

**October 20, 2015**  
**Board of Supervisors Hearing**

**Conditional Use Permit**  
**No. PL13-0150**

**California Resources Corporation**  
**Oil and Gas**



Ventura County Planning Division  
Jay Dobrowalski, Case Planner

County of Ventura  
Board of Supervisors  
PL13-0150  
Exhibit 34 - Staff's PowerPoint

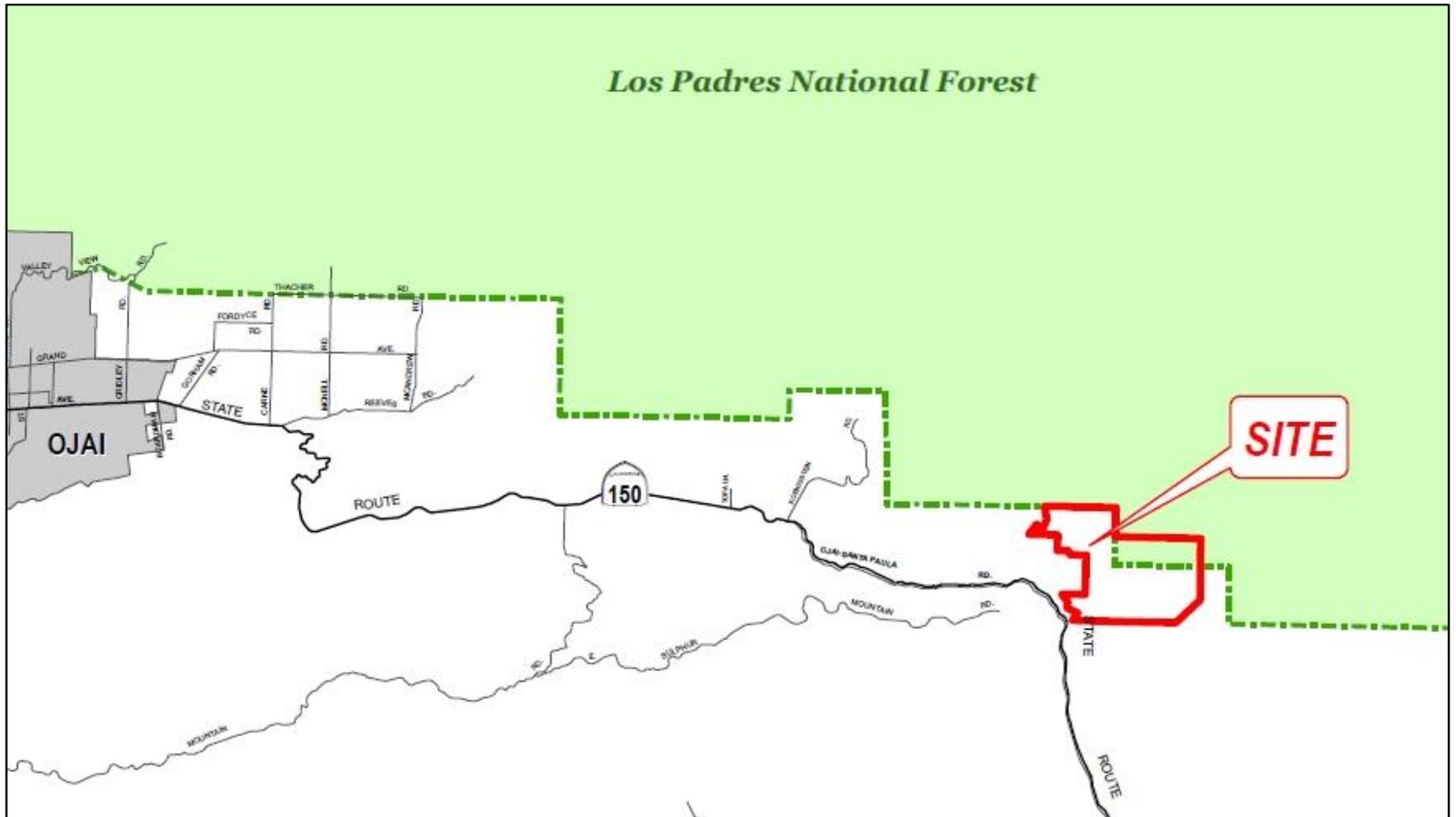
# Regional Map



# Vicinity Map



# Los Padres Forest



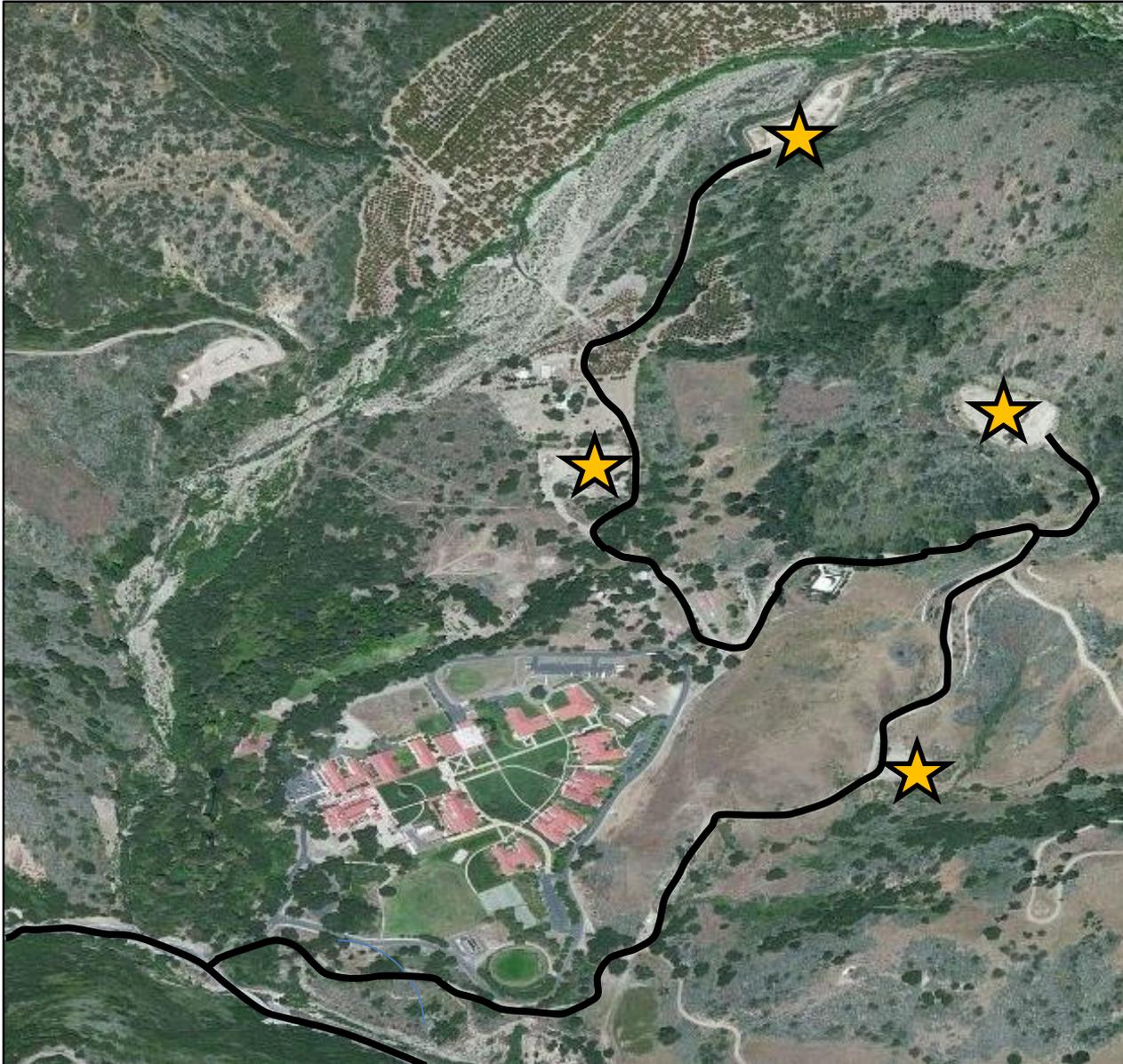
Project site near Los Padres Forest

# Project Description

Oil and gas exploration and production:

- 17 existing oil and gas wells
- 19 new oil and gas wells
- All on four existing drill pads
- No new grading
- New wells will not use hydraulic fracturing
- Maintenance trips: four/day

# Site Access



# Access Road Entrance



**Entrance from Highway 150**

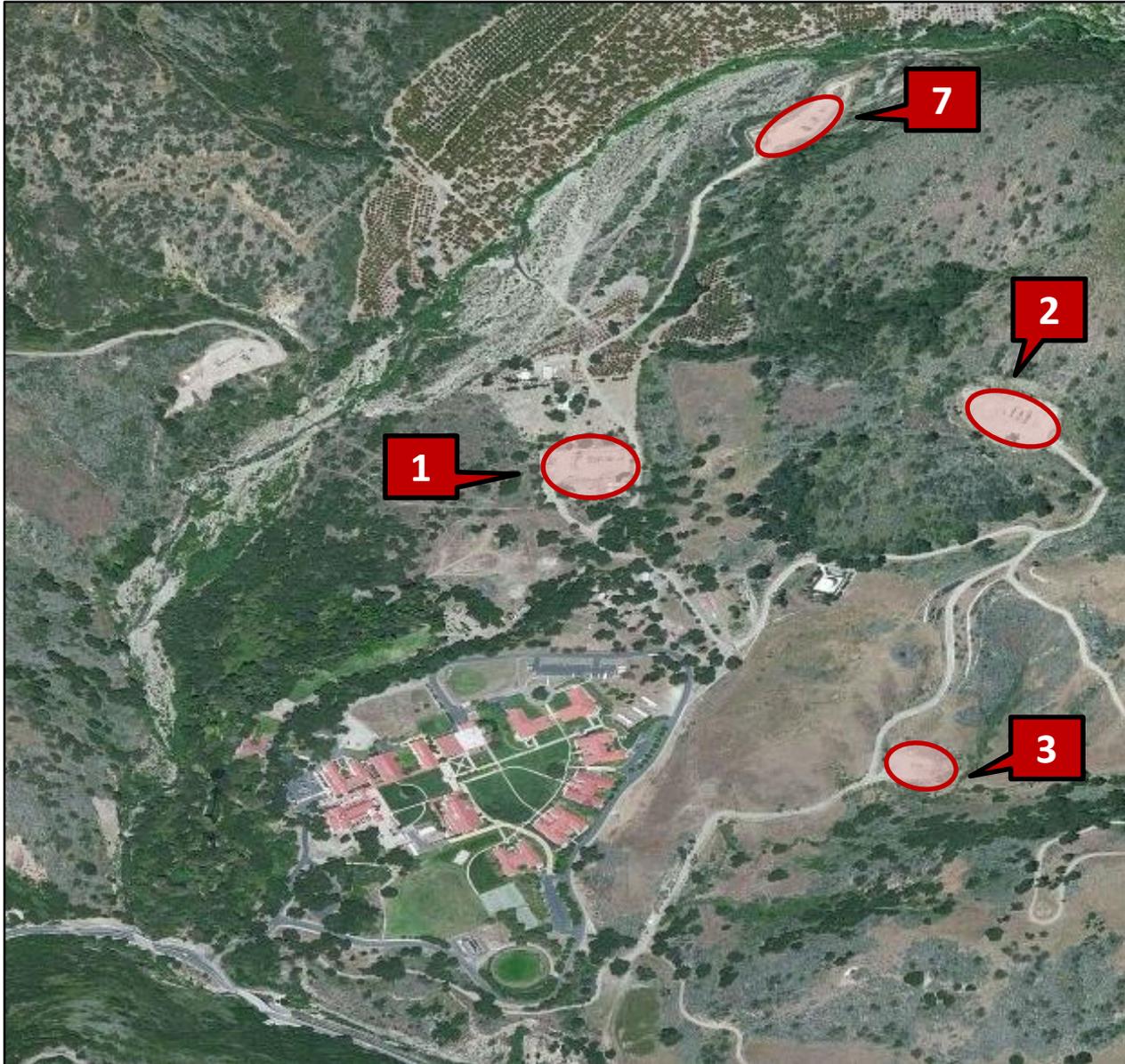
# Access Road



**PAVED ROADWAY**

**12/14/2013**

# Existing Drill Sites



# Drill Site No. 1



# Drill Site No. 1



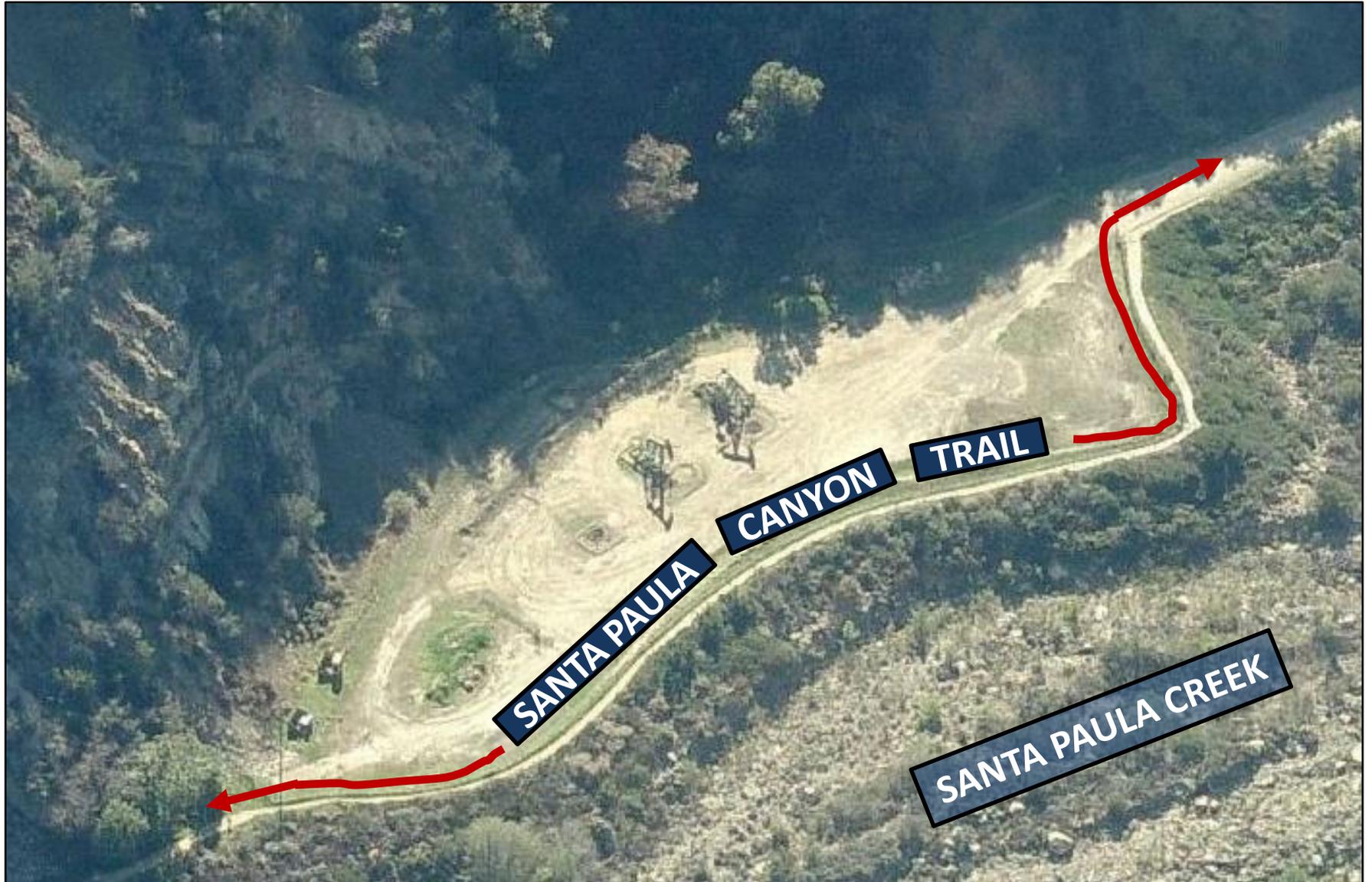
# Drill Site No. 2



# Drill Site No. 3



# Drill Site No. 7



# Drill Site No. 7 (1982)



# Drill Site No. 7 (1982)



# Drill Site No. 7 (1982)



# Drill Site No. 7



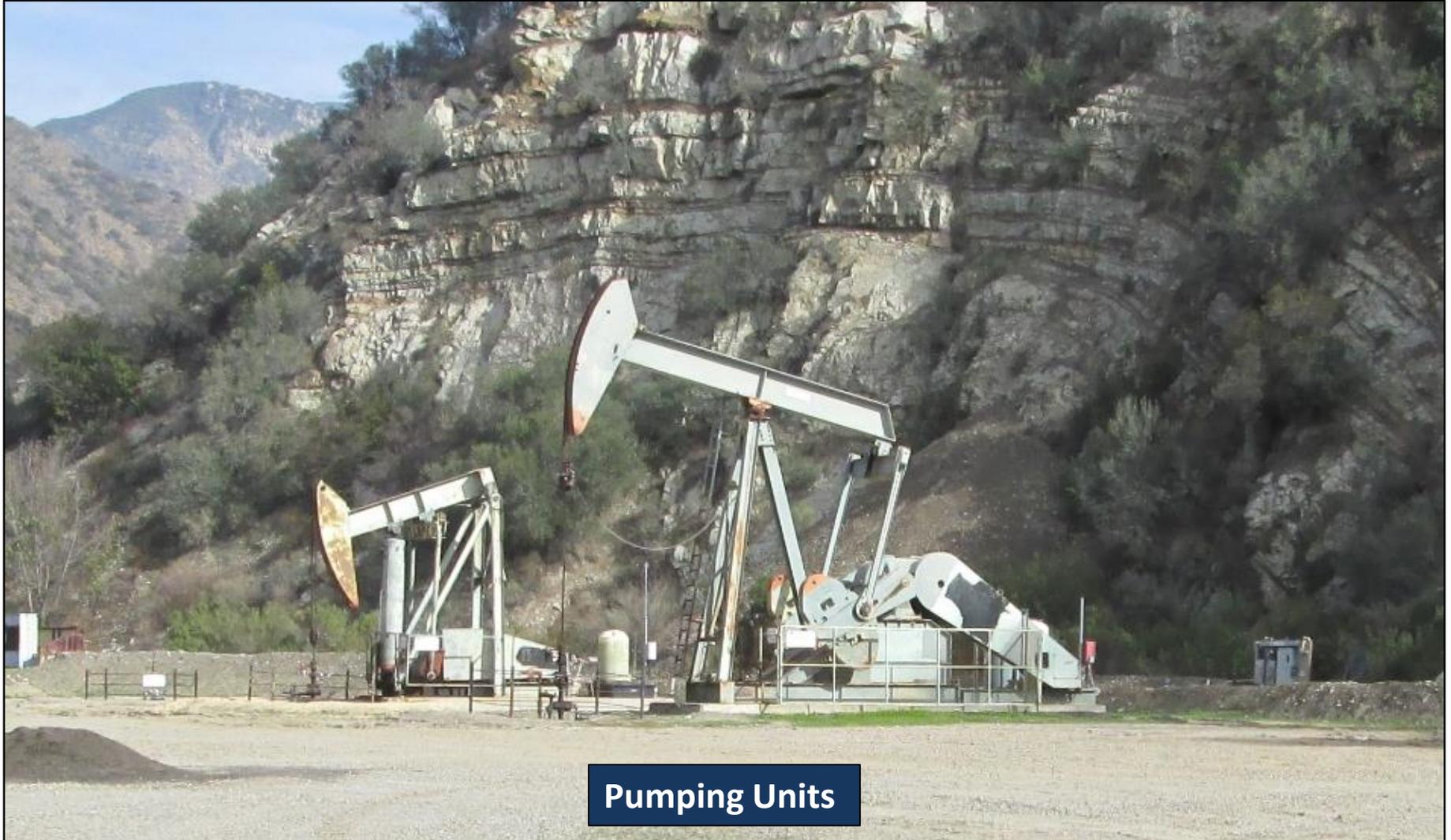
# Drill Site No. 7



# Hiking Trail Screening



# Proposed Equipment



**Pumping Units**

# Permit History

1971

PC granted CUP 3344 for one well

1973

PC granted Modification for 1 well (1+1 = 2 total)

**Negative Declaration adopted**

1976

PC granted Modification for 4 wells (2+4 = 6 total)

**Negative Declaration adopted**

1978

PC granted Modification for 30 wells (6+30 = 36 total)

**Environmental Impact Report #1 certified**

# Permit History (continued)

1985

BOS granted Mod for continued use of 14 wells and 22 new wells (36 total)

**Environmental Impact Report #2 certified  
(includes MND for Drill Site No. 7)**

1989

PD granted PAJ for continued use of 14 wells and 22 new wells (36 total)

1989

Operator drilled one new well (14+1 = 15 existing)

1990

Operator drilled two new wells (15+2 = 17 existing)

1997

PD granted Mod II for well drilling time extension

# Permit History (continued)

2011

Drilling period expired for 19 wells (36 total – 17 existing = 19)

2013

Application for CUP 3344 Modification (PL13-0150)

February 17, 2015

PD granted Mod for continued use of 17 wells and 19 new wells (36 total)

**EIR Addendum prepared**

June 11, 2015

Planning Commission denied appeal & granted CUP

June 22, 2015

Planning Commission decision appealed

# Environmental Review

## Environmental Impact Report Addendum

- PC certified EIR 1978
  - Total of 36 wells
- PC certified EIR 1985
  - Total of 36 wells
- Project includes 36 total wells (17 existing + 19 proposed)
- No new significant impacts have been identified
- Responses to comments (Exhibit 4a)

# Public Notice

## Noticing for Planning Director, Planning Commission, and Board of Supervisors hearings:

- Notice mailed to 43 property owners within 1,000 feet of project
- Legal Ad
- Email to interested parties including:
  - CFROG, LPFW, CBD, Cities of Santa Paula and Ojai, State Clearinghouse, CALTRANS, CA Department of Conservation (DOGGR), CA Fish and Wildlife, US Fish and Wildlife

# Grounds of Appeal

Two Appellants:

- Citizens for Responsible Oil and Gas (CFROG)
  - *10 grounds of appeal*
- Los Padres ForestWatch (LPFW)
  - *1 ground of appeal*

# CFROG Ground of Appeal No. 1

*Two wells in the application are on the EPA list of wells being investigated for possible fresh water aquifer intrusion. The lead agency must do an analysis of the fresh water basins involved in this project and ensure the public that our water sources are indeed protected.*

# Staff Response to Issue No. 1

- None of the 17 existing wells is an injection well
- Construction standards proven effective for over a century
- No significant impacts identified

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 2

*There is no commercial waste water well in the Hamp area of the Silverthread oilfield. Therefore waste water from CUP PL13-0150 cannot be transported to that location..[sic] See Staff letter to Board of Supervisors, Jan. 27th, 2015 for clarification of private waste water well vs. commercial waste water wells. A commercial waste water well such as Hamp 72 also requires special approval from DOGGR.*

# Staff Response to Issue No. 2

- Wastewater piped to Hamp Lease
- Hamp 72 well operated by CRC
- Same operator in same zone is not commercial use
- NCZO encourages facility consolidation

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 3

*The inability to transfer waste water off site by pipeline would greatly increase tanker truck traffic which has not been analyzed.*

# Staff Response to Issue No. 3

- There is no inability to transfer waste water
- No trucking required or proposed
- Truck traffic will not begin or increase

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 4

*Drill pad #7 is in violation of the Non Coastal Zoning Ordinance as it is too close to a red line stream..[sic] No further wells can be legally placed on that drill pad. See Resources Policy 1.4.2-4.*

# Staff Response to Issue No. 4

- No required setback distance for drill pad
- Required setback for proposed wells is 100 feet;
  - existing wells are setback 100 feet
- No new grading or expansion of pad proposed

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 5

*The authorization for drilling 19 new wells is expired and there have been numerous extensions of time. Since Vintage Oil Company (Now CRC) did not renew its permit to drill 19 new wells after three extensions of time, and now finally the entire CUP is expired, the CEQA process should begin anew with a new EIR. . [sic] Vintage has shown a lack of interest in the project and its furtherance and filed for a modification two years after the 1985 CUP had expired.*

# Staff Response to Issue No. 5

- CEQA documents do not expire
- Certified EIRs evaluated 36 wells
- CRC applied for Mod prior to CUP expiration date

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 6

*There is no mention of endangered species on the subject site in the MND of 1983 or 1978 and the lead agency has not provided substantial evidence that it has addressed the presence of several endangered and threatened species in a meaningful way. Especially the California Condor.*

# Staff Response to Issue No. 6

- Impacts to biological resources evaluated in EIRs
- No evidence of condor injury or death due to oil operations
- No substantial evidence of significant impacts
- Site inspected by USFWS on August 20, 2015
  - No significant hazard to condors identified
- USFWS measures included in conditions

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 7

*The cumulative effects of oil and gas wells in Upper Ojai Valley has not been studied in this century. There is substantial evidence of changed conditions. For instance, we are in a record breaking drought and the state of California is in a water emergency. No further use of fresh water in quantities necessary to drill oil and gas wells should be permitted until the drought is declared over. The lead agency has provided no evidence of a review of the current status of water wells in the Upper Ojai area. Wells are going dry and evidence in the record indicates that Thomas Aquinas College depends on the water in Santa Paula Creek and its springs for all water except that for drinking.*

# Staff Response to Issue No. 7

- Cumulative effects evaluated in EIR
  - Air Quality: permits issued by APCD
  - Traffic: no new truck traffic
  - Biological Resources: no new disturbance
  - Visual Resources: no substantial change
- Water usage = one small residence
- No cumulative effects have been identified

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 8

*Greenhouse gas emission analysis done by staff is inadequate to meet the requirements of the law.*

# Staff Response to Issue No. 8

- Evaluation of GHG in addendum
- Evaluation prepared by VCAPCD
- No substantial evidence of significant impacts

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 9

*The well drilling project has never been authorized for more than a few years. The authorization time of this Addendum is overly broad particularly when the effects of Global Warming are intensifying. Simply issuing an extension of time for completion of the drilling phase of the project is not in keeping with any prior time limits for the CUP.*

# Staff Response to Issue No. 9

- CUP in effect for 44 years
- No new significant impacts related to GHG identified
- No nexus to limit CUP effective period

*This ground of appeal is without merit*

# CFROG Ground of Appeal No. 10

*The site is part of the original Chumash village of Sisa, the largest of the inland village sites and considered by archaeologists to be of the “highest significance” The archaeological study is incomplete. Drill pad #1 is likely on top of the village site and there has been no study of Drill pad #7*

# Staff Response to Issue No. 10

- Village evaluated for St. Thomas Aquinas College
- All drill sites are outside of archaeological site
- All proposed activities will occur on existing drill pads

*This ground of appeal is without merit*

# LPFW Ground of Appeal

*The decision does not comply with the California Environmental Quality Act, the County of Ventura Non-Coastal Zoning Ordinance, and other state and federal laws pertaining to the protection of the environment.*

# Staff Response to Issue

- Environmental impacts evaluated in CEQA documents
- NCZO consistency evaluated in staff report
- No evidence presented of violation of laws

*This ground of appeal is without merit*

# Staff Response to Appeals (Summary)

- No substantial evidence of significant impacts
- No substantial evidence to support fair argument to require EIR
- No evidence that Planning Director decision made in error

*All appeal issues without merit*

# Blue Tomorrow/Newton Geo-Hydrology Report

- Never had adequate environmental review  
*facility evaluated in 2 EIRs and 1 Addendum*
- DS7 is built within the Santa Paula Creek Channel  
*DS7 is not within channel; existing setting*
- During 2005 flood, vegetation was scoured  
*no flooding or erosion of drill pad #7*
- Likely that pollutants being released into creek  
*no substantial evidence of contamination due to oil operations*

❖ **10-14-15 PWA/Planning Division Memorandum**

# LPFW & CBD Letter

- Never had adequate environmental review  
*facility evaluated in 2 EIRs and 1 Addendum*
- Circumstances have changed  
*DS7 is existing setting; no substantial impacts identified*
- Must evaluate fracking  
*project does not include fracking*
- Condor activity has increased  
*no substantial impacts identified according to USFWS*

## ❖ 10-19-15 Planning Staff Memorandum

# CFROG's Recommended Actions

- *Overturn the Planning Director's decision regarding Conditional Use Permit PL13-0150.*
- *Direct planning staff to prepare either a full environmental impact report in compliance with CEQA or a supplemental EIR that addresses the cumulative and specific potential impacts of the project as outlined in the appeal*
- *Limit any future CUP in this area to a maximum time period of five years.*
- *Refund all fees to the appellant.*

# LPFW's Recommended Actions

- *Find that the Addendum to the previously-prepared EIR does not comply with CEQA, and on that basis, do not approve the Addendum and deny the modified Conditional Use Permit.*
- *Based on the presence of new information and changed circumstances, direct the Planning Division to prepare a supplemental or subsequent EIR.*
- *Refund all fees to the appellant.*

# Staff Recommended Actions

1. **CERTIFY** that the Board of Supervisors has reviewed the Board letter (dated October 20, 2015) and has considered all public comments and materials received during the public comment process and the hearing on this matter;
2. **FIND**, based on the whole of the record before the Board of Supervisors, including the Environmental Impact Report Addendum and any comments received, that there is no substantial evidence that the project may have a significant effect on the environment and that the EIR Addendum reflects the Board of Supervisors' independent judgement and analysis;
3. **APPROVE** the EIR Addendum (Exhibit 4d) prepared for the proposed project as satisfying the environmental review requirements of CEQA;
4. **MAKE** the required findings to grant a Conditional Use Permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance (NCZO) based on the substantial evidence presented in Section E of the Planning Director staff report (Exhibit 4b) for the January 8, 2015 hearing and the entire record;

# Staff Recommended Actions

5. **GRANT** Conditional Use Permit No. PL13-0150, subject to the conditions of approval (Exhibit 4e);
6. **DENY** the appeal (Case No. PL13-0150) in its entirety, and thus, decline to refund any portion of the appeal fee; and
7. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

# Microtrash in Condor Habitat Area

Shooting in Los Padres National Forest:

(LPFW Report)

- Shell casings, glass shards, clay pigeons

