



Planning Commission Resolution

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

RESOLUTION NO. 20-09

RESOLUTION OF THE VENTURA COUNTY PLANNING COMMISSION

**REGARDING COUNTY-INITIATED AMENDMENTS TO ARTICLE 7, SECTION 8107-5
OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE AND ARTICLE
5, SECTION 8175-5.7 OF THE VENTURA COUNTY COASTAL ZONING ORDINANCE
TO MODIFY PERMITTING REQUIREMENTS FOR CERTAIN NEW OIL AND GAS
EXPLORATION AND PRODUCTION OPERATIONS AND TO ADDRESS
APPLICABILITY OF THE COUNTY'S OIL DEVELOPMENT REGULATIONS
(PL20-0052)**

WHEREAS, on July 30, 2020, the Ventura County Planning Commission held a legally noticed public hearing at which time it heard and received oral and written testimony from the public and from County of Ventura (County) staff, including a staff report and exhibits attached thereto prepared by the Ventura County Planning Division (Staff Report), regarding proposed amendments to Article 7, Section 8107-5 of the Ventura County Non-Coastal Zoning Ordinance and Article 5, Section 8175-5.7 of the Ventura County Coastal Zoning Ordinance, to modify permitting requirements for certain new oil and gas exploration and production operations and to address applicability of the County's oil development regulations, identified as Planning Division Case No. PL20-0052 (Proposed Amendments);

WHEREAS, Planning Division staff analyzed the Proposed Amendments in accordance with the California Environmental Quality Act (CEQA) and, for the reasons stated in the Staff Report which are incorporated herein by this reference, determined the project to be categorically exempt from CEQA review pursuant to CEQA Guidelines section 15308 as actions by a regulatory agency to assure the maintenance and protection of the environment because the project would implement a regulatory process involving procedures for protection of the environment, and further determined that that no substantial evidence exists precluding the use of this categorical exemption based on the presence of unusual circumstances or any other exception set forth in CEQA Guidelines section 15300.2;

WHEREAS, Planning Division staff also analyzed the Proposed Amendments for consistency with the Ventura County General Plan including the draft Ventura County 2040 General Plan, the Ventura County Coastal Area Plan and the California Coastal Act

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and, for the reasons stated in the Staff Report which are incorporated herein by this reference, determined that the Proposed Amendments are consistent with the Ventura County General Plan, the draft Ventura County 2040 General Plan, the Ventura County Coastal Area Plan and the California Coastal Act;

WHEREAS, Planning Division staff further determined, for the reasons stated in the Staff Report which are incorporated herein by this reference, that by establishing one uniform discretionary permitting and environmental review requirement and process applicable to all new oil and gas development proposed in unincorporated area, the Proposed Amendments represent good zoning practice, are in the interest of public health, safety and general welfare, and would further the intents and help to implement the applicable policies of CEQA, the Ventura County General Plan, the draft 2040 Ventura County General Plan, the Ventura County Coastal Area Plan, and the California Coastal Act;

WHEREAS, following its close of the aforementioned public hearing and deliberation, the Planning Commission, by a vote of 4-1, moved to take the following actions:

1. **CERTIFY** that the Planning Commission reviewed and considered the Staff Report and all exhibits thereto, and considered all comments received during the public comment and hearing processes;
2. **ADOPT** a Resolution recommending that the Ventura County Board of Supervisors take the following actions regarding the Proposed Amendments:
 - a. **CERTIFY** that the Ventura County Board of Supervisors has reviewed and considered the Staff Report and all exhibits thereto and all other written materials submitted to the Board and has considered all comments received during the public comment process;
 - b. **FIND** on the basis of the entire record and as set forth in Section D of the Staff Report that the adoption of the proposed ordinances amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3)¹ and the Ventura County Coastal Zoning Ordinance (Exhibit 5), are exempt from CEQA pursuant to CEQA Guidelines section 15308 as actions by a regulatory agency to assure the maintenance and protection of the environment because the project would implement a regulatory process involving procedures for protection of the environment, and **FIND** that no substantial evidence exists precluding the use of this categorical exemption based on the

¹ All exhibit references are to the exhibits attached to the Staff Report.

presence of unusual circumstances or any other exception set forth in CEQA Guidelines section 15300.2;

- c. **FIND** on the basis of the entire record and as set forth in Sections A, B, C, D, E, F, and H of the Staff Report that the proposed ordinance amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3) is consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and is in the interest of public health, safety and general welfare;
 - d. **FIND** on the basis of the entire record and as set forth in Sections A, B, C, D, E, F, and H of the Staff Report that the proposed ordinance amending the Ventura County Coastal Zoning Ordinance (Exhibit 5) is consistent with the goals, policies and programs of the Ventura County General Plan, the Ventura County Coastal Area Plan, the Coastal Act (Exhibit 8) and good planning practices and is in the interest of public health, safety and general welfare;
 - e. **ADOPT** the proposed ordinance amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3);
 - f. **ADOPT** the proposed ordinance amending the Ventura County Coastal Zoning Ordinance (Exhibit 5) as revised to replace "shown" with "identified" in Section 8175-5.7.4 as shown in Exhibit 26, slide 21, and to add the phrase "or a new Zoning Clearance shall be required" at the end of the last sentence of Section 81754-5.7.5 as shown in Exhibit 26, slide 23, and with direction for Planning Division staff to evaluate and make recommendations to the Board of Supervisors regarding the other revisions proposed by California Coastal Commission staff as shown on Exhibit 26, slides 22 and 23; and
 - g. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the custodian and location of the documents and materials that constitute the record of proceedings upon which these decisions are based.
3. **FIND** that the above-stated recommendations to the Ventura Board of Supervisors are based on benefits of the Proposed Amendments as stated in the Staff Report, including but not limited to the fact that by establishing one

uniform discretionary permitting and environmental review requirement and process applicable to all new oil and gas development proposed in unincorporated area, the Proposed Amendments represent good zoning practice, are in the interest of public health, safety and general welfare, and would further the intents and policies of CEQA, the Ventura County General Plan, the Ventura County Coastal Area Plan, and the California Coastal Act.

This is to certify that the foregoing is a true and correct copy of the Resolution reflecting the Ventura County Planning Commission's actions taken at its July 30, 2020 public hearing regarding the above-described matter.



Dave Ward, AICP, Secretary to the
Ventura County Planning Commission