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**From:** Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA)  
<kendall.p.lousen@navy.mil>  
**Sent:** Thursday, July 30, 2020 1:02 PM  
**To:** Ward, Dave; PC Hearing Comments  
**Cc:** Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA)  
**Subject:** RE: Ventura County Amendments to NCZO and CZO for New Oil/Gas Exploration and Production Operations [PL20-0052]  
**Attachments:** NBVC Point Mugu MCA Safety Subzone.JPG; NBVC Point Mugu MCA Airfield Imaginary Surfaces Subzones.JPG; smime.p7s; ATT00001.txt; ATT00002.htm

Hi Dave,

Thank you for clarifying the below details concerning the proposed zoning maps/zoning overlay maps for the County. I kindly request the below text be read aloud by the Clerk at the Planning Commission Hearing today. We call attention for Staff to reconsider approving the zoning text amendments for Oil and Gas Exploration and Production Operations in unincorporated Ventura County; for the project areas include NBVC military operations which needs to be corrected before a vote to adopt Item #7 is rendered today.

It is imperative NBVC's military readiness operations are protected from encroachment activities within NBVC Joint Land Use Study (JLUS) Military Influence Area and by discouraging County Planning and Zoning Authorities to allow incompatible uses within NBVC's Air Installation Compatible Use Zones (AICUZ) Study footprint.

For the proposed zoning text amendments for NCZO and CZO areas for New/Expansion of Oil and Gas Exploration and Production Operations for the County Oil Development Regulations, we recommend Staff to integrate NBVC's AICUZ Study: Table 7-1 Land Use Compatible Recommendations (below) for areas in unincorporated County.

- No structures, accessory dwelling units, buildings, ancillary structures, or aboveground utility/ communication lines should be located in the Clear Zone off the Installation [attached].
- Vertical obstruction heights are a major concern for flight operations due to the potential for a structure to extend into navigable airspace, which could impede safe flight operations and put both pilots and citizens on the ground at risk of an aircraft accident.
- No activity that produces smoke, steam, flaring of natural gases, dust, or glare should be located in the Clear Zone, Primary Surface, or Accident Potential Zones (APZs). The Maps of Project Areas – Applicable to NCZO and CZO areas for Planning Commissioners to consider as part of this zoning text amendment for new oil and gas exploration and production operations is located within the Clear Zone, Primary Surface, APZ 1, and APZ 2. Based on Table 7-1, we urge Staff to restrict or avoid Oil and Gas Exploration and Production to be zoned in these areas, depicted on the maps attached.
- We urge Staff to remove NBVC from Exhibits 2-9, for this will ensure NBVC military readiness operations are not constrained by County's Oil Development/Permitting Regulations for new and existing oil and gas exploration and production sites.

V/r,

Kendall Lousen (Kenñy)  
NBVC - Community Planning Liaison Officer  
Cell: (805) 405-0659  
Email: [Kendall.p.lousen@navy.mil](mailto:Kendall.p.lousen@navy.mil)

County of Ventura Board of Supervisors PL20-0052 Exhibit 27 - Naval Base Ventura County Letter & Email Comment
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**From:** Ward, Dave <Dave.Ward@ventura.org>

**Sent:** Thursday, July 30, 2020 10:33 AM

**To:** Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA) <kendall.p.lousen@navy.mil>; Fogg, Mindy <Mindy.Fogg@ventura.org>; PC Hearing Comments <Planning.PCComments@ventura.org>

**Cc:** Lagerquist, Kirk A CAPT USN NAVB VCTY PT MUGU CA (USA) <kirk.lagerquist@navy.mil>; Olsen, Andrew William CDR USN NAVB VCTY PT MUGU CA (USA) <andrew.w.olsen@navy.mil>; Jacobsen, Kimberly M CIV USN NAVFAC SW SAN CA (USA) <kimberly.m.jacobsen@navy.mil>; Dreusike, Mary E (Mary Beth) CIV USN COMNAVREG SW SAN CA (USA) <marybeth.dreusike@navy.mil>

**Subject:** [Non-DoD Source] RE: Ventura County Amendments to NCZO and CZO for New Oil/Gas Exploration and Production Operations [PL20-0052]

**Importance:** High

Good Morning Kenny –

We are currently in the PC hearing and not yet on this agenda item. Thank you for your comment. Are you requesting that I read this into the record of hearing?

I have assessed your bullet points quickly this morning and it is important to note that the proposed ordinance amendments are only text and make no changes to our zoning maps or zoning overlay maps. The exhibit maps are contained in order to show which zone districts allow for oil & gas permits. While the lands within federal authority show our zoning because they are still in unincorporated county, any permitting authority rests with your authority to allow any future application filing or not, for an oil & gas facility. All our permit applications require signature by property owners.

I hope this response adds clarity to your inquiry.

**Please let me know quickly about** if you want me to read your letter during public comment. It appears longer than 250 words at quick glance, but I would focus my reading to the salient points, and bullet list.

**Dave Ward, AICP**

**Planning Director**

[dave.ward@ventura.org](mailto:dave.ward@ventura.org)

Ventura County Resource Management Agency | Planning Division

P. 805.654.2481 | F. 805.654.2509

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Additional Planning Division information is available online at [vcrma.org/divisions/planning](http://vcrma.org/divisions/planning)

Ventura County General Plan Update. Join the conversation at [VC2040.org](http://VC2040.org)

For online permits and property information, visit [VC Citizen Access](#)



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**From:** Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA) <kendall.p.lousen@navy.mil>

**Sent:** Wednesday, July 29, 2020 7:55 PM

**To:** Ward, Dave <Dave.Ward@ventura.org>; Fogg, Mindy <Mindy.Fogg@ventura.org>; PC Hearing Comments <Planning.PCComments@ventura.org>

**Cc:** Lagerquist, Kirk A CAPT USN NAVB VCTY PT MUGU CA (USA) <kirk.lagerquist@navy.mil>; Olsen, Andrew William CDR USN NAVB VCTY PT MUGU CA (USA) <andrew.w.olsen@navy.mil>; Jacobsen, Kimberly M CIV USN NAVFAC SW SAN CA (USA) <kimberly.m.jacobsen@navy.mil>; Dreusike, Mary E (Mary Beth) CIV USN COMNAVREG SW SAN CA (USA) <marybeth.dreusike@navy.mil>

**Subject:** Ventura County Amendments to NCZO and CZO for New Oil/Gas Exploration and Production Operations [PL20-0052]

Dave and Mindy -

Good evening, I hope this email finds you both doing well. First off, thank you for the opportunity for Naval Base Ventura County to review on Ventura County-Initiated Amendments to Article 7, Section 8107-5 of the Ventura County Non-Coastal Zoning Ordinance (NCZO) and Article 5, Section 8175-5.7 of the Ventura County Coastal Zoning Ordinance (CZO), to Modify Permit Requirements for Certain New Oil and Gas Exploration and Production Operations and to Address the Applicability of the County's Oil Development Regulations.

A quick introduction to you, my name is Kendall Lousen and I'm the *Community Planning Liaison Officer* for Naval Base Ventura County (NBVC). I'm writing to you this evening to call attention to County Planning Staff to address our comments (denoted below) to ensure NBVC's military readiness operations are protected and will not be impacted by the County Planning Commissioner's decision; and with that, we kindly request Staff to revise the Planning Commission Staff Report and Exhibits 2-21 before Commissioners vote to adopt Agenda Item #7 [Case Number PL20-0052] at the 7/30 Planning Commission Hearing Agenda.

- It appears on Exhibit 2-9, NBVC (Point Mugu Base, Port Hueneme Base, and Laguna Peak) is annexed into the Maps of Project Areas – Applicable to NCZO and CZO areas in unincorporated Ventura County, which needs to be corrected prior to Planning Commissioners adopt Agenda Item #7 (Case Number: PL20-0052).
- We request County Staff to correct all Maps of Project Areas exhibits by removing NBVC military operational footprint (Point Mugu, Port Hueneme, and Laguna Peak) from the Project Area for the proposed amendments to NCZO and CZO areas for Oil Development Permitting Regulations in County of Ventura. If no correction are made to the Maps of Projects Areas, this would suggest NBVC military base footprint and operations are subject to the County zoning ordinance procedures, including a requirement for NBVC to conform to the proposed NCZO and CZO amendments for all Oil Development Operations for the County of Ventura.
- The proposed zoning amendments to Article 7, Section 8107-5 of the Ventura County Non-Coastal Zoning Ordinance (NCZO) and Article 5, Section 8175-5.7 of the Ventura County Coastal Zoning Ordinance (CZO) suggest NBVC Point Mugu, Port Hueneme, and Laguna Peak are public property that will become available to the County of Ventura to establish oil and gas exploration and production operations if Commissioners adopt the proposed Oil Development Regulations for NCZO and CZO unincorporated areas of Ventura County.
- We recommend the County to remove NBVC (Point Mugu, Port Hueneme) from Exhibit 2 and other references provided for Agenda Item #7 Case Number PL20-0052, to ensure NBVC military readiness operations and activities are precluded to comply with the County's Oil Development Regulations/Discretionary Permitting Requirements for new and existing oil and gas exploration and production operations in the NCZO and CZO unincorporated areas of Ventura County.

Again, thank you for your time and welcoming NBVC the opportunity to review and provide our comments to Ventura County Planning Staff. We look forward to seeing updated staff report and revised exhibits illustrating updated map project areas. Should you have questions regarding the above, please don't hesitate to contact me at the phone number below, thank you.

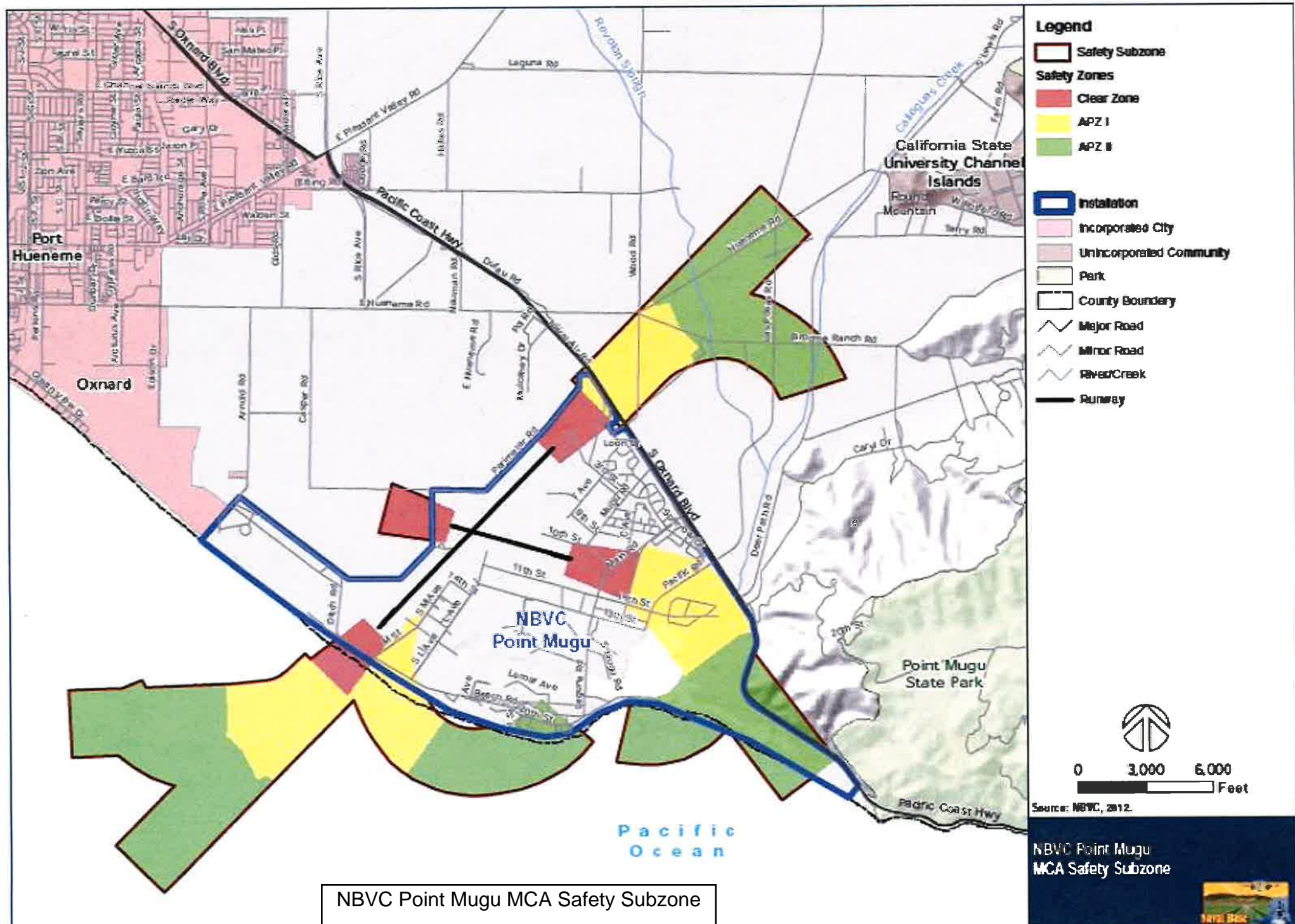
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V/r,

Kendall P. Lousen ("Kenny")  
*Community Planning Liaison Officer*

Naval Base Ventura County, PWD  
311 Main Road, Bldg. #66  
Point Mugu, CA 93042-5033  
Office: (805) 989-9746  
Mobile: (805) 405-0659

Email: [Kendall.p.lousen@navy.mil](mailto:Kendall.p.lousen@navy.mil)

MS Teams: [kendall.p.lousen.civ@cvr.mil](mailto:kendall.p.lousen.civ@cvr.mil)





# NBVC Point Mugu MCA Airfield Imaginary Surfaces Subzones

