

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

FINAL
MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. Entitlement: Conditional Use Permit No. 438.
2. Applicant: Cities Service Oil and Gas Corp.
3. Location: (see attached map). Between Erting Road and State Highway 1, approximately 1/2 mile east of Pleasant Valley Road, City of Oxnard Area of Interest.
4. Assessor Parcel No(s): 102-062-03
5. Parcel Size: 26.37 acres; Permit Area: 28,000 sq. ft.
6. General Plan Designation: Agriculture (Open Space Element)
7. Existing Zoning: "A-2" (Agricultural Exclusive)
8. Project Description: Drilling of one exploratory oil/gas well and production if hydrocarbons are found.
9. Responsible Agencies: California Division of Oil and Gas

B. STATEMENT OF ENVIRONMENTAL FINDINGS

California State law requires that an Initial Study (environmental evaluation) be conducted to determine if this project could significantly affect the environment. An Initial Study was conducted by the Planning Division to evaluate the potential effect of this project on the environment. Based on the findings contained in the attached Initial Study it has been determined that this project could have a significant effect on the environment. Therefore, a Mitigated Negative Declaration has been prepared, pursuant to the provisions of California Environmental Quality Act (Sec. 15073). The potentially significant impacts can be satisfactorily mitigated through adoption of the following identified measures as conditions of approval.

C. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED AND PROPOSED MITIGATION MEASURES

1. #1 - Discussion of Impact

The subject site is currently planted in citrus (lemon) orchard, and is under an ECA Contract. The proposed two acre permit area will have to be cleared of all the lemon trees prior to the start of drilling and through the life of the permit, if production is reached.

Mitigation

- a. The proposed two acre permit area will be reduced to 28,000 sq. ft. This area is adequate to drill one exploratory oil/gas well, and to install production if oil and/or gas is found.
- b. Trees of the same variety shall be planted as close to the well as possible/practical when the well is abandoned, or completed.
- c. Dust will be kept to an absolute minimum along access roads, and within the permit area.

D. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary.
2. Document Posting Period: October 31, 1986 to December 2, 1986
3. Environmental Report Review Committee Hearing Date: December 3, 1986
4. Place: Hall of Administration, Multi-Purpose Room, Room 344, Third Floor.
5. Time: 1:30 p.m.

Prepared by: James Caruso
Case Planner

Reviewed by:

Robert K. Laughlin 12/23/86
Supervisor
Commercial/Industrial Land Use
Section

The Environmental Report Review Committee recommends that the decision-making body find that this document has been completed in compliance with the California Environmental Quality Act.

Bruce Link
Chair, Environmental Report
Review Committee

12/15/86
Date

RKL:bb/J225

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
800 S. VICTORIA AVENUE
VENTURA, CA 93009

CONSENT AGREEMENT FOR PROPOSED MITIGATION
MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO.: CUP-4384

I, Cities Service Oil & Gas Corp. the applicant, hereby agree to the proposed Mitigation Measures which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for the proposed project. I understand that these Mitigation Measures or substantially similar measures must be adopted as conditions of approval with this permit request in order to reduce identified potential environmental impacts to an acceptable level, and to avoid the necessity of preparing an Environmental Impact Report for this project.

The potentially significant environmental issues and the proposed Mitigation Measures are as follows:

1. #1 - Discussion of Impact

The subject site is currently planted in citrus (lemon) orchard, and is under an LCA Contract. The proposed two acre permit area will have to be cleared of all the lemon trees prior to the start of drilling and through the life of the permit, if production is reached.

Mitigation

- a. The proposed two acre permit area will be reduced to 28,000 sq. ft. This area is adequate to drill one exploratory oil/gas well, and to install production if oil and/or gas is found.
- b. Trees of the same variety shall be planted as close to the well as possible/practical when the well is abandoned, or completed.
- c. Dust will be kept to an absolute minimum along access roads, and within the permit area.

Applicant's Signature

Applicant's Address

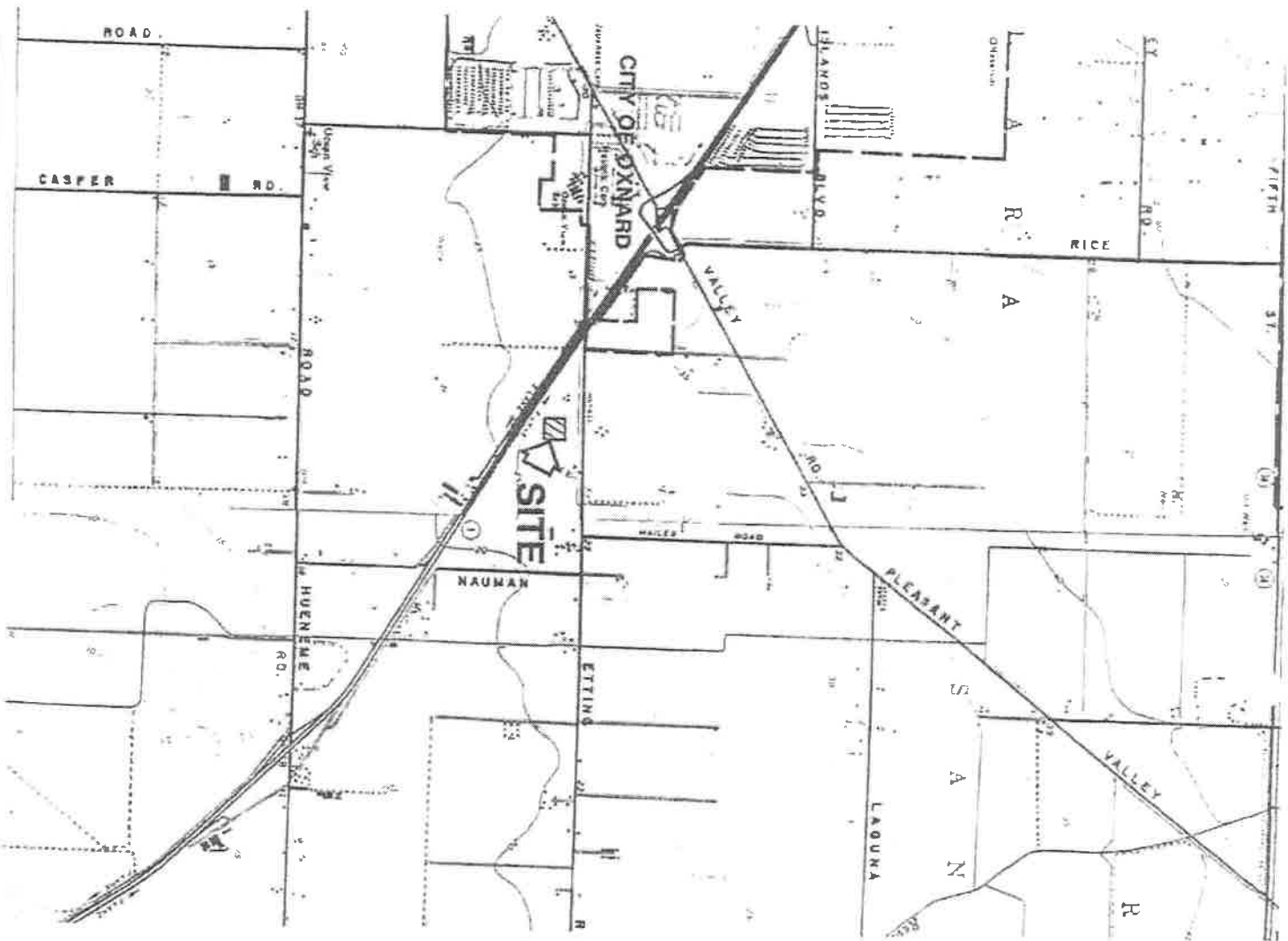
Date


P.O. Box 939

Bakersfield, CA 93302

December 2, 1986

JC:bb/J258



Ventura County
Resource
Management
Agency

CUP-4384



INITIAL STUDY

A. PROJECT INFORMATION

1. Project No.: Conditional Use Permit No: 4384
2. Name of Applicant: Cities Service Oil and Gas Co.
3. Project Location: Between Etting Rd and State Highway 1 approximately 14 miles east of Pleasant Valley Rd
4. Project Description: Drilling of one exploratory oil and gas well (30-35 days) and the installation of production equipment if production is reached.

B. ENVIRONMENTAL IMPACT CHECKLIST

PLANNING DIVISION

1. Land Use

Will the project, individually or cumulatively, alter the planned land use of an area?

Impact?			Significant?		
Yes	Maybe	No	Yes	Maybe	No
X					X

2. Growth Inducement

Will the project, individually or cumulatively, induce growth in an area?

		X			
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3. Housing

Will the project, individually or cumulatively, affect existing housing, or create a demand for additional housing?

		X			
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4. General Plan Consistency

Will the project, individually or cumulatively, conflict with any environmental goal, objective, policy or program of the General Plan?

		X			
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5. Mineral and Oil Resources

Will the project, individually or cumulatively, result in:

- a. The depletion of mineral or oil resources?
- b. Hampering or precluding access to or the extraction of, mineral or oil resources?

	X				X
		X			

		Impact?			Significant?		
		Yes	Maybe	No	Yes	Maybe	No
b.	An effect on existing parking facilities, or demand for new parking?			X			
c.	An impact upon existing transportation systems?	X					X
d.	Alterations to present patterns of circulation or movement of people and/or goods?			X			
e.	Alterations to rail traffic?			X			
f.	An increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X			
10. Flood Control							
Will the project, individually or cumulatively, result in or be impacted by:							
a.	Changes to absorption rates, drainage patterns, or the route and/or amount of surface water runoff?			X			
b.	The alteration to the course or flow of flood waters?			X			
c.	The exposure of people, property or unique natural resources to hazards such as flooding or tsunami?			X			
d.	An effect on a channel or stream regulated by the Flood Control District?			X			
e.	Changes in currents, or the course of direction of water movements, in any body of water?			X			
f.	A flood plain indicated on the Ventura County Flood Insurance Rate Maps?			X			
11. Water Resources							
Will the project, individually or cumulatively, result in or be impacted by:							
a.	A decrease of surface water quantity?			X			
b.	The degradation of surface water quality?			X			
c.	A decrease of groundwater quantity?			X			
d.	The degradation of groundwater quality?			X			
e.	A high groundwater table?	X					X

		<u>Impact</u>			<u>Significance?</u>		
		<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>GENERAL SERVICES AGENCY</u>							
18.	<u>Recreation</u> Will the project, individually or cumulatively, result in impacts on recreational opportunities or facilities?			X			
19.	<u>Harbors</u> Will the project, individually or cumulatively, result in an impact on harbors?			X			
<u>AIRPORTS DEPARTMENT</u>							
20.	Will the project, individually or cumulatively, result in impacts on:						
	a. Air traffic safety?	X					X
	b. Existing airport facilities?	X					X
<u>AGRICULTURAL DEPARTMENT</u>							
21.	<u>Agricultural Resources</u> Will the project, individually or cumulatively, result in:						
	a. The conversion of prime agricultural land to other uses?	X			X		
	b. The loss of productive crop land or soils?	X			X		
	c. An adverse effect on adjacent agricultural land?			X			
<u>AREAS TO BE COMPLETED BY THE AGENCY RESPONSIBLE FOR ADMINISTERING THE PROJECT</u>							
22.	<u>Visual Effects</u> Will the project, individually or cumulatively, result in the obstruction of a scenic resource or view open to the public, or will the project result in the creation of an aesthetically offensive site open to public view?	X					X
23.	<u>Light and Glare</u> Will the project, individually or cumulatively, produce light or glare?	X					X
24.	<u>Noise and Vibrations</u> Will the project, individually or cumulatively, result in the exposure of people to increased noise or vibrations?	X					X
25.	<u>Public Facilities and Utilities</u> Will the project, individually or cumulatively, have an effect upon, or result in a need for new or altered services in any of the following areas:						
	a. Sewers or sewage treatment plants?			X			

	Impact?			Significant?		
	Yes	Maybe	No	Yes	Maybe	No
c. Introduction of new plant species into an area, or the introduction of a barrier to the normal replenishment of existing species?			X			
d. Change in the diversity of species, numbers or habitat of any animal species which are locally sensitive or unique?			X			
e. Disturbance or reduction in the numbers of any State or Federally listed rare, threatened or endangered animal species or their habitats?			X			
f. Introduction of new animal species into an area?			X			
g. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X			
h. Introduction of factors adverse to the existing ecological balance?			X			
i. Introduction of substances, human activity, structures or other factors that would damage, change or hamper an existing locally sensitive or unique ecosystem?			X			
<p>C. <u>DISCUSSION OF RESPONSES TO CHECKLIST</u></p> <p><u>SEE</u></p> <p>(Agency responses are attached here.)</p>						

Here are your
originals.
B.

MANAGEMENT AGENCY
of ventura

Planning Division

NOTICE OF PUBLIC REVIEW OF A
DRAFT MITIGATED NEGATIVE DECLARATION

TO CONCERNED PARTIES:

The Planning Division is currently processing the land use permit request described below. California State law requires that an Initial Study (environmental evaluation) be conducted to determine if this project could significantly affect the environment. Based on the Initial Study, it has been found that significant effects upon the environment could occur; however, mitigation measures can be adopted which will reduce these impacts to acceptable levels. Therefore, a Mitigated Negative Declaration has been prepared, pursuant to the provisions of CEQA (Sec. 15073).

A. PROJECT DESCRIPTION:

1. Entitlement: Conditional Use Permit No. 4384
2. Applicant: Cities Service Oil and Gas Corp.
3. Location: (see attached map): Between Etting Road and State Highway 1, approximately 1 1/2 miles east of Pleasant Valley Road, City of Oxnard Area of Interest, California.
4. Assessor Parcel No(s): 232-062-03
5. Parcel Size: 28.61 acres.
6. General Plan Designation: "Agriculture" (Open Space Element).
7. Existing Zoning: "A-E" (Agricultural Exclusive).
8. Proposal: Drilling of 1 exploratory oil and gas well, and production if hydrocarbons are found.

B. PUBLIC REVIEW:

The public review period of the Draft Mitigated Negative Declaration is from October 31, 1986 to December 2, 1986. In addition, the Ventura County Environmental Report Review Committee will hold a public hearing on the adequacy of the Draft Mitigated Negative Declaration at 1:30 p.m. on December 3, 1986, in the Multi-Purpose Hearing Room, Room 344, Third Floor, Hall of Administration, 800 South Victoria Avenue, Ventura, CA 93009. You are welcome to attend this hearing, and to comment on the adequacy of the Draft Mitigated Negative Declaration. If you are unable to attend, written comments on this document may be submitted to James Caruso, Planning Division, Resource Management Agency, 800 South Victoria Avenue, Ventura, CA 93009.

Copies of this Draft Mitigated Negative Declaration may be reviewed or obtained at the above address. If you have any questions, please phone James Caruso at (805) 654-2453.

JC:j1/JJ49

Attachment:
Location Map

C. Discussion of Impacts

1. Land Use - The present land use in the area is agriculture (lemon orchard on site). Drilling of one exploratory well and installation of production equipment (pump, tanks, etc.) will necessarily remove land from agricultural production. The 28,000 square feet of land needed for drilling and production represents less than 0.01% of the 28 acre parcel on which the well is to be located. This figure is deemed to be insignificant.
2. Growth Inducement - Drilling of and production from one well has no growth inducing impacts.
3. Housing - No new employees of the applicant will be needed to complete this well. Therefore, no new housing will be needed.
4. General Plan Consistency - A review of the Ventura County General Plan indicates no conflict between the project and the General Plan.
5. Mineral and Oil Resources - The purpose of the proposed project is to locate and develop oil and gas resources. Therefore, if oil and/or gas is found, and pumped from the ground, the resource(s) will be depleted. However, the completion of one well will not significantly deplete the resource(s).
6. Solid Waste Facilities - The Ventura County Ordinance Code Section 8107-5.6.4 requires the proper handling and disposal of contaminants. Other materials such as broken concrete, paper, brush, etc., can be disposed of at appropriate landfill sites. The project shall produce such wastes in very small quantities, and therefore shall not have a significant effect on solid waste facilities.

7. Air

- (a)(1) Based on the criteria contained in Ventura County's Guidelines for the Preparation of Air Quality Impact Analyses for determining a project's potential impact on air quality, the subject project will not have a significant adverse impact on air quality.
- (a)(2) Due to the nature and location of the proposed project, and the small amount of earth (17 cu. yds.) to be moved to create the drilling pad, the project is not expected to cause local air quality impacts.
- (a)(3) Oil well projects generally do not produce objectionable odors.
- (b)(1) Agricultural spraying in the area may impact the project site. The degree of impact will depend on such factors as type and amount of material sprayed, method and frequency of spraying, distance of the drilling rig from areas sprayed, and wind direction and speed. Since the drilling operation is temporary, and agricultural spraying operations in the area infrequent, personnel at the drilling site are not expected to be adversely impacted by the application of pesticides on nearby crops.
- (b)(2) Odors associated with agricultural spraying in the area may impact the project site. The degree of impact will depend on such factors as type and amount of material sprayed, method and frequency of spraying, distance of the drilling rig from areas sprayed, and wind direction and speed. Since the drilling operation is temporary, and agricultural spraying operations in the area infrequent, personnel at the drilling site are not expected to be adversely impacted by odors resulting from the application of pesticides on nearby crops.

8. Earth - The Public Works Agency comments that pursuant to the County's Zoning Ordinance Section 8107-5, the proposed project site would not impact, nor be impacted by, any earth characteristics that might be present. The proposed amount of grading identified is insignificant to County standards.
9. Transportation/Circulation - The Public Works Agency comments that the proposed project will impact the County's road system in the area. However, the Agency considers the impact to be insignificant since the roads are adequately developed to handle the amount and type of traffic identified in the environmental assessment.

Consequently, the Agency will not require any mitigation.
10. Flood Control - The Public Works Agency comments that within the area of the proposed project site, the Agency's records show that the site has no historical evidence of being impacted by, or impacting, any flood storm water.
11. Water Resources - The Public Works Agency comments that pursuant to Section 8107-5.b.1 of the County's Zoning Ordinance, any impacts on surface and ground waters would be alleviated by the requirements of the ordinance.

The Agency's records indicate the presence of high ground water table. However, the nature of the proposed project would not impact, or be impacted by, the level of the ground water.
12. Sanitation - The project will not utilize an individual disposal system.
13. Water Supply - The project is not required to provide a long-term water supply.
14. Risk of Upset - The provisions of hazardous materials and zoning ordinances, require steps be taken to minimize the possibility of risk of upset. These ordinances reduce possible impacts to insignificant levels.
15. Human Health - See number 14 above.
16. Fire Protection -
 - (a) Two fire stations are located within five miles of the project site.
 - (b) Adequate personnel and equipment are available at these stations.
 - (c) The project is not located in a high fire hazard area.
 - (d) The site is located 500 feet off a paved road. Adequate access for fire equipment is available.
 - (e)(f) The provisions of the Uniform Fire Code adequately address these issues. No further mitigation is required. The applicant must apply for and obtain a Uniform Fire Permit.
17. Sheriff's Department -
 - (a) The applicant proposes to secure the project by fencing.
 - (b) Adequate roads are available to the site.
 - (c) No locational impacts are evident from the project's location. Regular Sheriff patrols frequent the area.

18. Recreation - The project is not located near any recreational facilities, and shall not generate the need for additional recreational facilities.
 19. Harbors - No harbor impacts are feasible from this project.
 20. Airports - The project is located approximately two miles northwest of the end of the Point Mugu runways. The FAA requires a warning beacon be installed atop the drilling mast. This impact is insignificant.
 21. Agricultural Resources - The subject site is currently planted in citrus (lemon) orchard, and is under an LCA Contract. The proposed two acre permit area will have to be cleared of all lemon trees prior to the start of drilling and through the life of the permit if production is reached.
- Mitigation
- a. The proposed two acre permit area shall be reduced to one acre or less. This area is adequate to drill one exploratory oil/gas well, and to install production equipment.
 - b. Trees of the same variety shall be planted as close to the well as possible/practical when the well is abandoned or completed.
 - c. Dust shall be kept to an absolute minimum along access roads and within the permit area by damping or chemical dust binding.
22. Visual Effects - Due to the surrounding orchard, the only phase of the project to be visible from public roads or neighboring property will be the drilling rig mast. This mast will be approximately 160 feet high and will remain in place for 30-35 days. This impact is deemed to be insignificant due to its temporary nature.
 23. Light and Glare - This impact is insignificant due to the controlling provision of the Ventura County Ordinance Code Section 8107-5.6.7.
 24. Noise and Vibration - Noise impacts are deemed to be insignificant due to the provisions of Ordinance Code Sections 8107-5.6.13 through 8107-5.6.21.
 25. Public Facilities and Utilities - The project will have no interaction with any of the mentioned facilities with the possible exception of electrical transmission. According to APCD rules, the drilling phase and 90 days of the production phase can be powered by diesel-electric generators. After the initial 90 days of production, permanent grid power must be brought to the site. This single service extension is insignificant.
 26. Energy - As noted above, a diesel-electric generator will power the drilling rig. The amount of fuel needed for this generator is relatively small. No significant impact is expected.
 27. Cultural/Ethnic Resources - According to the Ventura County Archaeological Society, no impacts on cultural or ethnic resources are expected.
 28. Biological Resources - The biological systems prevalent in the area have been given over entirely to permanent agriculture. The permit site, and all adjacent lands within approximately one-half mile, have been cleared of natural vegetation. The permit area itself will not act as a barrier to wildlife movement due to its size and the fact that it is surrounded on all sides by agricultural lands.

JC:1/L14

L14/1



COMMUNITY DEVELOPMENT DEPARTMENT • 305 W. THIRD ST. • OXNARD, CA 93030 • (805) 984-4657

RICHARD E. MAGGIO, DIRECTOR

November 21, 1986

Mr. Robert Laughlin, Supervisor
Commercial/Industrial Land Use Section
Planning Division
Resource Management Agency
800 South Victoria Avenue
Ventura, California 93009

Dear Mr. Laughlin:

Subject: Draft Mitigated Negative Declaration for Conditional Use Permit
(CUP) No. 4384 and Mitigation of Oil Development-Related Impacts on
the Oxnard Plain

After reviewing the Draft Mitigated Negative Declaration for CUP 4384 and the history of similar types of proposed exploratory and production oil development projects over the past several years, it seems timely to state that we are becoming concerned about the total number of proposals for the area surrounding the City of Oxnard. I would like to take the opportunity to highlight our concerns and ask that you apply them to CUP 4384, as well as other applications, as appropriate. The concerns are as follows:

1. Visual Impacts--The City has several principal entranceways and many that might seem minor now, but will have greater importance in the future. Visual separation and screening of entranceways should be provided wherever possible by requiring that the actual drilling site be located as far as possible from the entranceway road and that existing or added plant material be used to as great an extent as practical to either screen the drilling equipment or interrupt its rectilinear profile. In addition, use of low-profile equipment instead of high-profile equipment, would be preferable.
2. Noise Impacts--It should be kept in mind that while many of the drill sites have been proposed for seemingly unoccupied areas, frequently either isolated houses or residential areas might actually be in relatively close proximity when viewed from the way that noise can travel in certain atmospheric and temperature conditions. Therefore, it is requested that consideration be given to providing noise attenuation devices that are sufficient to prevent disturbance of daytime or nighttime activities in nearby residences.

Mr. Robert Laughlin

-2-

November 21, 1986

3. Dust and Particulate Impacts--Any increase of particulate matter in the atmosphere is of concern not only for public health reasons, but because of potentially negative impacts on adjacent crops. Therefore, it is hereby requested that all unpaved service roads, as well as the drill site area, be kept damp or that the use of chemical dust binders be required.
4. Odor--All reasonable steps should be taken to ensure that odors associated with either exploratory drilling or production cannot be detected beyond the actual permitted site boundary.
5. Site Size and Permitting--It is requested that only the site size actually needed be permitted and that separate permits be utilized for the exploratory drilling phase and, subsequently, for the production phase.
6. On-site Power Generation--Given that Ventura County has been designated by the EPA as a non-attainment area for ozone, it is thereby necessary to take every possible opportunity to reduce NO_x emissions from internal combustion (IC) engine generators. This can best be accomplished by requiring the use of grid power to drive the drilling rig if it is available within close proximity (i.e., one quarter mile). If grid power cannot be used because of the distance factor then it should be required that the IC engine generator be adjusted and operated in a manner that will produce the lowest practical emissions (LPE's).
7. Controlling Other Emissions Sources--To the extent feasible, the tanks used to support exploratory drilling operations should have vapor recovery systems and the utmost should be done to control other sources of fugitive emissions.

After you have reviewed the above, please give consideration to whether your agency's current oil development standards include all of the above requirements. If they do not, I would like to ask that consideration be given to amending the standards, or as an alternate that consideration be given to developing a more specific set of standards for the Oxnard Plain.

Very truly yours,


Matthew G. Winegar
City Planner

MSW:RJS:jly

cc: Tom Berg
David Mora
Richard Magglo