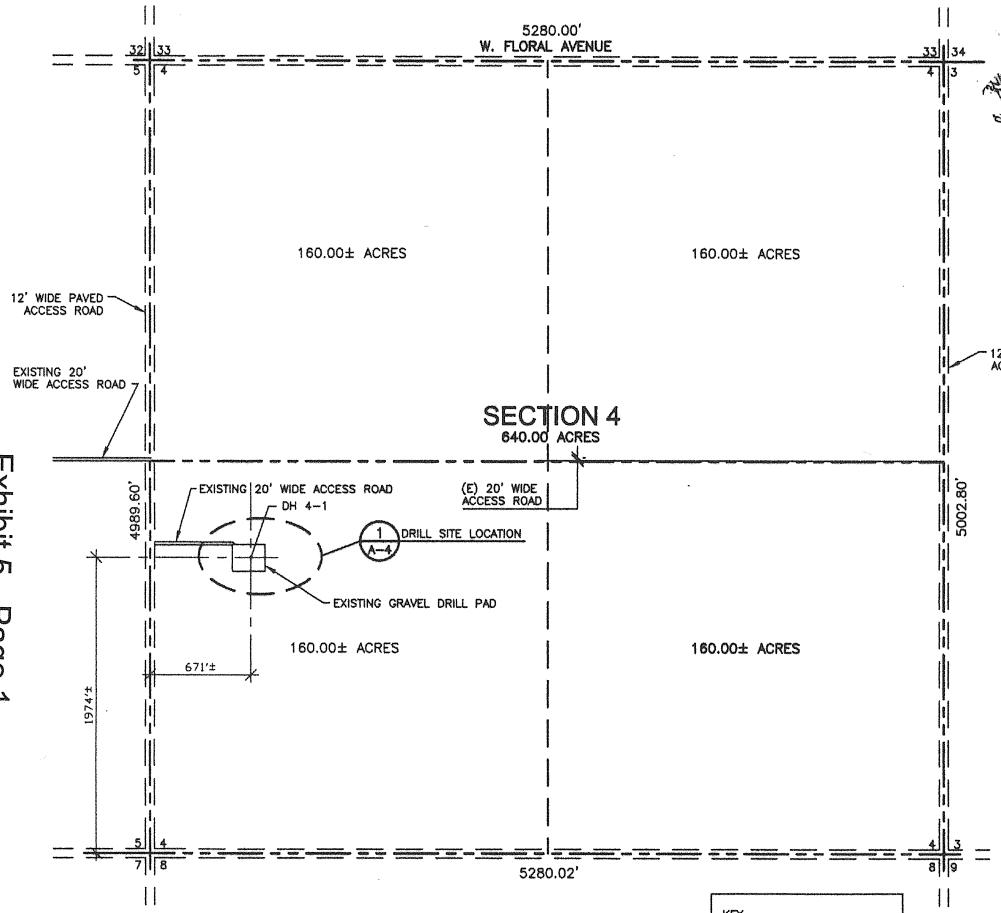
Department of Public Works and Planning
Development Sevices Division

EXHIBIT 4

Exhibit 5 - Page 1

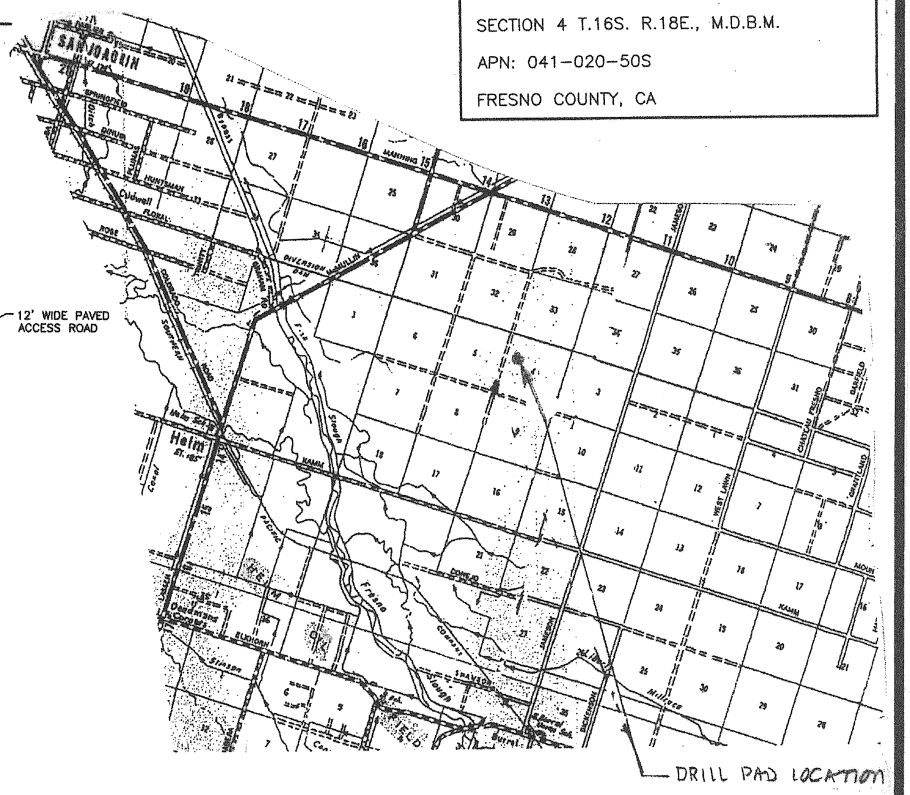
EXHIBIT 5

LEASEE: THE TERMO COMPANY
OWNER: VIE-DEL 4-1
SECTION 4 T.16S. R.18E., M.D.B.M.
APN: 041-020-50S
FRESNO COUNTY, CA



SITE PLAN
SCALE: 1"=800'

KEY
DH = PROPOSED DRILL HOLE
BH = PROPOSED BORE HOLE



VICINITY MAP
SCALE: NONE

DRAWING SCHEDULE
A-1 SECTION SITE PLAN
A-2 NOT USED
A-3 PRODUCTION ELEVATIONS
A-4 PROPOSED PRODUCTION WELLHEAD

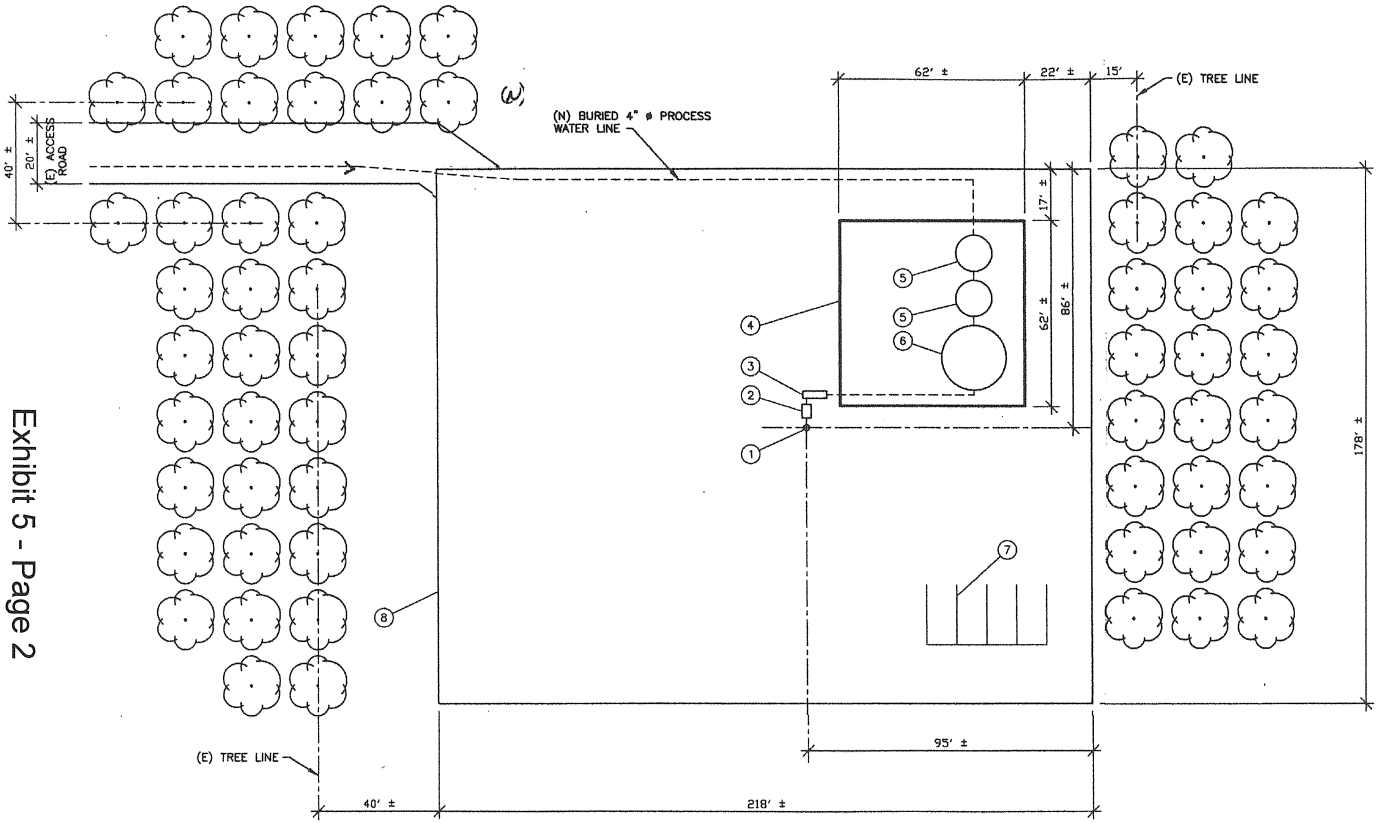
THE DRAWING CENTER
456 CLOVIS AVE, SUITE 1
CLOVIS, CA 93612
TEL: (559) 323-7155
FAX: (559) 323-7156
E-mail: drawing@sbcglobal.net

SITE PLAN FOR
VIE-DEL 4-1
FRESNO COUNTY, CA

job no.	date	dr. by
D.C. #1871, 71-050.dwg	06-12-2015	J. JOHNSON

revisions

sheet no. A-1 of _____



LEASEE: THE TERMO COMPANY

OWNER: VIE-DEL 4-1

SECTION 4 T.16S. R.18E., M.D.B.M.

APN: 041-020-50S

FRESNO COUNTY, CA

LEGEND

(E) EXISTING
(N) NEW

KEY

1. PRODUCTION REPURPOSING (E) WELLHEAD LOCATION DH 4-1
2. (N) INJECTION PUMP
3. (N) FILTRATION UNIT
4. (N) CONTAINMENT AREA, 62" X 62' X 2.5' HIGH
5. (N) 400 BbL TANK, 12'ø X 20' HIGH
6. (N) 1000 Bbl TANK, 21.5'ø X 16' HIGH
7. EMPLOYEE PARKING SPACE, 10' X 20', QTY. (4)
8. (E) DRILL PAD LIMITS

N

A / A-2 SITE PLAN DETAIL "A"
SCALE: 1"=40'

PRODUCTION OIL WELLHEAD

Exhibit 5 - Page 2

THE DRAWING CENTER
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SITE PLAN FOR
VIE-DEL 4-1
FRESNO COUNTY, CA

job no.	date	dr. by
D.C. #1871 71-054.dwg	06-20-15	J. JOHNSON

revisions

sheet no. A-4 of ____

LEASEE: THE TERMO COMPANY

OWNER: VIE-DEL 4-1

SECTION 4 T.16S. R.18E., M.D.B.M.

APN: 041-020-50S

FRESNO COUNTY, CA

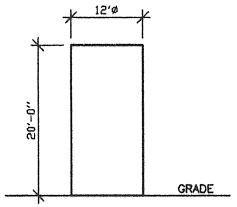
LEGEND

(E) EXISTING

(N) NEW

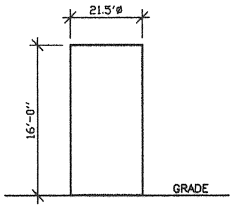
KEY

1. OIL WELLHEAD
2. CELLAR 10'-0" SQUARE X 6' DEEP WITH GUARD RAIL SURROUND ABOVE GROUND
3. INJECTION PUMP, 10' WIDE X 33'-6" LONG
4. THIS NUMBER NOT USED
5. GENERATOR, 10' WIDE X 42'-9" LONG



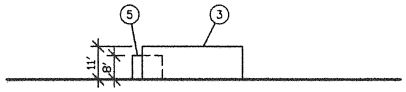
400 BARRELS
PROCESS
WATER TANK ELEVATION

SCALE: 1"=20'



1000 BARRELS
PROCESS
WATER TANK ELEVATION

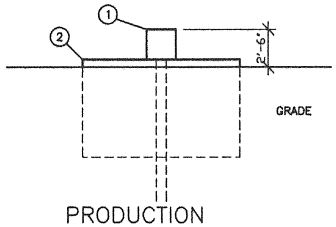
SCALE: 1"=20'



SIDE VIEW
PUMP & TANK ELEVATION

SCALE: 1"=40'

REPURPOSING OIL WELL



PRODUCTION
WELLHEAD ELEVATION

SCALE:1/8"=1'-0"

EXHIBIT 6

THE DRAWING CENTER
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E-mail: drawing@ebcglobal.net

SITE PLAN FOR
VIE-DEL 4-1
FRESNO COUNTY, CA

job no.	date	dr. by
D.C. #1871 71-052.dwg	06-12-2015	J. JOHNSON

revisions

sheet no. A-3 of _____

EXHIBIT 7

The Termo Company "Applicant"
Water Injection Well Project

Operational Statement

Applicant proposes the conversion of an existing idle oil well (well bore) to a water disposal well, the building of support facilities, and daily operation of those facilities. The Project will utilize an existing access road and cleared well pad of approximately 49,000 sq. ft. and the existing well bore known as the "Vie-Del 4-1" API# 01922115. The well bore is owned by the Applicant.

The Project's purpose is to safely dispose of water that is produced as a natural byproduct of oil and gas wells owned by Applicant in the surrounding area. The water will be injected into a geological formation or zone that is approved by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) and the United States Environmental Protection Agency (USEPA) under the EPA's Federal Underground Injection Control Program (UIC) rules for safe disposal of brine water.

The Project is located approximately 7 miles west by southwest of Raisin City in the NW quarter of the SW quarter of Section 4, Township 16 South, Range 18 East, MDBM, APN: 041-020-50. The location of the site is identified on the attached location map.

Access to the Project will be from South Jameson Avenue, then west on a farm road roughly aligned with West Floral Avenue, then South on a farm road roughly aligned with Howard Avenue to the Project site. Access to the site is shown on the attached location map.

The proposed project includes four phases: (1) Preparation Phase, (2) Deployment and Conversion Phase, (3) Construction Phase and (4) Operations Phase. A description of each phase of the operation is provided below.

Preparation Phase

The existing road (525' x 15') will be smoothed and cleaned. The existing well pad (178' x 218') will be cleared of debris and vegetation, leveled and cleaned as deemed necessary. Gravel may be used to improve the surface of the access road to the site and on the site work areas.

The Applicant estimates that up to five (5) days will be needed to prepare the access road and the site. Approximately 1 to 4 personnel will be onsite during the preparation phase. Contractors or employees will operate heavy equipment as needed to prepare the site. Construction related equipment operated onsite during this phase may include a dozer, front end loader, grader/scraper, and water truck. Emissions resulting from the operation of diesel powered construction equipment may produce odors but are short-term in duration.

No solid or liquid wastes will be generated during the site preparation phase. No outdoor lighting or outdoor sound amplification system will be used during the site preparation phase.
Site preparation activities will be conducted during daylight hours and will not produce glare.

Site preparation activities may produce dust. The applicant proposes the following to minimize dust during this phase:

- Water all active road and construction areas as needed to reduce or eliminate dust from traffic and construction.
- Cover all trucks hauling soil, sand or other loose materials or require all trucks to maintain at least two feet of freeboard.

Operation of construction related equipment will generate noise. The United States Environmental Protection Agency has found that the noisiest equipment types operating at construction sites typically range from 85 dBA to 88 dBA at a distance of 50 feet. The following table lists noise levels typically generated by construction equipment that may be used during the Site Preparation Phase.

NOISE LEVELS GENERATED BY TYPICAL CONSTRUCTION EQUIPMENT	
Type of Equipment	**Typical Sound Level (dBA at 50 feet)**
Backhoe	85
Excavator	86
Dozer	87
Front-End Loader	88
Dump Truck	88
Scraper	88

Based on sound levels presented in the above table, equipment associated with the preparation of the site could produce noise levels in excess of 88 dBA at a distance of 50 feet from the proposed drill site. However, the nearest sensitive receptor (residence) is approximately 4,395 feet northwest from the Project site. Using an attenuation algorithm the maximum outdoor noise levels are expected to be 49.12 dBA at the nearest residence.

Deployment and Conversion Phase:

The existing well bore will be plugged back with cement per DOGGR rules and recompleted per an approved DOGGR / EPA UIC permit for the safe disposal of produced water.

This phase will require the deployment of a truck mounted "work-over" rig, cement trucks, perforation equipment, and sundry oil field service equipment and will take approximately 5 - 8 days. The work-over rig is approximately 65 feet in height. Traffic to the site will average approximately 8 vehicles and trucks per day and up to 10 personnel onsite. This equipment and work will produce short-term emissions and noise which is detailed below.

No temporary housing or worker facilities will be utilized for this work. A temporary portable toilet and wash area and sun protection area will be established. Work will be during daylight hours only.

No hazardous materials (as classified by state and county regulatory definitions) will be used in the recompletion process. Any liquid or solid waste (such as cement returns to surface) will be transported to a licensed disposal facility at the end of the work.

Approximately 2,500 gallons of water per day will be required during these operations. This includes water used for dust control, well cementing, well conditioning, and well cleanout. Water

utilized for certain portions of the program will be non-potable lease water. Any necessary fresh water will be purchased from a private commercial supplier and trucked to the drill site.

Vehicle trips to the site may produce dust. The Applicant will incorporate the same operational procedures identified in the Site Preparation Phase to minimize the generation of dust.

Short-term noise increases would be anticipated on and around the project site during the Deployment and Conversion Phase. These activities would last for approximately 5 – 8 days.

NOISE LEVELS GENERATED BY TYPICAL WORK-OVER EQUIPMENT		
Equipment	**Sound Level at 50' in dBA**	**Location of Sound Origination**
Slickline Engine	86	Truck-mounted
Well-logging Unit Cementing	86	Truck-mounted
60-tonCrane	81	Ground Level
Backup Alarms, Voices	94	Ground Level
Metal-on-Metal Noise	100	Ground Level, Rigfloor
Rig Engines	84	Ground Level
Rig Brakes	80	Rig Floor

STATISTICAL SUMMARY OF AMBIENT NOISE MEASUREMENT RESULTS					
	Daytime (7a.m.-10p.m)		**Nighttime (10p.m-7a.m)**		
Location	**Average (Leq)**	**Maximum (Lmax)**	**Average (Leq)**	**Maximum (Lmax)**	**CNEL**
In vicinity of residences nearest to the project site	35	52	37	54	44

Based on sound levels presented in above table, equipment associated with drilling operations could produce noise levels in excess of 100 dBA at a distance of 50 feet from the Project site. However, the nearest sensitive receptor is located approximately 4,395 feet northwest of the project site. Using an attenuation algorithm the maximum outdoor noise levels are expected to be 61.12 dBA at the nearest residence.

Construction Phase

After the conversion of the well, Applicant will install the necessary water disposal facilities (facility) on a portion of the site. The facility will include three (3) tanks, one filtration system, one injection pump, piping, and electrical service. The facility will utilize spill containment walls constructed of earthen material, cement, or metal as appropriate. All equipment except the well head will be within the containment system. The facility will be designed and built to be in compliance with DOGGR and SJVAQMD regulations.

Once the conversion of the well is complete, Applicant and contractors will bring in new water storage tanks and install tanks to DOGGR specifications. A filtration system for final treatment of water prior to injection and the injection pump will be installed. The facility will be electrically powered.

Facility construction may take up to 20 days. Construction related equipment operated onsite during this phase will include a crane, dozer, front end loader, grader/scraper, roller, water truck, and welding truck. Estimated traffic during construction could reach a peak of 10 vehicles and heavy trucks during the delivery of the tanks. Delivery would also require the use of a crane. Normal construction phase traffic should not exceed 6 trucks per day. Vehicle trips to the site may produce dust. The Applicant will incorporate the same operational procedures identified in the Site Preparation Phase to minimize the generation of dust. Emissions resulting from the operation of construction equipment used to install the production facility may produce odors. However, these activities are very short term and temporary in nature.

Operations Phase

Production facilities will include 3 water storage tanks, a water filtration system, and an injection pump. A copy of the production site plot plan and the pump specifications are attached. The facility will be designed and built to be in compliance with DOGGR and SJVAQMD regulations as necessary. The facility will operate 24 hours a day and injection will occur intermittently in that time as operational needs dictate.

Operation noise above acceptable levels is unlikely and unanticipated. The primary source of noise associated with the operating equipment is from the electric injection pump.

NOISE LEVELS GENERATED BY PUMP EQUIPMENT	
Pump psi at distance	Average dBA
1000 psi at 3 feet	84.0
1000 psi at 6 feet	82.3

Based on sound levels presented in above table, the equipment will produce noise over 80 dBA within the Project site. However, the nearest sensitive receptor is located approximately 4,395 feet northwest of the project site. Using an attenuation algorithm the maximum outdoor noise levels are will be 25.0 dBA at the nearest residence.

Injected produced water will be metered at the site and will be reported to DOGGR and the Regional Water Quality Control Board as required by the UIC Permit. Prior to injection, water will be transferred to, and stored in, the tanks onsite, gravity separated between the tanks and finally run through a filtration system as necessary. The maximum possible storage capacity and stored water onsite will be 1,800 bbls. (75,600 gallons). Anticipated daily injection will be between 200 and 1000 bbls.

Spill prevention and control will occur through several methods. The facility and equipment will be contained within a standard containment system as required by DOGGR and the USEPA. The facility tanks will be equipped with high and low water shutdowns and the pump will shut down automatically if the injection pressure exceeds a certain threshold.

The facility will not generate hazardous waste as defined by Title 22, Division 4.5, Chapter 11, but if any hazardous waste is created it will be handled in accordance with both county and state requirements and will be disposed of in a licensed facility by licensed handlers.

Typically a maximum of two (2) trucks trips per day will be required to inspect the facility during its normal operations.

It may be occasionally necessary to bring in a daylight work-over rig for downhole repairs during the operation of the facility. The rig and all associated equipment will be contained within the boundaries of the well site and the average work-over rig height is less than 80 feet.

Applicant does not propose the use of 24 hour lighting. Security lighting / motion detection lights may be installed if deemed necessary for safety and security. If lighting is installed, it will be directed downward onto the site. Fencing maybe installed to secure the facility if deemed necessary.

At the end of the operation life-cycle of the facility and well, the well will be plugged and abandoned according to the (DOGGR) regulations. The site will be cleared of all equipment and returned to its previous conditions as nearly as practical.

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: The Termo Company

APPLICATION NOS.: Initial Study Application No. 6994 and Unclassified Conditional Use Permit Application No. 3504

DESCRIPTION: Allow an existing non-productive oil extraction well to be re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of oil and gas extraction operations. The existing non-productive oil extraction well is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the north side of the Nebraska Avenue alignment, between the Goldenrod Avenue alignment and Jameson Avenue, approximately four and a half-miles northeast of the unincorporated community of Helm (Sup. Dist. 4) (APN 041-020-50S).

I. AESTHETICS

A. Would the project have a substantial adverse effect on a scenic vista; or

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal entails an existing non-productive oil extraction well being re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant. The existing oil extraction well to be re-purposed is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Development of the existing oil extraction well to be re-purposed was authorized by Unclassified Conditional Use Permit (CUP) No. 2376, which was approved by the Planning Commission on March 23, 1989.

According to the Operational Statement provided for the subject proposal, utilization of the existing oil extraction well as a water disposal well will allow water to be injected into a geological formation or zone that is approved by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) and the United States Environmental Protection Agency (USEPA) under the USEPA's Federal Underground Injection Control Program (UIC) rules for safe disposal of brine water. Further, re-purposing of the existing oil extraction well for use as a water injection well will be accomplished in four phases, which include: 1) Preparation, 2) Deployment and Conversion, 3) Construction, and 4) Operation.

The Preparation phase will be conducted during daylight hours, and will require approximately five days for completion. During this phase, the existing on-site 20-foot wide unpaved access road will be smoothed, and gravel may be applied to the access road in order to improve its surface. Additionally, the existing 38,804 square-foot well pad will be leveled and cleared of debris and vegetation.

The Deployment and Conversion phase will be conducted during daylight hours, and will require approximately eight days for completion. During this phase, the existing oil well bore will be plugged with cement per DOGGR rules, and re-constructed as a water injection well per an approved DOGGR / USEPA UIC Permit for the disposal of water produced during petroleum oil and natural gas extraction operations. Re-construction of the existing oil well as a water injection well will utilize a 65-foot-tall workover rig.

The Construction phase will require approximately 20 days for completion. During this phase, water disposal equipment will be installed on the existing 38,804 square-foot well pad. This water disposal equipment will be comprised of one injection pump with electrical service, water filtration system, on-site water piping, two 20-foot-tall water storage tanks with 400 barrel capacity, and one 16-foot-tall water storage tank with 1,000 barrel capacity. Further, the three water storage tanks will be surrounded by spill containment walls constructed of earthen material, cement, or metal.

Upon completion of the Construction phase, the water disposal facility will operate 24 hours per day and water injection will occur intermittently as the Applicant's operational needs dictate.

The subject parcel is located in an agricultural area marked by relatively large parcel sizes and few residential land uses. The unincorporated community of Helm is located approximately four and a half-miles southwest of the subject parcel, and the unincorporated community of Raisin City is located approximately six and a half miles to the northeast. The subject parcel is not located along a designated Scenic Highway, and no scenic vistas or scenic resources were identified in the analysis.

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

This proposal may utilize outdoor security lighting which has the potential of generating new sources of light and glare in the area. As such, all outdoor lighting fixtures shall be required to be hooded and directed so as to not shine towards adjacent properties and public streets. This requirement will be included as a Mitigation Measure.

* ***Mitigation Measure***

1. *All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or

B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or

C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or

D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is not located on forest land, is classified as Farmland of Statewide Importance on the Fresno County Important Farmland Map (2012), and is enrolled under Agricultural Land Conservation Contract (Williamson Act Contract) No. 7878. This proposal entails an existing non-productive oil extraction well being re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations.

According to the Policy Planning Section of the Fresno County Department of Public Works and Planning, water disposal wells for use by oil and gas extraction operations are a compatible use on property subject to Williamson Act Contract. Further, a Mitigation Measure will be included requiring that the project site be returned to its original condition upon cessation of operations.

* ***Mitigation Measure***

1. *When water injection operations cease, the owner of the water injection well shall return the project site (as much as practical) to its original condition within 90 days of terminating water injection operations, and remove all associated on-site equipment.*

III. AIR QUALITY

A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or

B. Would the project isolate any air quality standard or contribute to an existing or projected air quality violation; or

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or

D. Would the project expose sensitive receptors to substantial pollutant concentrations; or

E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District) which commented that the project is expected to have a less than significant adverse impact on air quality. Additionally, this proposal may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Further, an Authority to Construct (ATC) Permit may also be required for this proposal. Compliance with Air District Rules and Regulations will reduce air quality impacts from the subject proposal to a less than significant level.

IV. BIOLOGICAL RESOURCES

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located in an agricultural area and has been previously disturbed as said property has been historically utilized for agricultural cultivation. Additionally, neighboring properties have also been historically utilized for agricultural cultivation and, therefore, have also been previously disturbed. This proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns related to the project. This proposal was also referred to the California Department of Fish and Wildlife (CDFW), which also did not identify any concerns. Therefore, no impacts were identified in regard to: 1.) Any candidate, sensitive, or special-status species; 2.) Any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS; 3.) Federally protected wetlands as defined by Section 404 of the Clean Water Act; and 4.) The movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This proposal will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or

B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or

E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is not located in an area designated to be highly or moderately sensitive for archeological resources. However, in the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be contacted to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours. A Mitigation Measure reflecting this requirement has been incorporated into the project. The Mitigation Measure will reduce potential impacts to cultural resources to a less than significant level.

* ***Mitigation Measure***

1. *In the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.*

VI. GEOLOGY AND SOILS

A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or

2. Strong seismic ground shaking; or

3. Seismic-related ground failure, including liquefaction; or

4. Landslides?

FINDING: NO IMPACT:

The area where the subject parcel is located is designated as Seismic Design Category C in the California Geological Survey. No agency expressed concerns related to ground shaking, ground failure, liquefaction or landslides. Development of the project will be subject to the Seismic Design Category C Standards.

B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel has predominately flat topography and while changes in topography and erosion may result from grading activities associated with this proposal, it is not likely. According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, excavations for wells or trenches for utilities, and exploratory excavations performed under the direction of a registered design professional are exempted work and a Grading Permit is not required per Fresno County Ordinance Code. However, in instances where a Grading Permit is not required, but where there may be an impact on surrounding properties, a Grading Voucher may be required.

C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or

D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The subject parcel is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, collapse, or within an area of known expansive soils.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

This proposal does not entail the utilization of any on-site septic systems. Portable toilets will be utilized during the conversion and construction phases of the project and the associated waste will be removed from the subject parcel and disposed of at an appropriate facility. Further, no offices or travel trailers for accommodations will be utilized in conjunction with the operational phase of the project.

VII. GREENHOUSE GAS EMISSIONS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Unified Air Pollution Control District (Air District) has reviewed this proposal and expressed no concerns related to greenhouse gas emissions. Further, compliance with Air District Rules and Regulations discussed in Section III (Air Quality) of this analysis will reduce air quality impacts from the subject proposal to a less than significant level.

VIII. HAZARDS AND HAZARDOUS MATERIALS

A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or

B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or

C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5, which discusses proper labeling, storage and handling of hazardous wastes. This requirement will be included as a Project Note.

There are no schools within one-quarter mile of the subject parcel.

D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

No hazardous materials sites are located within the boundaries of the subject parcel.

E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The subject parcel is not located within an Airport Land Use Plan or in the vicinity of a public or private use airport.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

This proposal will not impair the implementation of, or physically interfere with an adopted Emergency Response Plan.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The subject parcel is not located within a wildland area.

IX. HYDROLOGY AND WATER QUALITY

A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal entails an existing non-productive oil extraction well being re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of petroleum oil and natural gas extraction operations conducted by the Applicant. According to the Operational Statement provided for this proposal, utilization of the existing oil extraction well as a water disposal well will allow water to be injected into a geological formation or zone that is approved by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) and the United States Environmental Protection Agency (USEPA) under the USEPA's Federal Underground Injection Control Program (UIC) rules for safe disposal of brine water.

This proposal was reviewed by DOGGR in co-operation with the California Water Quality Control Board when the Applicant requested that DOGGR issue an Underground Injection Control (UIC) Permit for the project. Further, the UIC Permit issued for this proposal by DOGGR has the following conditions that the Applicant must abide by:

1. *DOGGR is notified of any anticipated changes in the project that will alter any of the conditions originally approved, such as: expansion of the project area; a change of injection fluid constituents; a significant increase in volume; or an increase in injection pressure. No such changes shall be carried out without prior DOGGR approval.*
2. *A monthly Production/Injection Report shall be filed with DOGGR on DOGGR Form OG110/OG110B or by electronic or magnetic media approved by DOGGR on or before the last day of each month, for the preceding month, showing the amount of oil produced/water injected and surface pressure required for each water disposal well, and the source of injection water for each injection well.*
3. *A chemical analysis of the fluid to be injected is made and filed with DOGGR initially and whenever the source of injection fluid is changed, or as requested by DOGGR. All fluids must conform to the definition of a Class II Fluid as defined by the USEPA.*
4. *An accurate operating pressure gauge or pressure-recording device is available at all times during injection operations, and all disposal wells are equipped for installation and operation of such a gauge or device. Any gauge or device permanently affixed to the well, or any part of the injection system, must be calibrated at least every six months. Portable gauges must be calibrated at least every two months. Evidence of such calibration must be made available to DOGGR upon request.*
5. *A Step-Rate Test shall be conducted to determine the maximum allowable surface injection pressure on injection wells prior to sustained injection. Test pressure shall be from hydrostatic to the pressure required to fracture the injection zone or the proposed injection pressure. Based on the results of the Step-Rate Tests the maximum allowable injection pressure shall be 95% of the observed fracture pressure or the pressure in which the casing was pressure-tested to, whichever is lower. DOGGR shall be notified prior to this test and the results of this test shall be submitted to DOGGR for approval.*
6. *The casing of any new well or well converted to injection must be pressure-tested to the injection pressure prior to commencing injection, once every five (5) years thereafter, or as requested by DOGGR. DOGGR must be notified before such tests are made, as the tests may be witnessed by a DOGGR representative. The results of all tests must be submitted to DOGGR for approval.*
7. *DOGGR is notified whenever an existing injection well is to be reworked which involves the repositioning, resetting, or replacement of downhole equipment (i.e. tubing/packer), even if the work does not permanently alter the casing of the well. Prior to recommencing injection operations, the annulus must pass a pressure test as set forth in UIC Permit Condition No. 6.*
8. *Data is maintained to establish that no damage to life, health, property, or natural resources is occurring by reason of the project. Injection shall be stopped if there is evidence of such damage, or loss of hydrocarbons, or upon written notice from DOGGR. Project data must be available for periodic inspection by DOGGR representatives.*

9. *All injection piping, valves, and facilities shall meet or exceed design standards for the maximum anticipated injection pressure and temperature and are maintained in a safe and leak-free condition. All production facilities shall be tested and maintained in accordance with DOGGR regulations.*
10. *Any remedial well work needed as a result of this water injection project to repair idle, abandoned, or deeper-zone wells to protect oil, gas, or freshwater zones and USDW, will be the responsibility of the project operator. If the project operator cannot remediate a well to isolate the injection zone, a DOGGR approved monitoring plan will be required prior to injection.*
11. *An annual project review meeting is held with DOGGR personnel.*
12. *DOGGR is notified immediately in the event the project is terminated.*

Compliance with DOGGR rules and regulations, including the Conditions required by the UIC Permit issued by DOGGR for this project, will reduce water quality impacts from the subject proposal to a less than significant level.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal was referred to the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns related to the project. Further, the subject parcel is not located in a water-short area, and no use of on-site ground water is proposed as the Applicant will truck water to the project site for operational purposes and bottled water will be provided to employees for consumption.

C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or

D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: NO IMPACT:

No streams or rivers are located within the boundaries of the subject parcel.

E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI.B Geology and Soils.

F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

No additional water quality impacts were identified in the project analysis.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this project.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2575H, the project site is not subject to flooding from the 100-year storm.

I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject parcel is not prone to seiche, tsunami or mudflow, nor is the subject parcel exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

This proposal will not physically divide a community. The unincorporated community of Helm is located approximately four and a half-miles southwest of the subject parcel, and the unincorporated community of Raisin City is located approximately six and a half miles to the northeast.

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated Agriculture in the Fresno County General Plan. The Agriculture and Land Use Element of the General Plan lists mineral extraction and oil and gas development as non-agricultural uses permitted in areas designated Agriculture, subject to Policies listed in Section OS-C of the General Plan.

Policy OS-C.13 requires a special permit for exploratory oil and gas drilling due to the potential for adverse effects on surrounding land uses. In this case, the subject discretionary land use application (Unclassified Conditional Use Permit Application No. 3504) satisfies Policy OS-C.13. Policy OS-C.17 requires timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the project site to its primary land use as designated by the General Plan. In this case, as discussed in Section II (Agricultural and Forestry Resources) of this analysis, a Mitigation Measure has been included requiring the owner of the water injection well to remove all associated on-site equipment and return the project site to its original condition within 90 days of terminating water injection operations.

C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

This proposal will not conflict with any Land Use Plan or habitat or Natural Community Conservation Plan. No such Plans were identified in the project analysis.

XI. MINERAL RESOURCES

A. Would the project result in the loss of availability of a known mineral resource; or

B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis. The subject parcel is not located in an identified mineral resource area identified in Policy OS-C.2 of the General Plan.

XII. NOISE

A. Would the project result in exposure of people to severe noise levels; or

B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or

C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or

D. Would the project result in a substantial temporary or periodic increase in ambient noise levels; or

E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

None of the reviewing agencies expressed any concerns related to noise. However, considering that the project has the potential to create additional noise in the area, the Applicant is requested to ensure that any noise generating construction equipment be equipped with mufflers, per the manufacturer's specifications. This request will be provided to the Applicant in the form of a Project Note.

XIII. POPULATION AND HOUSING

A. Would the project induce substantial population growth either directly or indirectly; or

B. Would the project displace substantial numbers of existing housing; or

C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

This proposal will not result in an increase of housing, nor will it otherwise induce population growth.

XIV. PUBLIC SERVICES

A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Fire Protection District reviewed this proposal and expressed no concerns with the project.

2. Police protection?

FINDING: NO IMPACT:

According to the Fresno County Sheriff's Department, this proposal will have no impact on law enforcement operations.

3. Schools;

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

No impacts on the provision of other services were identified in the project analysis.

XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

No such impacts were identified in the project analysis.

XVI. TRANSPORTATION/TRAFFIC

A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or

B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Access to the project site is from Jameson Avenue via the Floral Avenue alignment and a 12-foot wide paved access road, and a 20-foot wide unpaved access road connects the existing well pad to the 12-foot wide paved access road.

According to the Operational Statement provided for the subject proposal, the Preparation phase of the project will take up to five days and will require up to four employees. As such, the Preparation phase will generate up to eight one-way employee trips per day (four round trips per day) for up to five days. Subsequently, the Deployment and Conversion phase of the project will take up to eight days and will require up to ten employees. As such, the Deployment and Conversion phase will

generate up to 20 one-way employee trips per day (10 round trips per day) for up to eight days. Subsequently, the Construction phase of the project will take up to 20 days and will require up to ten employees. As such, the Construction phase will generate up to 20 one-way employee trips per day (10 round trips per day) for up to 20 days. Upon completion of the Construction phase, the water disposal facility will operate 24 hours per day and water injection will occur intermittently as the Applicant's operational needs dictate. During this Operational phase, up to two employees will visit the site on a daily basis for inspection purposes. As such, the Operation phase will generate up to four one-way employee trips per day (two round trips per day) for the life of the water injection well.

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning which expressed no traffic related concerns regarding the project, nor did said agency require a Traffic Impact Study (TIS).

C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

This proposal will not result in a change in air traffic patterns.

D. Would the project substantially increase traffic hazards due to design features; or

E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning which expressed no traffic related concerns regarding the project, nor did said agency require a Traffic Impact Study (TIS).

F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

This proposal will not conflict with any adopted alternative transportation plans. No such impacts were identified in the project analysis.

XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements; or

B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: NO IMPACT:

See discussion in Section VI.E Geology and Soils.

C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI.B Geology and Soils.

D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX.B Hydrology and Water Quality.

E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: NO IMPACT:

See discussion in Section VI.E Geology and Soils.

F. Would the project be served by a landfill with sufficient permitted capacity; or

G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

No such impacts were identified in the project analysis.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Pursuant to discussion in Section IV (Biological Resources), no such impacts on biological resources were identified in the project analysis. Development of the project may impact cultural resources. The included Mitigation Measure in Section V (Cultural Resources) will minimize such impacts to a less than significant level.

B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the project analysis.

C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial adverse impacts on human beings were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3504, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to mineral resources, population and housing, and recreation.

Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems have been determined to be less than significant. Potential impacts relating to aesthetics, agricultural and forestry resources, and cultural resources have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

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EXHIBIT 9

File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk 2221 Kern Street Fresno, California 93721	CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION**	County Clerk File No:
IS 6994		E-

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
Fresno County	2220 Tulare St. Sixth Floor	Fresno	93721

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Derek Chambers, Planner	559	600-4205	N/A

Applicant (Name):	Project Title:
The Termo Company	Unclassified Conditional Use Permit Application No. 3504

Project Description:

Allow an existing non-productive oil extraction well to be re-purposed for use as a water injection well for the disposal of water that is produced as a byproduct of oil and gas extraction operations. The existing non-productive oil extraction well is located on a 143.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of the Nebraska Avenue alignment, between the Goldenrod Avenue alignment and Jameson Avenue, approximately four and a half-miles northeast of the unincorporated community of Helm (Sup. Dist. 4) (APN 041-020-50S).

Justification for Negative Declaration:

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3504, staff has concluded that the project will not have a significant effect on the environment.

No impacts were identified related to mineral resources, population and housing, or recreation.

Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities and service systems have been determined to be less than significant.

Potential impacts related to aesthetics, agricultural and forestry resources, and cultural resources have been determined to be less than significant with the identified mitigation measures.

The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication:	Review Date Deadline:
Fresno Business Journal – October 21, 2015	Planning Commission – November 19, 2015

Date:	Type or Print Signature:	Submitted by (Signature):
October 20, 2015	Eric VonBerg Senior Planner	Derek Chambers Planner

State 15083, 15085

County Clerk File No.:_____

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION