

County of Ventura  
Board of Supervisors Hearing  
September 15, 2020  
Case No. PL17-0141

**Exhibit 19.h**

**Final EIR, Chapter 2, Individual Comments and Responses to  
Comments 101 through 216**

FEB 27 2020 AM 9:00

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

**Letter  
I101**

February 25, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I101-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I101-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I101-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually

I101-4



impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I101-4  
cont.

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I101-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I101-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I101-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I101-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I101-9

Sincerely,

*Katherine R. Easley*

4405 West 4<sup>th</sup> Street  
Los Angeles, CA 90020

<b>Letter I101</b>	<b>Katherine R Euylee</b> February 25, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I101-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I101-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I101-3      Refer to response to comment I4-3 regarding water availability and cost.
- I101-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I101-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I101-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I101-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I101-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I101-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

February 27, 2020

Letter  
I102

Susan Curtis  
Manager, General Plan Update Section  
VCRMA, Planning Division  
800 S. Victoria Avenue  
Ventura, CA  
E-mail: [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)  
[Susan.Curtis@ventura.org](mailto:Susan.Curtis@ventura.org)

Re: County of Ventura 2040 General Plan Update and DEIR

Dear Susan,

I am writing to express my support of comments on the 2040 General Plan Update and DEIR submitted by Dr. Steven Colomé and also those comments submitted by Climate First: Replacing Oil & Gas (CFROG). As I recall, when the County conducted an early outreach effort on the General Plan Update, results came back showing a very high level of residents' concern about climate change. Since then, we've had extraordinary and damaging wildfires including the Thomas Fire and the Woolsey Fire; we've also had the County's commissioned report on sea level rise finding the County is highly susceptible both to the impending sea level rise as well as storm surge flooding. Yet, the County still cannot bring itself to adequately address and meet greenhouse gas (GHG) reduction goals of the State or even the County's own stated General Plan goals.

I102

Ventura County oil and gas production is one of the highest in the state. So, this sector – oil and gas development, including existing operations – is where we must plan and execute a huge reduction of GHG emissions over the next 20 years. The problems with the baseline inventory of GHG emissions, emission forecasting, lack of effective, meaningful policies, inadequate mitigations, and failure to produce an effective CAP (Climate Action Plan) are laid out in the comments from Dr. Colomé and CFROG.

The County is failing to take hold of the power of a General Plan and use it - to implement necessary and important change – to reduce our GHG emissions. In particular, the County must incorporate mitigation measures to: 1) prohibit all new oil well drilling, 2) prohibit all flaring, and 3) phase out all non-conforming/antiquated facilities and operations through amortization.

I102-2

Please remember and embrace the residents' concern about climate change at the outset of the General Plan process and show leadership in this time of climate crises. You must act in the best interests of Ventura County residents.

I102-3

Sincerely,  
Kathryn Lottes

<b>Letter I102</b>	<b>Kathy Lottes</b> February 27, 2020
------------------------	--

- I102-1      The commenter refers to letters submitted by Dr. Steven Colome and Climate First: Replacing Oil & Gas. See responses to Letters I198 and O20, respectively. The commenter's support of the comments in these letters is noted. Refer to response to comment I21-1 and Master Response MR-1 for discussion of the greenhouse gas (GHG) inventory, projections, policies and implementation programs that reduce GHG emissions, the seven feasible mitigation measures identified in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions, and the overall adequacy of the climate policies in the 2040 General Plan.
- I102-2      Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations), MR-4.F Flaring, MR-4.B Antiquated Permits and Takings and MR-4.A County's Authority to Regulate Oil and Gas Development, regarding the findings and conclusions related to stopping the issuances of permits for new wells, flaring in oil and gas operations, antiquated permits and takings, and the County's authority to regulate oil and gas development.
- I102-3      The commenter's concerns regarding climate change are noted. This comment is a concluding statement and does not raise a significant environmental issue for which a response is required.

**From:** Keelan Dann <info@email.actionnetwork.org>

**Sent:** Wednesday, February 26, 2020 5:44 PM

**To:** Curtis, Susan <Susan.Curtis@ventura.org>

**Subject:** Climate change has environmental impacts! Let's create a more resilient plan.

Letter  
I103

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Thank you for your care in ushering our community into a more resilient future. It must take great effort some days in this time of such rapid change where in your profession maybe you are facing issues your predecessors never had to consider. As a young adult in this world, I can relate. My peers and I are used to frequent climate anxiety dreams, pollution in our lungs, each other to show up, adjust our plans, and figure out how to be a resilient community. It takes attention but we see the capacity that you and we have to create a more thriving plan together.

I103-1

As an ecologist and environmental educator I have seen first hand how the climate crisis is effecting our ecosystems, homes, neighbors, and youths. We are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I103-2

Additionally, there are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I103-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Keelan Dann

[keelan\\_dann@yahoo.com](mailto:keelan_dann@yahoo.com)

Ventura, California 93003

<b>Letter I103</b>	<b>Keelan Dann</b> February 26, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I103-1      Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis
- I103-2      Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I103-3      Refer to response to comment I3-3 regarding suggested mitigation measures.

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

**Letter  
I104**

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I104-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I104-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I104-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually

I104-4

impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.	I104-4 cont.
The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.	I104-5
After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.	I104-6
The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.	I104-7
In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.	I104-8
Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.	I104-9
Sincerely,	



<b>Letter I104</b>	<b>Keith Barrow</b> February 25, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I104-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I104-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I104-3      Refer to response to comment I4-3 regarding water availability and cost.
- I104-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I104-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I104-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I104-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I104-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I104-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

**Letter  
I105**

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR. Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.
- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I appreciate your consideration.

1202897.1

I105-1

I105-2

I105-3

I105-4

<b>Letter I105</b>	<b>Kelley Raymond</b> February 27, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I105-1      Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I105-2      Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I105-3      Refer to response to comment I8-4 and Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I105-4      Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

C:\Users\jmcatee\Documents\2040 General Plan\Comments and Responses to Comments\Letter I106.docx

**Letter  
I106**

Kevin McAtee  
c/o Hoffman, Vance & Worthington  
1000 S. Seaward Avenue  
Ventura, CA 93001

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I106-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I106-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I106-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I106-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I106-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I106-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I106-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I106-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I106-9

Sincerely,



Kevin McAtee

<b>Letter I106</b>	<b>Kevin McAtee</b> February 24, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I106-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I106-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I106-3      Refer to response to comment I4-3 regarding water availability and cost.
- I106-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I106-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I106-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I106-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I106-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I106-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Tuesday, January 28, 2020 8:38 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I107**

**You have a NEW Comment**

**Name:**  
 Kristen Kessler  
**Contact Information:**  
 kess4652@gmail.com  
**Comment On:**  
 Gen. Plan Update and DEIR  
**Your Comment:**

The General Plan Update does not set strong enough goals to reduce GHG emissions, and should follow the example of the L.A. Sustainability Plan.	I I107-1
The DEIR should allow oil and water to be transported by pipelines instead of diesel trucks to reduce air pollution in vulnerable communities.	I I107-2
Flaring should no longer be allowed, except in emergencies or testing.	I I107-3
Oil and gas facilities in the county listed as "superemitters" should no longer be allowed to operate.	I I107-4
Ventura County is the fastest warming county in the lower 48 states. The provisions in the draft plan are inadequate to address this warming trend.	I I107-5

<b>Letter I107</b>	<b>Kristen Kessler</b> January 28, 2020
------------------------	--

- I107-1 The comment states that the 2040 General Plan does not set strong enough goals to reduce greenhouse gas emissions (GHG) and should follow the example of the Los Angeles Sustainability Plan. Refer to Master Response MR-1 for additional information pertaining to the development of the GHG inventory, GHG reduction targets, policies, and programs of the 2040 General Plan. This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I107-2 Refer to Master Response MR-4, Section MR-4.G Pipeline Requirements, regarding the findings and conclusions related to the conveyance of oil and produced water from oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I107-3 Refer to Master Response MR-4, Section MR-4.F Flaring, regarding the findings and conclusions related to flaring in oil and gas operations.

- I107-4 Refer to Master Response MR-4, MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations), regarding the findings and conclusions related phasing out oil and gas operations.
- I107-5 This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Refer to Master Response MR-1 for an explanation of how the policies and programs in the 2040 General Plan address the GHG emissions that contribute to global warming.

**From:** Kristen Kessler <kess4652@gmail.com>  
**Sent:** Wednesday, February 26, 2020 10:57 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** General Plan and EIR

**Letter  
I108**

Dear Ms. Curtis,

I am writing to express my concerns about the current draft of the General Plan and the Environmental Impact Report. The plan has some laudable goals, but they are aspirational and unenforceable.

I108-1

We should have a sunset plan for oil and gas production. Oil should be transported by pipeline instead of trucks. Flaring should be prohibited, except for testing purposes.

I108-2

We need to invest in green buildings, green jobs, and renewable energy. The time for business as usual is over. Our county is the fastest warming county in the lower forty-eight states. We need a strong general plan that addresses the climate crisis we face.

I108-3

Thank you,  
 Kristen Kessler  
 Ventura

**Letter  
I108**

**Kristen Kessler**  
 February 26, 2020

- I108-1 This comment regarding the adequacy of the 2040 General Plan and draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I108-2 Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations), MR-4.G Pipeline Requirements, MR-4.F Flaring, and MR-4.A County's Authority to Regulate Oil and Gas Development, regarding the findings and conclusions related to phasing out oil and gas production, conveyance of oil and produced water from oil and gas operations, flaring in oil and gas operations, and the County's authority to regulate oil and gas development.



**I108-3** This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

Note that the 2040 General Plan, as proposed, includes policies and programs that promote green building practices (e.g., Policy COS-8.7 and Program R, Policy Haz-11.7) and renewable energy (e.g., Policies COS-8.1, COS-8.4, COS-8.5, COS-8.8, AG-5.2, AG-5.3, EV-4.4). Also, refer to Master Response MR-1 for additional information pertaining to the development of the greenhouse gas inventory, policies, and programs of the 2040 General Plan.

**From:** Kristin Viemeister <viemeister@sbcglobal.net>  
**Sent:** Thursday, February 27, 2020 5:02 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** County buildout study

**Letter  
I109**

To: Susan Curtis-

County failed to evaluate mitigation measure for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

I109-1

Kristin Viemeister

**Letter  
I109**

**Kristin Viemeister**  
February 27, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

**I109-1** Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).

**From:** Lara Shellenbarger <info@email.actionnetwork.org>  
**Sent:** Monday, February 24, 2020 4:59 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

**Letter  
I110**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate change is THE existential threat, not just to the United States, but to the human race. Every level of government must take this into account and do what is necessary to stop the emission of carbon dioxide and methane. And to encourage the use of energy sources like solar, wind, and nuclear power. Specifically, it will be difficult, if not impossible, to reach a zero carbon economy without using nuclear power in a transition phase. There are modern nuclear powerplant designs that are much safer than coal and oil fired power plants. Government should encourage their deployment.

I110-1

Brent Meeker

Lara Shellenbarger  
[meeker.lara@gmail.com](mailto:meeker.lara@gmail.com)  
 104 Catalina Dr  
 Camarillo, California 93010

**Letter  
I110**

**Lara Shellenbarger and Brent Meeker**  
 February 24, 2020

I110-1

The comment addresses the draft 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

Laura K. McAvoy  
40 Encino Avenue  
Camarillo, CA 93010

Letter  
I111

February 25, 2020

Ventura County Board of Supervisors  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

I'm writing to you as a resident of the County concerned about the viability of the oil and gas industry in Ventura County.

I111-1

The 2040 General Plan Draft EIR fails to give proper analysis to oil and gas mineral resources.

Neither the EIR nor the Background report provide a complete and thorough description of the existing, current regulatory setting that oversees the management and production of mineral resources in the County and the State of California. The EIR and the Background Report only disclose federal and state agencies that regulate pipelines and flaring, which is not applicable to all mineral resources that must be analyzed in an EIR under CEQA guidelines. The EIR should be revised to include an overview and description of all potential regulations, regulatory bodies, and programs that regulate mineral resources in Ventura County.

I111-2

The EIR fails to actually analyze for direct and indirect impacts to mineral resource zones that will occur as a result of the 2040 General Plan. The County admits that Land Use Designation changes in the 2040 General Plan will result in changes to land uses OVER known and important mineral reserves. But neither the EIR nor the Background Report provide any information regarding estimated and anticipated "buildout" in terms of acreage, actual location, number of dwelling units, and development density and intensity. These incompatible land uses will significantly impact future mineral resource production and must be evaluated and mitigated for in the EIR.

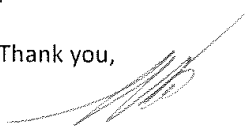
I111-3

The EIR never addresses indirect impacts to mineral resource development that will occur under the 2040 General Plan. As incompatible land uses (such as residential development) occur on or adjacent to mineral production and mineral reserves, compatibility conflicts will increase. Reasonably foreseeable indirect impacts include nuisance complaints, traffic conflicts, theft, vandalism and attempted trespass on mineral production sites. The EIR must analyze and evaluate these impacts on the ability to produce mineral resources in the County.

The Draft EIR is lacks critical analysis and must be corrected and recirculated to ensure a fair process for Ventura County residents.

I111-4

Thank you,



<b>Letter I111</b>	<b>Laura K. McAvoy</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I61. The responses below provide cross references to the portions of Letter I61 where responses to the same comments have already been provided.

- I111-1 Refer to response to comment I61-1 regarding concerns related to the oil and gas industry and the draft EIR's analysis of oil and gas mineral resources.
- I111-2 Refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR. The commenter indicates that the draft EIR and Background Report do not provide a complete description of the existing and current regulatory setting for production of mineral resources. The Background Report Section 8.4, "Mineral Resources," 8.5, "Energy Resources," and Section 10.2 "Legal and Regulatory Framework for Water Management (Class II Underground Injection Control Program)," provide relevant regulatory information necessary for understanding and evaluating the impacts of the 2040 General Plan on petroleum resources. Additionally, the draft EIR Mineral and Petroleum Resources Section 4.12.1, Background Report Setting Updates, includes additional information laws and regulations that pertain to petroleum development. This includes federal laws and regulations related to gas pipelines, state laws and regulations related to the California Pipeline Safety Act of 1981, Ventura County Air Pollution Control District (VCAPCD) Rule No. 71.1 – Crude Oil Production and Separation and Rule No. 54 – Sulfur Compounds, VCAPCD Primary (Non-Emergency) Flares, VCAPCD Emergency Flares, and VCAPCD Permitted Flare Variances, and Non-Coastal and Coastal Zoning Ordinances.
- In the response to this comment, and based on the April 9, 2020 comment letter from the California Geologic Energy Management Division (CalGEM) describing its current regulatory program, the regulatory framework section has been augmented. The enhanced discussion of regulatory framework would not alter the findings or analysis in the EIR. These augments to the regulatory setting for Section 4.12 are provided in final EIR Chapter 3, "Revisions to the Draft EIR."
- I111-3 Refer to response to comment O5-90 regarding the interplay between the land use designations in the 2040 General Plan and mineral resource zones and Master Response MR-2 for a detailed discussion of how buildout was analyzed in the draft EIR. Response to comment O9-8 provides a discussion of the potential for indirect impacts due to incompatible land uses.
- I111-4 Refer to response to comment I61-4 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Thursday, February 20, 2020 10:36 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

<p><b>Letter I112</b></p>
-------------------------------

**You have a NEW Comment**

**Name:**

Leah Kolt

**Contact Information:**

Dendub22@gmail.com

**Comment On:**

draft plan

**Your Comment:**

The proposed 1500 ft minimum between oil & gas facilities, homes and schools is way too close for comfort and safety . At least a mile is needed to outdistance the emissions.

I I112-1

<b>Letter I112</b>	<b>Leah Kolt</b> February 20, 2020
------------------------	---------------------------------------

I112-1      Refer to Master Response MR-4, Section MR-4.H Buffers (Setbacks), regarding the findings and conclusions related to buffers (setbacks) related to oil and gas operations.

Attn: Susan Curtis

Re: Comments on VC 2040, GPU DEIR

2-27-2020

**Letter  
I113**

- Program H: County Tree Planting Program. The County shall plant at least one thousand trees annually on County property.

Comment: Priority should be given to planting appropriate native tree species, for their habitat value. County Administration and Court site at Victoria provides opportunity to create public awareness and education through the planting of native trees (and other native plants) with explanatory signage.

I113-1

- Policy-- Countywide Tree Planting: The County shall establish and support a countywide target for the County, cities in Ventura County, agencies, organizations and citizens to plant two million trees throughout the county by 2040.

Comment: County should encourage the planting of appropriate native trees.

- Air Quality Impacts:

Comment: Need for best management practices for dust control and/or mitigation along the dirt shoulders of some agricultural fields; particularly when such dust contains remnants of chemicals from fertilizers, herbicides, pesticides.

I113-2

- Water Quality impacts:

Comment: Need for best management practices and/or mitigation to control rain and or run-off, to prevent dirt from agricultural fields and/or shoulders of roadways, from washing into culverts/barrancas/streams/rivers/coastal waters/ocean, particularly when such dust contains remnants of chemicals from fertilizers, herbicides, pesticides.

I113-3

Leslie Purcell

lesliepurcell@gmail.com

<b>Letter I113</b>	<b>Leslie Purcell</b> February 27, 2020
------------------------	--

- I113-1      The comment addresses the draft 2040 General Plan (specifically, programs and policies regarding tree planting) and is not related to the adequacy of the draft EIR. Additionally, the comment suggests additional topics that could be considered in the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I113-2      The comment generally suggests best management practices for dust control along the dirt shoulders of agricultural fields and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Section 4.3, “Air Quality,” in the draft EIR includes multiple policies and programs to reduce air quality impacts, including Mitigation Measure AQ-2b, which would establish fugitive dust best management practices for new discretionary development. Fugitive dust generated by existing agricultural fields is not an environmental effect of the 2040 General Plan.
- I113-3      The comment suggests best management practices to control runoff from agricultural fields and roadway shoulders but does not provide evidence linking benefits from these actions to impacts from implementation of the 2040 General Plan identified in the draft EIR. Section 4.10, “Hydrology and Water Quality,” in the draft EIR does not identify any significant environmental impacts. The draft EIR analyzes water quality impacts to surface water in Impact 4.10-8 and impacts to stormwater quality in Impact 4.10-9. These impact analysis discussions describe the role of existing regulations and permits in addressing the quantity of quality of stormwater and non-stormwater runoff associated with future development under the 2040 General Plan. Runoff from existing agricultural fields and roadways is not an environmental effect of the 2040 General Plan. For this reason, no further response is provided. Agricultural land use, including existing regulation of pesticide applications and erosion of agricultural soils, is discussed in Section 4.2, “Agriculture and Forestry Resources,” of the draft EIR.

**Simmons, Carrie**

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Wednesday, February 26, 2020 8:05 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**You have a NEW Comment**

**Name:**

Linda Harmon

**Contact Information:**

Lhart413@roadrunner.com

**Comment On:**

I think both are involved in overseeing environmental issues.

**Your Comment:**

Please look to the continued work of CFROG and follow their recommendations concerning the environment and management of oil and gas extraction. We need to stop encouraging the fossil fuel industry to exploit the area for profit while endangering local, national and worldwide concerns.

<b>Letter I114</b>	<b>Linda Harmon</b> February 26, 2020
------------------------	--

I114-1      The commenter refers to a letter submitted by Climate First: Replacing Oil & Gas. See responses to Letter O20.



**From:** lisa eklund <eklundproperties@gmail.com>  
**Sent:** Tuesday, February 25, 2020 4:50 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

**Letter  
I115**

The DEIR does not account for or include reliable information about some of the key challenges facing Ventura County, primarily housing. The Ventura County regional economy is struggling. According to the Ventura County Civic Alliance 2019 State of the Region Report, the region continues to struggle with "anemic" economic growth. The report's author, Tony Biasotti, told reporters that "the fact remains that Ventura County's economy is either in recession or very close to recession the last few years." According to the Center for Economic Research and Forecasting at California Lutheran University, Ventura County's economic output shrank in 2016 and 2017 when adjusted for inflation. The region's economic output was projected to contract again in 2018.

I115-1

The DEIR fails to recognize or address the serious affordability crisis Ventura County residents face. According to Census Bureau data and Ventura County Star reporting, more than 35,000 people left the region between 2013 and 2017, citing affordability concerns.

These issues need to be addressed when considering our options to create plans for our future. As it is now, this document fails to properly and accurately address these issues and should therefore be corrected to include this information for recirculation.

I115-2

Thank you,  
Lisa, Eklund

**Letter  
I115**

**Lisa Eklund**  
February 25, 2020

- I115-1 The comment states that the draft EIR does not recognize or address the affordability crisis residents face and the County's struggling economy. However, EIRs are not required to treat a project's economic or social effects as significant effects on the environment (State CEQA Guidelines, § 15131). Social and economic effects need only be considered in an EIR where there is a clear link between those economic or social effects and physical environmental changes. The economic issues raised in this comment would not result in any adverse physical changes to the environment not already addressed in the draft EIR.
- I115-2 As described in response to comment I115-1, above, the draft EIR properly excludes discussion of economic issues. Regarding the comment that the draft EIR should be corrected and recirculated, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Lisa Woodburn <LisaW@JDSCIVIL.COM>  
**Sent:** Wednesday, February 26, 2020 12:40 PM  
**To:** General Plan Update  
**Subject:** Comments on County GP Update Draft EIR

**Letter  
I116**

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I would like to offer the following comments:

Mitigation Measure AG-2: New Implementation Program AG-X: Establish an Agricultural Conservation Easement: This Mitigation Measure is unfeasible and unnecessary and unforeseen consequences of implementing this mitigation measure have not been identified. There are many existing programs and policies in Ventura County that prohibits the conversion of agricultural land for urban development. SOAR, the LCA Contract program, the Initial Study Assessment Guidelines and Guidelines for Orderly Development are all programs that protect against the loss of agricultural land in Ventura County. To add a policy that would require the purchasing of offsite farmland on a 2:1 ratio (acres preserved : acres converted) through the establishment of an offsite agricultural conservation easement for all discretionary development over a certain size is unfeasible and unnecessary.

I am currently involved in a farmworker housing project that would be subject to this mitigation measure policy. In order to develop 360 units of much needed farmworker housing in the County, we are impacting just over 18 acres of prime farmland. We will be processing an EIR because of the significant loss of ag soils as identified in the County's Initial Study Assessment Guidelines and will be requesting that the Board of Supervisors adopts overriding considerations due to the dire need for farmworker housing in Ventura County. If mitigation measure AG-2 was in effect, this project would not be moving forward due to the extreme financial burden it would place on the non-profit housing developer of this project. I cannot imagine any farmworker housing complex project being able to absorb the financial burden associated with mitigation measure AG-2.

The other issue I have with this mitigation measure is that it is applicable to all land use designations in the County with an important farmland inventory classification. There could be land in the County located in an urban area but is currently farmed and is therefore classified as important farmland inventory. Therefore it could be designated Urban and zoned for some type of urban development, but because it has not developed yet, that property owner will be burdened with this mitigation measure.

In short, I urge the Board of Supervisors to not adopt mitigation measure AG-X. It will lead to impacts on important development needed to keep agriculture viable in Ventura County such as Farmworker Housing Complexes and Preliminary Packing Facilities.

Sincerely,

**Lisa Woodburn, Planning Manager  
Jensen Design & Survey, Inc.**

M 805.654.6977 | D 805.633.2251 | F 805.633.2351  
 1672 Donlon St. Ventura, CA 93003  
[lisaw@jds civil.com](mailto:lisaw@jds civil.com) | [www.jds civil.com](http://www.jds civil.com)

I116-1

**Letter  
I116**

**Lisa Woodburn**  
 February 26, 2020

I116-1

Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.

FEB 28 2020

MAR 7 2020 1:15

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

Letter  
I117

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I117-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value

I117-2

and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo.

These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I117-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I117-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I117-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I117-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I117-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I117-7

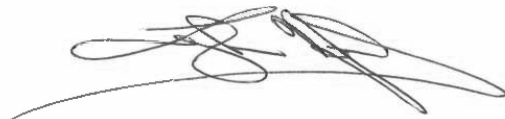
In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I117-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I117-9

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. Smith" or similar, written over a horizontal line.

<b>Letter I117</b>	<b>Lyle Neely</b> February 25, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I117-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I117-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I117-3      Refer to response to comment I4-3 regarding water availability and cost.
- I117-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I117-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I117-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I117-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I117-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I117-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

REC'D FEB 27 2020

REC'D FEB 27 2020

Letter  
 I118

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I am a part of the McLoughlin Family. We have been farming in Ventura County for approximately 150 years. We currently own 300 acres of agricultural property off of Olivas Park Road in the County of Ventura near the Ventura Marina on Harbor Rd, in proximity to the City of Ventura.

The McLoughlin family has farmed this land and other parcels for generations going back to 1863. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for widening, a stretch of roadway that borders the entire eastern portion of our farmland property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

1202897.1

I118-1

I118-2

I118-3

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I118-4

I appreciate your consideration.



<b>Letter I118</b>	<b>Marcia Czarnecki</b> No date
------------------------	------------------------------------

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I118-1 Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I118-2 Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I118-3 Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I118-4 Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



**From:** Michael/Maggie McMonigle <mmmcmonigle@gmail.com>

**Sent:** Thursday, February 27, 2020 10:24 AM

**To:** Curtis, Susan <Susan.Curtis@ventura.org>

**Cc:** Don and Bev de Nicola <de.nicola@cox.net>

**Subject:** Comments on General Plan/EIR

Ventura County Resource Management Agency, Planning Division

Attn: Susan Curtis, Manager, General Plan Update Section

800 S. Victoria Ave., L #1740

Ventura, CA 93009-1740

[GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

Letter  
I119

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I would also like to raise some additional concerns:

1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.

2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government’s housing policies.

I119-1

I119-2

I119-3

I119-4

I119-5

3. The EIR does not adequately address the enormous “indirect impacts” that will occur as a result of implementing the General Plan, calling them “less than significant.” I119-6

4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable. I119-7

5. The Plan does not adequately evaluate the impacts of increased competition for water in our community. I119-8

The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input. I119-9

Sincerely,

Margaret Chambers McMonigle

<b>Letter I119</b>	<b>Margaret Chambers McMonigle</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I119-1 Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I119-2 Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I119-3 Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I119-4 See response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.
- I119-5 Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I119-6 Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I119-7 Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I119-8 Refer to response to comment I9-9 regarding water supply.
- I119-9 Refer to response to comment I9-10 regarding the adequacy of the draft EIR.

**From:** Michael/Maggie McMonigle <mmmcmonigle@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:44 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** Don and Bev de Nicola <de.nicola@cox.net>  
**Subject:** Comments on General Plan/EIR

Letter  
I120

Sanger Hedrick, Chair  
 Agricultural Policy Advisory Committee (APAC) County of Ventura  
 800 S. Victoria Blvd.  
 Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on the 2040 General Plan EIR.

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agriculture.

I120-1

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of farmland must obtain and place into perpetual agricultural preservation twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to statements made by County Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed in an EIR be feasible. CEQA Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time,

" (*emphasis added*). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

1. 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
2. 2) The cost per acre to purchase each category of farmland;
3. 3) The anticipated cost of establishing a conservation easement for each category of farmland;
4. 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
5. 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
6. 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

I120-2

February 19, 2020



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 2 of 4

7. 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated with LU compatibility conflicts and increased urban-ag-interface);
8. 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of agriculture on the parcel; and

9. 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Zoning Ordinance and the County's minimum lot sizes.

The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency Formation Commission (LAFCo) hearing, Supervisor Linda Parks attempted to establish an "Agricultural Mitigation Measure" through the LAFCo project approval process. The mitigation measure would have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farmland that would be impacted by any proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor Parks that the proposed mitigation measure did not meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park's proposed mitigation measure. He referenced a 2015 legal decision, *City of Irvine v. County of Orange*, in which the Court stated, "the sheer astronomical expense of land supports the finding of the EIR that the purchase of an agricultural conservation easement is a non-starter."

I120-2  
cont.

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural land, as it does not address the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses "indirect impacts" that will occur as a result of implementing the 2040 General Plan as "less than significant."

Page 4.2-13 of the EIR states "AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims...This protects the farming community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their ability to continue agricultural production."

Page 4.2-17 of the EIR states: "Residential growth in areas nearby agricultural lands has the potential to result in land use conflicts. Residential land uses are generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. The placement of sensitive land uses, such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor nuisances and noise from agriculture machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts attributed to residential development...Therefore, the potential for conflicts would be minimal. This impact would be less than significant" (*emphasis added*).

I120-3

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new restrictions and ordinances that have a significant impact on existing agricultural



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

#### Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as “programmatic” or “project”, must analyze all reasonably foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implementation of all policies and programs within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be analyzed. For example, the 2040 General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It is reasonably foreseeable that more houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflicts must be addressed in the EIR.

I120-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘program’ EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cover the same general content. The level of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label accorded to the EIR.”

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in the EIR.

Direct and indirect impacts of increased costs

The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the most effective way to minimize conversion of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the County admits that reducing the cost of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of normal farming operations, such as:

- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when feasible.
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce standby charges.

I120-5

Direct and indirect impacts of increased competition for water resources The County fails to evaluate the impact of increased competition for water resources caused by development allowed in the 2040 General Plan on either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil.

The EIR states on page 4.2-3 that “...a reduction in available water resources for irrigation” is an example of indirect impacts on agricultural land due to loss of topsoil from increased wind and water erosion. But the County fails to analyze or propose mitigation measures to address this significant impact.

I120-6



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County should be seeking guidance from APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent the conversion of agricultural land to non-agricultural uses. These may include:

1. 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify the creation or expansion of setbacks or regulatory restrictions on normal farming practices;
2. 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged in farming (including grazing); and
3. 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by establishing setbacks on NON-AE-zoned land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000' of any land zoned A/E.

I120-7

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and leadership at this time.

Sincerely,

Louise Lampara Executive Director



In support of this letter-

Margaret Chambers McMonigle

<b>Letter I120</b>	<b>Margaret Chambers McMonigle</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I120-1      The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I120-2      Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I120-3      Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I120-4      Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I120-5      Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I120-6      Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I120-7      Refer to response to comment A13-12 regarding mitigation measure suggestions.

**From:** Michael/Maggie McMonigle <mmmcmonigle@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:46 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** Don and Bev de Nicola <de.nicola@cox.net>  
**Subject:** General Plan / EIR Comments

**Letter  
I121**

To: Susan Curtis-

County failed to evaluate mitigation measure for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

I121-1

Margaret Chambers McMonigle

**Letter  
I121**

**Margaret Chambers McMonigle**  
February 27, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

I121-1      Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).



**From:** Margaret K <kimball58@gmail.com>  
**Sent:** Thursday, February 27, 2020 12:45 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Draft EIR 2040 County General Plan

Letter  
I122

Attn: Board of Supervisors

As you review the Draft EIR for the County 2040 General Plan, I hope you pay close attention to some serious problems evident in the current draft. I have highlighted a few below. I122-1

As a farmer affected by the Thomas Fire in December 2017, I find it astonishing that the EIR makes no mention of policies from the proposed General Plan that will significantly increase fuel load in high fire risk areas. Watching houses burn one after another, seeing orchards so seriously damaged the only recourse was to remove and replace all trees, and listening to friends, family members, and others recount the horrors of losing valued possessions and livelihoods, I am appalled that this proposed General Plan contains policies that will once again put this county at severe risk. CEQA demands that policies that increase risk from wildfire be analyzed. Where is this done? I122-2

Over and over I read how Supervisors in this county value agriculture. Yet, the County has failed to analyze the impact on agriculture of competition for water supplies. Where is the analysis when the EIR admits increased development resulting from the General Plan will result in less water for irrigation? And WHY is data older than 2015 used in the Agriculture chapter? This does not speak to an understanding of farming in this county. Experts have long lauded this county for effective water management long before it was ever mandated by state regulation. And that water management was undertaken by FARMERS. I122-3

Mitigation Measure AG-2 requires small development projects to purchase farmland to preserve in perpetuity. The County and Supervisors are well aware this mitigation measure is infeasible. County Counsel stated that a similar measure proposed at LAFCO in 2016 was infeasible and could not be included in an EIR. That has not changed. I122-4

Please approach this important document thoughtfully for ALL constituencies in the county.

Margaret Kimball  
 Kimball McPherson Ranch

<b>Letter I122</b>	<b>Margaret Kimball</b> February 27, 2020
------------------------	--

- I122-1      The comment asserts that there are issues with the draft EIR that are referenced in comments I122-2 to I122-4. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I122-2      The commenter expresses concern that the 2040 General plan contains policies “that will significantly increase fuel load in high fire risk areas,” that were not evaluated in the draft EIR. However, the comment does not indicate which specific policies could increase wildfire risk. Refer to response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation to increase wildland fire hazard.
- I122-3      The comment states that the draft EIR does not analyze the impact on agriculture from competition for water supplies. Refer to response to comment I4-3 regarding water availability and cost. Additionally, the commenter expresses concern regarding data used in the Background Report from 2015. Refer to Master Response MR-6 regarding Background Report content and response to comment I10-2. While the information provides context for the analysis in the draft EIR, it does not directly influence the analysis of potential impacts on farmland and agricultural resources pursuant to the thresholds of significance established in Appendix G of the State CEQA Guidelines and the County’s Initial Study Assessment Guidelines. Therefore, the age of these data does not affect the analysis or conclusions in the draft EIR.
- I122-4      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.

**From:** Margo Ferris <margoferris@gmail.com>  
**Sent:** Tuesday, February 25, 2020 2:07 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comments

**Letter  
I123**

To: RMA Planning Division:

Thank you for your work on this DEIR, it takes time and dedication to get the document to this point. There are a few areas that are lacking in evidence and analysis when concerning the local oil and gas industry. I would like to see these serious issues addressed and corrected for a recirculated DEIR.

I123-1

The proposed oil and gas setback policies are unnecessary, lack justification, and will only make the Ventura County homeless crisis worse. Multiple studies have failed to demonstrate negative public health effects as a result of oil and gas operations in California. The state which has the most stringent environmental standards for operations.

I123-2

The DEIR relies too heavily on the unsettled legislation-AB 345- and incorrectly assumes that direction drilling is a viable setback mitigation option.

These misguided and flawed policies truly need to be corrected for a recirculated DEIR.

I123-3

Thank You, Margo Ferris

<b>Letter I123</b>	<b>Margo Ferris</b> February 25, 2020
------------------------	--

- I123-1 This comment is introductory in nature and does not raise a significant environmental issue for which a response is required. See response to comment I123-2, below, regarding the commenter's concerns about the oil and gas industry. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.
- I123-2 Refer to Master Response MR-4, Sections MR-4.H Buffers (Setbacks), MR-4.E Applicability of Reference Studies for Oil and Gas Operations, and MR-4.I Directional Drilling, regarding the findings and conclusions related to buffers (setbacks) for oil and gas operations, reference studies relied upon in analysis of oil and gas related topics, and directional drilling.
- I123-3 Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Margot Davis <wally97@hotmail.com>  
**Sent:** Tuesday, February 25, 2020 2:20 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>; Margot Davis <wally97@hotmail.com>  
**Subject:** COMMENT LETTER RE DRAFT DEIR TO COUNTY GENERAL PLAN 2020-2040

Letter  
I124

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

COMMENT LETTER RE DRAFT DEIR TO COUNTY GENERAL PLAN UPDATE 2020-2040

February 25, 2020

TO WHOM IT MAY CONCERN:

The DEIR fails to recognize the true impact of climate change. It fails to declare the existing state of climate emergency that the general plan must be formulated to address in 2020-2040. It fails to provide enough emissions reduction to meet, or even make a sizeable dent in, the California state mandated climate goals. It fails to include a CLIMATE ACTION PLAN with measurable targets and goals as a separate document as requested by CFROG, 350 and other climate activists.

I124-1

The policies set in the general plan are not measurable or enforceable. Language used in the plan such as "encourage" or "support" rather than "require" or "mandate" is weak, insufficient and meaningless to meet acknowledged greenhouse gas reduction targets.

Furthermore, crucially, in the first place the DEIR is based on a wholly inadequate inventory of existing county emissions. The inventory was conducted from top down rather than bottom up and fails to include, or even consider, a significant portion of present emissions.

I124-2

To the best of my information Ventura County is the third largest producer of fossil fuels of all California counties and California is the largest producer of fossil fuels of all the states. This can be said to place a high fiduciary duty on Ventura County, owed to the rest of life on planet Earth, to drastically reduce its greenhouse gas emissions (fossil fuel production) in the next five years.

I124-3

#### ACTION NEEDED

- 1) Recognize and declare the global climate emergency as it exists in Ventura County today.
- 2) Reassess and make a complete bottom to top inventory of Ventura County greenhouse gas emissions at present.
- 3) Create a CLIMATE ACTION PLAN 2020-2040 with measurable targets and outcomes as a separate document.
- 4) Set clear climate action goals and mandate enforceable climate policies based on 1) and 2) above.
- 5) Rather than aim at 2040, start by aiming at 2025 and 2030, recognizing the urgency declared. As part of the CLIMATE ACTION PLAN include five and ten year climate emergency goals to be reached by 2025 and 2030.

I124-4

I124-5

#### FIVE AND TEN YEAR EMERGENCY CLIMATE GOALS

- A) Decrease total county greenhouse gas emissions that have been newly inventoried by 20% per year to zero emissions by 2025.
- B) Wind down existing discretionary oil and gas production 10% per year to zero fossil fuel production in Ventura County by 2030. Achieve this goal by starting with oil and gas facilities located within one mile buffer zones of schools, public parks, mobile home parks and homes.

I124-6

- |   |               |
|---|---------------|
| <p>C) Flaring and venting toxic gases and climate pollutants like methane into the atmosphere by prohibited before 2025.</p> <p>D) All small gas engines used in agriculture and landscape businesses, as well as by private citizens (leaf blowers, edgers, mowers, hedge trimmers, etc.) which do not at all curb emissions, be banned and replaced by electric models before 2025. County should subsidize this transition to the extent possible by securing state, federal or private grant clean energy funding.</p> <p>E) Implement an agricultural policy in Ventura County requiring a transition to 100% regenerative farming, eliminating toxic pesticide use and including carbon sequestration by 2030.</p> <p>F) Implement a county policy requiring transition to full electric vehicles for all public transportation (buses, trolleys, county and municipal vehicles) by 2025.</p> <p>G) Implement a policy working with existing oil and gas industry facilities to train laid off workers and bring clean energy jobs and electric vehicle production to Ventura County.</p> | <p>I124-7</p> |
| <p>H) GREENHOUSE GAS SUPER EMITTERS : A recent NASA study documents that several Ventura County facilities, including oil and gas operations, make up approximately 26% of all emissions in California. The CLIMATE ACTION PLAN must include strong policies to detect and curb emissions from these super emitters by 2030.</p>  | <p>I124-8</p> |

Respectfully submitted,

Margot Davis  
 148 West Simpson  
 Ventura, CA 93001

<b>Letter I124</b>	<b>Margot Davis</b> February 25, 2020
------------------------	--

I124-1 The comment states that the draft EIR does not recognize the true impacts of climate change. The anticipated physical effects of climate change are characterized in the Background Report included as Appendix B to the draft EIR. The comment also states that the language of the 2040 General Plan policies is insufficient to result in meaningful reductions.

The draft EIR evaluates the efficacy of the 2040 General Plan policies under the assumption that these policies would be implemented as written and derives a significance conclusion based on these reductions. The draft EIR concludes that greenhouse gas (GHG) emissions associated with the 2040 General Plan would be potentially significant and recommends seven feasible mitigation measures to achieve additional GHG emissions reductions. See Master Response MR-1 for additional discussion.

Finally, the comment requests preparation of a Climate Action Plan (CAP) separate from the 2040 General Plan. The 2040 General Plan sets GHG reduction targets and goals at 10-year intervals that were developed in consideration of statewide GHG reduction targets and other reduction goals. Because the 2040 General Plan encompasses policies and targets that would similarly be contained in a standalone CAP, the 2040 General Plan can be used in the same way to reduce countywide emissions.

I124-2 The comment pertains to the GHG inventory performed in the draft EIR. Refer to Master Response MR-1 regarding the development of the GHG inventory.

I124-3 The information summarizing fossil fuel production in Ventura County and California, Ventura County's duty to reduce its greenhouse gas emissions, and the need to recognize and declare a global climate emergency is noted. This comment is not related to the adequacy of the draft EIR and does not raise a significant environmental issue for which a response is required. Refer to response to comment I23-3 for further discussion of emergency declarations.

I124-4 The comment pertains to the GHG inventory performed in the draft EIR. Refer to Master Response MR-1 regarding the development of the GHG inventory.

I124-5 The comment suggests that a CAP should be presented as a separate document from the 2040 General Plan and include enforceable, measurable targets. Refer to response to comment I124-1, above.

The comment also suggests that the CAP include 5- and 10-year goals, including a goal to reduce total county emissions by 20 percent annually and to zero by 2025. The 2040 General Plan includes measurable targets and goals for GHG reductions for 2030, 2040, and 2050 that are aligned with the State's legislative greenhouse gas reduction targets and other reduction goals (draft EIR page 4.8-6). Refer to Master Response MR-1 for discussion of how the GHG reduction

targets and goals were developed and their alignment with State targets and goals for GHG reduction. In addition, Implementation Program AA in the Conservation and Open Space Element of the 2040 General Plan would require updates to the GHG emissions inventory to track GHG reduction performance at 5-year intervals.

- I124-6 Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations), MR-4.H Buffers (Setbacks), and MR-4.A County’s Authority to Regulate Oil and Gas Development, regarding the findings and conclusions related to phasing out oil and gas operations, buffers (setbacks) for oil and gas operations, and the County’s authority to regulate oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I124-7 The comment suggests climate change goals for 2025 and 2030 that could be considered in the 2040 General Plan. These suggestions are noted and are generally congruent with the types of policies and programs included in the 2040 General Plan and analyzed in the draft EIR. The 2040 General Plan does include policies and programs to restrict flaring and venting of gases from new discretionary oil and gas wells (Policy COS-7.8), transition farm equipment away from fossil fuels (Programs AG-I and AG-H), and sequester carbon through changes in farming practices (Program AG-L). Because the County lacks legal authority to mandate some of the changes proposed to personal and business practices, such as the types of vehicles procured by public transit operators, the County cannot feasibly implement the types of programs envisioned by the commenter. This comment is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I124-8 The comment cites a National Aeronautics and Space Administration study regarding “super-emitters” and states that the 2040 General Plan must include strong policies to detect and curb emissions from these “super-emitters.” Refer to Master Response MR-1 regarding super-emitters and their representation in the GHG inventory prepared for the 2040 General Plan and draft EIR.

2040  
General  
Plan  
Final  
Environmental  
Impact  
Report

Marianne McGrath  
c/o Hoffman, Vance & Worthington  
1000 S. Seaward Avenue  
Ventura, CA 93001

Letter  
I125

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I125-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I125-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I125-3



The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I125-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I125-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I125-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I125-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I125-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I125-9

Sincerely,



Marianne McGrath

<b>Letter I125</b>	<b>Marianne McGrath</b> February 24, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I125-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I125-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I125-3      Refer to response to comment I4-3 regarding water availability and cost.
- I125-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I125-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I125-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I125-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I125-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I125-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Taylor, Marie <Marie.Taylor@providence.org>  
**Sent:** Thursday, February 27, 2020 11:49 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** FW: [EXTERNAL] Fwd: Ventura Letter for the kids to sign

Letter  
I126

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to  
[Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Ms. Curtis,

I appreciate the value of your time and request your attention to the following letter. I am one of the many of the McLoughlin family members. My family has been tied to this land for many years and I have a great deal of interest preserving this land for our family and future generations. My daughter's middle name is McLoughlin as we are very proud of our family heritage. I understand that as population exponentially increases additional roadways need to be created to provide access for all, however, I believe that there are options. Please consider the impact that the current plans will have on our family.

I126-1

Sincerely,  
Marie Taylor

Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I am a part of the McLoughlin Family. We have been farming in Ventura County for approximately 150 years. We currently own 300 acres of agricultural property off of Olivas Park Road in the County of Ventura near the Ventura Marina on Harbor Rd, in proximity to the City of Ventura.

The McLoughlin family has farmed this land and other parcels for generations going back to 1863. It remains our desire to continue this legacy, however, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

I126-2

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. That, however, is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. The DEIR, however, never analyzes the loss of farmland resulting from these changes in infrastructure – it’s not even mentioned as a possibility in the DEIR.  
Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

I126-3
  - In Section 3-8, The DEIR states that because there will be no “substantive” change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. No further details beyond this conclusory statement are provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

I126-4
- Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. It’s clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR’s lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.
- I126-5

I appreciate your consideration.  
Sincerely,

<b>Letter I126</b>	<b>Marie Taylor</b> February 27, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I126-1      The history of the McLoughlin family and their land in Ventura County is noted. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I126-2      Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I126-3      Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I126-4      Refer to response to comment I8-4 and Master Response MR-2 regarding the 2040 General Plan’s consistency with the Save Open Space and Agricultural Resources initiative.
- I126-5      Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Marjie Bartels <bartelsranch@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:30 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

**Letter  
I127**

Dear Ms. Curtis: The EIR is based on incomplete analysis of policies, contains several false and ill-advised policies, and fails to understand key challenges related to Ventura County.

I127-1

Some of the issues are:

1. CEQA requires that the EIR contain enough detailed information to allow the reader to understand and evaluate the County's impact analysis. But the EIR and its 1000-page Background Report are filled with errors, vague statements, and outdated information. All information in the Agricultural Chapter is older than 2015! The maps in the EIR and the Background Report are such poor resolution and detail that some are blurry and illegible.

I127-2

2. CEQA requires that both direct and indirect impacts be analyzed. Yet the County failed to analyze indirect impacts (complaints, competition for water supplies, theft and vandalism, etc.) on agricultural land from increased development and more urban-ag interface, because the County assumes that the Right-to-Farm Ordinance will prevent any impacts on agriculture that may occur from urban-property owner complaints.

I127-3

3. CEQA says that all policies that may cause impacts to ag lands must be evaluated. But the County failed to analyze or even discuss the policies in the General Plan that will increase farming operational costs (converting ag equipment to electric, requiring all electric water pumps, increasing costs for water supply, etc.).

I127-4

Please do the correct thing for Ventura County and take the time to correct and recirculate the EIR!

I127-5

Marjie Bartels, Certified Organic Valencia Orange Grower in Bardsdale

**Letter  
I127**

**Marjie Bartels**  
February 27, 2020

I127-1 This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.

I127-2 The commenter's opinion about the accuracy and level of detail in the draft EIR and Background Report are noted. It is not clear from the comment what errors, vague statements, or outdated materials resulted in the commenter's inability to understand the impact analysis provided in Section 4.2, "Agriculture and Forestry Resource," of the draft EIR. The data and maps in the Background Report characterize the entire county with sufficient clarity to inform the analysis in the draft EIR. The evaluation of the potential significance of impacts is not predicated on an understanding of the various and changing dynamics of local crop production, export, or sales. As explained in the "Methodology" subsection (page 4.2-3 of the draft EIR), the EIR analysis considers whether future development under the 2040 General Plan could result in loss of agricultural resources or conversion of agricultural resources to non-agricultural uses or result in indirect loss of agricultural resources by allowing for non-agricultural land uses adjacent to classified farmland. The comment provides no evidence that the most current

data would substantially differ from that presented or change the analysis in the draft EIR. No revisions to the draft EIR have been made in response to this comment. Refer also to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.

- I127-3      The comment states that the draft EIR does not analyze indirect impacts such as “complaints, competition for water supplies, theft and vandalism.” on agricultural land from increased development. Further, the comment expresses concern regarding reliance on the Right-to-Farm Ordinance to reduce impacts. The draft EIR does analyze the potential for development under the 2040 General Plan to result in conflicts with classified farmland in Impact 4.2-2 (starting at page 4.2-17). This analysis notes that “the County protects and preserves agricultural land through the [Save Open Space and Agricultural Resources] Initiative, Agricultural/Urban Buffer Policy, Greenbelt Agreements, the Agricultural/Urban Buffer Policy, the Right-to-Farm Ordinance, GP Policy AG-1.1, GP Policy AG-1.2, GP Policy AG-2.1, GP Policy AG-2.2, GP Policy AG-2.3, and Guidelines for Orderly Development” and basis the analysis on the implementation of all of these policies (draft EIR page 4.2-17). Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface and response to comment A13-11 for a further discussion of available water resources for irrigation. Refer to response to comment O7-8 regarding potential impacts related to theft and vandalism.
- I127-4      The comment states that the draft EIR does not analyze the 2040 General Plan policies that would increase farming operational costs such as “converting ag equipment to electric, requiring all electric water pumps, increasing costs for water supply, etc.” Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I127-5      For the reasons described in the cross-referenced responses, above, no revisions to the draft EIR are warranted. Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Mark Mendelsohn <info@email.actionnetwork.org>  
**Sent:** Friday, February 21, 2020 3:23 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

**Letter  
I128**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. Drought and floods have hit us worse, and we can expect more extreme weather.

I128-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I128-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I128-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Mark Mendelsohn  
[mmendels33@gmail.com](mailto:mmendels33@gmail.com)  
 8076 Crystal Pl  
 Ventura, California 93004

**Letter  
I128**

**Mark Mendelsohn**  
 February 21, 2020

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I128-1 Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I128-2 Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I128-3 Refer to response to comment I3-3 regarding suggested mitigation measures.

**From:** Marshall C. Milligan <mcmilligan@gmail.com>

**Sent:** Tuesday, February 25, 2020 3:32 PM

**To:** Curtis, Susan <Susan.Curtis@ventura.org>; General Plan Update <GeneralPlanUpdate@ventura.org>

**Subject:** 2040 General Plan Draft EIR Comment

**Letter  
I129**

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

My family has owned for generations and continues to own agricultural properties in Ventura County, including mineral rights under a number of currently and previously owned parcels. I'm writing to you as an owner of mineral rights in Ventura County.

I129-1

The 2040 General Plan Draft EIR fails to give proper analysis to mineral resources and must be corrected to more adequately and fairly assess the impact of the proposed general plan on owners of mineral rights.

Neither the EIR nor the Background Report provide a complete and thorough description of the existing regulations affecting the management and production of mineral resources in the County and the State of California. The EIR and the Background Report only disclose federal and state agencies that regulate pipelines and flaring, which is not applicable to all mineral resources that must be analyzed in an EIR under CEQA guidelines. The EIR should be revised to include an overview and description of all potential regulations, regulatory bodies, and programs that regulate mineral resources in Ventura County.

I129-2

The EIR fails to analyze the direct and indirect impacts to mineral resource development as a result of the 2040 Plan. The County admits that Land Use Designation changes in the 2040 General Plan will result in changes to land uses General Plan. The County admits that Land Use Designation changes in the 2040 General Plan will result in changes to land uses over known and important mineral reserves. But neither the EIR nor the Background Report provide any information regarding the anticipated "buildout" in terms of acreage, actual location, number of dwelling units, and development density and intensity.

I129-3

As incompatible land uses (such as residential development) occur on or adjacent to mineral production and mineral reserves, compatibility conflicts will increase. Reasonably foreseeable indirect impacts include nuisance complaints, traffic conflicts, theft, vandalism and attempted trespass on mineral production sites. The EIR must analyze and evaluate these impacts on the ability to develop and manage mineral resources in the County.

Gaps in the 2040 General Plan Draft EIR must be corrected, and the Draft EIR recirculated, to fairly present the foreseeable impacts on owners of mineral rights in the County.

I129-4

Sincerely,  
Marshall C. Milligan  
805-570-0332



<b>Letter I129</b>	<b>Marshall C Milligan</b> February 25, 2020
------------------------	---

- I129-1 The comment provides information summarizing the commenter's ownership of agricultural properties and mineral rights in Ventura County and states that the draft EIR does not properly analyze the effects of the 2040 General Plan on individuals that own mineral rights. The draft EIR evaluates the potential physical effects on the environment that could result from implementation of the 2040 General Plan in a manner consistent with the County's adopting Initial Study Assessment Guidelines and the California Environmental Quality Act Guidelines. Refer to the analysis in Section 4.12, "Petroleum and Mineral Resources," which correctly evaluates the potential to result in loss of availability of mineral resources. California Environmental Quality Act does not require evaluation of social or economic impacts on property owners. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I129-2 The commenter indicates that the draft EIR and Background Report do not provide a complete description of the existing and current regulatory setting for production of mineral resources. The Background Report Section 8.4, "Mineral Resources," 8.5, "Energy Resources," and Section 10.2 "Legal and Regulatory Framework for Water Management (Class II Underground Injection Control Program)," provide relevant regulatory information necessary for understanding and evaluating the impacts of the 2040 General Plan on petroleum resources. Additionally, the draft EIR Mineral and Petroleum Resources Section 4.12.1, Background Report Setting Updates, includes additional information laws and regulations that pertain to petroleum development. This includes federal laws and regulations related to gas pipelines, state laws and regulations related to the California Pipeline Safety Act of 1981, Ventura County Air Pollution Control District (VCAPCD) Rule No. 71.1 – Crude Oil Production and Separation and Rule No. 54 – Sulfur Compounds, VCAPCD Primary (Non-Emergency) Flares, VCAPCD Emergency Flares, and VCAPCD Permitted Flare Variances, and Non-Coastal and Coastal Zoning Ordinances. In the response to this comment, and based on the April 9, 2020 comment letter from the California Geologic Energy Management Division (CalGEM) describing its current regulatory program, the regulatory framework section has been augmented. The enhance discussion of regulatory framework would not alter the findings or analysis in the EIR. These augments to the regulatory setting for Section 4.12 are provided in final EIR Chapter 3, "Revisions to the Draft EIR."
- I129-3 The commenter indicates that the draft EIR and Background Report do not provide a complete description of the existing and current regulatory setting for production of mineral resources. The Background Report Section 8.4, "Mineral Resources," 8.5, "Energy Resources," and Section 10.2 "Legal and Regulatory Framework for Water Management (Class II Underground Injection Control Program)," provide relevant regulatory information necessary for understanding and evaluating the impacts of the 2040 General Plan on petroleum resources.

Additionally, the draft EIR Mineral and Petroleum Resources Section 4.12.1, Background Report Setting Updates, includes additional information laws and regulations that pertain to petroleum development. This includes federal laws and regulations related to gas pipelines, state laws and regulations related to the California Pipeline Safety Act of 1981, Ventura County Air Pollution Control District (VCAPCD) Rule No. 71.1 – Crude Oil Production and Separation and Rule No. 54 – Sulfur Compounds, VCAPCD Primary (Non-Emergency) Flares, VCAPCD Emergency Flares, and VCAPCD Permitted Flare Variances, and Non-Coastal and Coastal Zoning Ordinances. In the response to this comment, and based on the April 9, 2020 comment letter from the California Geologic Energy Management Division (CalGEM) describing its current regulatory program, the regulatory framework section has been augmented. The enhanced discussion of regulatory framework would not alter the findings or analysis in the EIR. These augments to the regulatory setting for Section 4.12 are provided in final EIR Chapter, “Revisions to the Draft EIR.”

- I129-4      For the reasons described in the responses above, no revisions to the draft EIR are warranted. Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Curtis, Susan  
**Sent:** Monday, March 2, 2020 8:49 AM  
**To:** Simmons, Carrie  
**Subject:** FW: 2040 General Plan

Letter  
I130

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Susan Curtis | Manager  
General Plan Update Section  
susan.curtis@ventura.org

-

From: Martha Branson <marthab876@gmail.com>  
Sent: Thursday, February 27, 2020 5:08 PM  
To: Curtis, Susan <Susan.Curtis@ventura.org>  
Subject: 2040 General Plan

Dear Ms Curtis,

I think the board's assessment of Ventura County's vulnerability is out of date. In 2018 the IPCC released a revised report of the climate crisis and the projection is far more dire. We are already suffering the effects of global warming and we have only a few years to make a difference in our planet's fate. You have plans that extend to 2040, 2050, and 2090! This will be far too little far too late. I believe you should take a much stronger approach to your net zero emissions goals, and I would like to see real quantifiable plans explaining how you will reach net zero.

I130-1

I believe you have a responsibility to begin shutting down the fossil fuel industry in our county. I do understand how costly it will be, but I also understand the economic cost and the cost to human lives, and to our planet if you allow the drilling to continue.

I130-2

Sincerely,

Martha Brown

<b>Letter I130</b>	<b>Martha Brown</b> February 27, 2020
------------------------	--

- I130-1      The comment expresses concern about climate change and suggests that the County take a stronger approach to reaching net zero emissions goals. The statement that the Board of Supervisor's assessment of the county's vulnerability is out of date is noted. Note that Chapter 12 of the Background Report is incorporated into Section 4.8, "Greenhouse Gas Emissions," of the draft EIR, which summarizes anticipated effects of climate change on Ventura County. Further, the draft EIR does not evaluate the effects of the climate change on the 2040 General Plan and it is not required under the California Environmental Quality Act for the 2040 General Plan to mitigate existing or anticipated effects of the environment on the plan area; the EIR analyzes the physical environmental changes that would occur as a result of 2040 General Plan implementation.
- Although the 2040 General Plan does provide a long term planning framework through 2040, it also includes interim targets and goals at 10-year intervals out to 2050 that were developed in consideration of statewide greenhouse gas (GHG) reduction targets and other reduction goals and would require updates to the GHG emissions inventory to track GHG reduction performance at 5-year intervals. Note that the horizon year of the 2040 General Plan is the year 2040. Refer to Master Response MR-1 for additional discussion.
- This comment is not related to the adequacy of the draft EIR. Therefore, no further response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I130-2      Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations) and MR-4.A County's Authority to Regulate Oil and Gas Development, regarding the findings and conclusions related to the potential to stop issuance of oil and gas related permits and the County's authority to regulate oil and gas operations.

**From:** Martina Gallegos <info@email.actionnetwork.org>  
**Sent:** Sunday, February 23, 2020 10:10 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

Letter  
I131

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. Drought and floods have hit us worse, and we can expect more extreme weather.

I131-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I131-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I131-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—  
Martina Gallegos

Martina Gallegos  
[Coyo123@icloud.com](mailto:Coyo123@icloud.com)  
532 Paseo Nogales  
Oxnard , California 93030

<b>Letter I131</b>	<b>Martina Gallegos</b> February 23, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I131-1      Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I131-2      Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I131-3      Refer to response to comment I3-3 regarding suggested mitigation measures.

**From:** Mary Chambers Moro <maryellen.moro@verizon.net>  
**Sent:** Wednesday, February 26, 2020 11:37 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** James Chambers <costacasas@gmail.com>  
**Subject:** Comments on General Plan/EIR

**Letter  
1132**

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I1132-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

I1132-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I1132-3

I would also like to raise some additional concerns:

1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.
2. According to the General Plan, if we were to build an acre of low income /worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government’s housing policies.
3. The EIR does not adequately address the enormous “indirect impacts” that will occur as a result of implementing the General Plan, calling them “less than significant.”
4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.
5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.

I1132-4

I1132-5

I1132-6

I1132-7

I1132-8

The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input.

I132-9

Sincerely,  
Mary Chambers Moro

<b>Letter I132</b>	<b>Mary Chambers Moro</b> February 26, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I132-1 Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I132-2 Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I132-3 Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I132-4 Refer to response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.
- I132-5 Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I132-6 Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I132-7 Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I132-8 Refer to response to comment I9-9 regarding water supply.
- I132-9 Refer to response to comment I9-10 regarding the adequacy of the draft EIR.



**From:** Mary Chambers Moro <maryellen.moro@verizon.net>  
**Sent:** Wednesday, February 26, 2020 11:45 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Comments on General Plan/EIR

Letter  
I133

Sanger Hedrick, Chair  
 Agricultural Policy Advisory Committee (APAC) County of Ventura  
 800 S. Victoria Blvd.  
 Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on the 2040 General Plan EIR.

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agriculture.

I133-1

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of farmland must obtain and place into perpetual agricultural preservation twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to statements made by County Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed in an EIR be feasible. CEQA Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time, " (emphasis added). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

1. 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
2. 2) The cost per acre to purchase each category of farmland;
3. 3) The anticipated cost of establishing a conservation easement for each category of farmland;
4. 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
5. 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
6. 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

I133-2

February 19, 2020

Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 2 of 4

7. 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated with LU compatibility conflicts and increased urban-ag-interface);
8. 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of agriculture on the parcel; and
9. 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Zoning Ordinance and the County's minimum lot sizes.

The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency Formation Commission (LAFCo) hearing, Supervisor Linda Parks attempted to establish

an “Agricultural Mitigation Measure” through the LAFCo project approval process. The mitigation measure would have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farmland that would be impacted by any proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor Parks that the proposed mitigation measure did not meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park’s proposed mitigation measure. He referenced a 2015 legal decision, *City of Irvine v. County of Orange*, in which the Court stated, “the sheer astronomical expense of land supports the finding of the EIR that the purchase of an agricultural conservation easement is a non-starter.”

I133-2  
cont.

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural land, as it does not address the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses “indirect impacts” that will occur as a result of implementing the 2040 General Plan as “less than significant.”

Page 4.2-13 of the EIR states “AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims...This protects the farming community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their ability to continue agricultural production.”

Page 4.2-17 of the EIR states: “Residential growth in areas nearby agricultural lands has the potential to result in land use conflicts. Residential land uses are generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. The placement of sensitive land uses, such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor nuisances and noise from agriculture machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts attributed to residential development...**Therefore, the potential for conflicts would be minimal. This impact would be less than significant**” (*emphasis added*).

I133-3

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new restrictions and ordinances that have a significant impact on existing agricultural

[Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / info@colabvc.org](http://VenturaCountyCoalitionofLabor,AgricultureandBusiness/1672DonlonStreet,Ventura,CA93003/805-633-2260/info@colabvc.org)

Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as “programmatic” or “project”, must analyze all reasonably foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implementation of all policies and programs within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be analyzed. For example, the 2040 General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It is reasonably foreseeable that more houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflicts must be addressed in the EIR.

I133-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘program’ EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cover the same general content. The level of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label accorded to the EIR.”

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in the EIR.

Direct and indirect impacts of increased costs

The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the most effective way to minimize conversion of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the County admits that reducing the cost of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of normal farming operations, such as:

- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when feasible.
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce standby charges.

Direct and indirect impacts of increased competition for water resources

The County fails to evaluate the impact of increased competition for water resources caused by development allowed in the 2040 General Plan on either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil.

The EIR states on page 4.2-3 that "...a reduction in available water resources for irrigation" is an example of indirect impacts on agricultural land due to loss of topsoil from increased wind and water erosion.

But the County fails to analyze or propose mitigation measures to address this significant impact.

Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County should be seeking guidance from APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

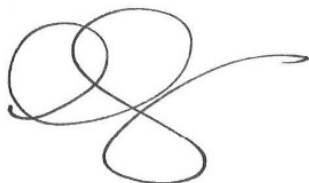
CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent the conversion of agricultural land to non-agricultural uses. These may include:

1. 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify the creation or expansion of setbacks or regulatory restrictions on normal farming practices;
2. 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged in farming (including grazing); and
3. 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by establishing setbacks on NON-AE-zoned land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000' of any land zoned A/E.

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and leadership at this time.

Sincerely,

Louise Lampara Executive Director



In support of this letter-Mary  
Chambers Moro

I133-5

I133-6

I133-7

<b>Letter I133</b>	<b>Mary Chambers Moro</b> February 26, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I133-1      The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I133-2      Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I133-3      Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I133-4      Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I133-5      Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I133-6      Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I133-7      Refer to response to comment A13-12 regarding mitigation measure suggestions.

Letter  
I134

REC'D FEB 27 2020

VIA ELECTRONIC MAIL: [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I134-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I134-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I134-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually

I134-4

impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I134-4  
cont.

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I134-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I134-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I134-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I134-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I134-9

Sincerely,



Mary Ellen Gravel  
President, Elkins Royalty Group

<b>Letter I134</b>	<b>Mary Ellen Gravel</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I134-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I134-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I134-3      Refer to response to comment I4-3 regarding water availability and cost.
- I134-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I134-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I134-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I134-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I134-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I134-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Mary Freed [<mailto:msmfreed@gmail.com>]  
**Sent:** Wednesday, February 26, 2020 1:04 PM  
**To:** ClerkoftheBoard, ClerkoftheBoard <[ClerkoftheBoard@ventura.org](mailto:ClerkoftheBoard@ventura.org)>  
**Subject:** VC 2040 Draft General Plan & EIR

**Letter  
I135**

We need much stronger measures to protect Ventura County from increasingly rapid and negative climate changes than the current proposals in this draft general plan. Suggestions are worthless. If we want positive climate changes the County must require them. Start with changing the County vehicle fleet to all electric. Stop all oil extraction in the county. Develop a workable public transit system county wide. Provide incentives for farmers to change to organic and regenerative methods. Make this plan tough enough to actually make a dent in climate changes.

Mary Freed, Thousand Oaks

I135-1

**Letter  
I135**

**Mary Freed**  
February 26, 2020

I135-1

The comment suggests policies that could be considered in the 2040 General Plan, including making the County's vehicle fleet electric powered, stopping oil and gas extraction, improving public transit, and encouraging sustainable farming practices. These suggestions are noted and are generally congruent with the types of policies and programs included in the 2040 General Plan and analyzed in the draft EIR. The 2040 General Plan includes policies and programs to purchase alternative fuel vehicles (Policy PFS-2.6), facilitate alternative transportation modes including public transit (Policies HAZ-10.6 and HAZ-10.8), and sequester carbon through changes in farming practices (Program AG-L). Refer to Master Response MR-4 regarding the suggestion that the County prohibit petroleum extraction. Because this comment is not related to the adequacy of the draft EIR, no further response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.



**From:** Katie Mcmonigle <katiemcmonigle.vb@gmail.com>  
**Sent:** Thursday, February 27, 2020 10:13 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** de.nicola@cox.net  
**Subject:** Comments on General Plan/EIR

Letter  
I136

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 S. Victoria Ave., L #1740  
 Ventura, CA 93009-1740

[GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my great grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I136-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

I136-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I136-3

I would also like to raise some additional concerns:

1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community. I136-4
  2. According to the General Plan, if we were to build an acre of low income/worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government's housing policies. I136-5
  3. The EIR does not adequately address the enormous "indirect impacts" that will occur as a result of implementing the General Plan, calling them "less than significant." I136-6
  4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable. I136-7
  5. The Plan does not adequately evaluate the impacts of increased competition for water in our community. I136-8
- The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input. I136-9

Sincerely,

Mary Katherine Chambers McMonigle

<b>Letter I136</b>	<b>Mary Katherine Chambers McMonigle</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- |        |  |
|--------|--|
| I136-1 | Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County. |
| I136-2 | Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.                                   |
| I136-3 | Refer to response to comment I9-4 regarding the adequacy of the draft EIR.   |
| I136-4 | Refer to response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.           |
| I136-5 | Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.                                |
| I136-6 | Refer to response to comment I9-7 regarding the adequacy of the draft EIR.   |
| I136-7 | Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.               |
| I136-8 | Refer to response to comment I9-9 regarding water supply.  |
| I136-9 | Refer to response to comment I9-10 regarding the adequacy of the draft EIR.  |

**From:** Katie Mcmonigle <katiemcmonigle.vb@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:18 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** de.nicola@cox.net  
**Subject:** Comments on General Plan/EIR

Letter  
1137

Sanger Hedrick, Chair  
 Agricultural Policy Advisory Committee (APAC) County of Ventura  
 800 S. Victoria Blvd.  
 Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on the 2040 General Plan EIR.

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agriculture.

I137-1

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of farmland must obtain and place into perpetual agricultural preservation twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to statements made by County Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed in an EIR be feasible. CEQA Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time," (emphasis added). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

1. 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
2. 2) The cost per acre to purchase each category of farmland;
3. 3) The anticipated cost of establishing a conservation easement for each category of farmland;
4. 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
5. 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
6. 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

I137-2

February 19, 2020



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 2 of 4

7. 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated with LU compatibility conflicts and increased urban-ag-interface);
8. 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of agriculture on the parcel; and
9. 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Zoning Ordinance and the County's minimum lot sizes.

The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency Formation Commission (LAFCo) hearing, Supervisor Linda Parks attempted to establish an "Agricultural Mitigation Measure" through the LAFCo project approval process. The mitigation measure would have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farmland that would be impacted by any proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor

Parks that the proposed mitigation measure did not meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park's proposed mitigation measure. He referenced a 2015 legal decision, *City of Irvine v. County of Orange*, in which the Court stated, "the sheer astronomical expense of land supports the finding of the EIR that the purchase of an agricultural conservation easement is a non-starter."

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural land, as it does not address the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses "indirect impacts" that will occur as a result of implementing the 2040 General Plan as "less than significant."

Page 4.2-13 of the EIR states "AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims...This protects the farming community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their ability to continue agricultural production."

Page 4.2-17 of the EIR states: "Residential growth in areas nearby agricultural lands has the potential to result in land use conflicts. Residential land uses are generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. The placement of sensitive land uses, such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor nuisances and noise from agriculture machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts attributed to residential development...**Therefore, the potential for conflicts would be minimal. This impact would be less than significant**" (*emphasis added*).

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new restrictions and ordinances that have a significant impact on existing agricultural



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as "programmatic" or "project", must analyze all reasonably foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implementation of all policies and programs within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be analyzed. For example, the 2040 General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It is reasonably foreseeable that more houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflicts must be addressed in the EIR.

In 2014, the California Court of Appeal stated in a ruling that "[T]he fact that this EIR is labeled a 'project' rather than a 'program' EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis

I137-2  
cont.

I137-3

I137-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘program’ EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cover the same general content. The level of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label accorded to the EIR.”

I137-4  
cont.

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in the EIR.

Direct and indirect impacts of increased costs

The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the most effective way to minimize conversion of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the County admits that reducing the cost of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of normal farming operations, such as:

I137-5

- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when feasible.
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce standby charges.

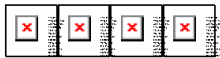
Direct and indirect impacts of increased competition for water resources

The County fails to evaluate the impact of increased competition for water resources caused by development allowed in the 2040 General Plan on either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil.

The EIR states on page 4.2-3 that “...a reduction in available water resources for irrigation” is an example of indirect impacts on agricultural land due to loss of topsoil from increased wind and water erosion.

I137-6

But the County fails to analyze or propose mitigation measures to address this significant impact.



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County should be seeking guidance from APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent the conversion of agricultural land to non-agricultural uses. These may include:

I137-7

1. 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify the creation or expansion of setbacks or regulatory restrictions on normal farming practices;
2. 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged in farming (including grazing); and

3. 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by establishing setbacks on NON-AE-zoned land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000' of any land zoned A/E.

I137-7  
cont.

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and leadership at this time.

Sincerely,

Louise Lampara Executive Director



In support of this letter-  
Mary Katherine Chambers McMonigle

<b>Letter I137</b>	<b>Mary Katherine Chambers McMonigle</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I137-1 The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I137-2 Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I137-3 Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I137-4 Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I137-5 Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I137-6 Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I137-7 Refer to response to comment A13-12 regarding mitigation measure suggestions.

**From:** Katie Mcmonigle <katiemcmonigle.vb@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:19 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** de.nicola@cox.net  
**Subject:** General Plan / EIR Comments

**Letter  
I138**

To: Susan Curtis-

County failed to evaluate mitigation measures for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build-out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

I138-1

Mary Katherine Chambers McMonigle

**Letter  
I138**

**Mary Katherine Chambers McMonigle**  
 February 27, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

I138-1      Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).

098 1002.2833

Letter  
I139

Mary Kathleen McGrath  
c/o Hoffman, Vance & Worthington  
1000 S. Seaward Avenue  
Ventura, CA 93001

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I139-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I139-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I139-3



The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I139-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I139-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I139-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I139-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I139-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I139-9

V  
Sincerely,



Mary Kathleen McGrath

<b>Letter I139</b>	<b>Mary Kathleen McGrath</b> February 24, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I139-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I139-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I139-3      Refer to response to comment I4-3 regarding water availability and cost.
- I139-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I139-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I139-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I139-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I139-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I139-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** M Vanoni <mvanoni@sbcglobal.net>  
**Sent:** Wednesday, February 26, 2020 6:40 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

**Letter  
I140**

Ventura County - RMA Planning Division

The DEIR is based on incomplete analysis of policies, contains several false and ill-advised policies, and fails to understand key challenges related to Ventura County.

I140-1

Background Report is inaccurate, vague, and contains outdated information that is so poor it cannot be used for analysis.

Fig 11-11 is of such poor resolution and detail that it is impossible to determine where urban-wildfire interface areas may exist for any parcel. Providing a map of such poor resolution that the entire county is "colored in" does not provide useful data that can be used for any kind of impact analysis.

I140-2

Map 9-7 in the Ag Chapter is blurry and the text is impossible to read. Maps like this violate the intent of CEQA as the reader is not given clear and applicable data with which to evaluate the County's impact analysis.

Please do what is best for Ventura County and halt this flawed document which does not achieve (and negatively affects) its primary purpose, which is to be a tool of disclosure of all impacts caused by the 2040 General Plan.

I140-3

Mary Vanoni

Farmer

Past President of California Women for Agriculture, Ventura County Chapter

**Letter  
I140**

**Mary Vanoni**  
February 26, 2020

- I140-1 This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I140-2 Regarding the adequacy of the Background Report, refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR, including discussion on the level of detail and scale of information. Also, refer to response to comment O32-10 regarding the specific maps—Figures 9-7 and 11-11—noted by the commenter, which explains why these figures are adequate to support the draft EIR analysis.
- I140-3 This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.

**From:** Mary Victoria Taylor <MaryVictoria.Taylor@jserra.org>  
**Sent:** Wednesday, February 26, 2020 6:04 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** County GP Comment Letter - McLoughlin Family Committee (002 A)

**Letter  
I141**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Please open this letter and print as it pertains to the McLoughlin Family Committee.

Thank you very much.

Sincerely,

Mary Victoria Taylor  
949.429.9802

Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I am a part of the McLoughlin Family. We have been farming in Ventura County for approximately 150 years. We currently own 300 acres of agricultural property off of Olivas Park Road in the County of Ventura near the Ventura Marina on Harbor Rd, in proximity to the City of Ventura.

The McLoughlin family has farmed this land and other parcels for generations going back to 1863. It remains our desire to continue this legacy, however, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. That, however, is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

I141-1

T I141-2

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. The DEIR, however, never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

I141-2  
cont.

- In Section 3-8, The DEIR states that because there will be no “substantive” change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. No further details beyond this conclusory statement are provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

I141-3

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. It's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I141-4

I appreciate your consideration.

Sincerely,

Mary Victoria Taylor

<b>Letter I141</b>	<b>Mary Victoria Taylor</b> February 26, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

I141-1	Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
I141-2	Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
I141-3	Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
I141-4	Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Josep Volpe <bluesurfvan@gmail.com>  
**Sent:** Saturday, February 22, 2020 10:43 AM  
**To:** General Plan Update  
**Subject:** Comment on future policies

**Letter  
I142**

Please consider that we are facing a much worse future for all our health if we continue to put profits for the petroleum industry before people's' health. That is not to say there is not room for plenty of income and profits to be made. Just please do it sensibly with renewable energy. Stop all fracking immediately. Push for electric vehicles. Improve public transportation. Encourage bicycle use, etc. You know how to do it. It will just take the political will to stand up to the petroleum industry that is harming everyone in Ventura County, let alone the entire planet.

I142-1

Thank you for listening to reason.  
Sincerely,  
Mary Volpe

**Letter  
I142**

**Mary Volpe**  
February 22, 2020

I142-1

Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations) and MR-4.A County's Authority to Regulate Oil and Gas Development, regarding the findings and conclusions related to the potential to stop issuance of oil and gas related permits and the County's authority to regulate oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Letter  
 I143

FEB 25 2020

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

I143-1

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

I143-2

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

I143-3

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-4

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-4  
cont.

I appreciate your consideration.

A handwritten signature in blue ink that reads "Mark A. McLaughlin". The signature is written in a cursive, flowing style.

1202897.1



Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-5

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-5  
cont.

I appreciate your consideration.

A handwritten signature in blue ink that reads "Kelly A. McLaughlin". The signature is written in a cursive, flowing style.

1202897.1

Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-5  
cont.

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-5  
cont.

I appreciate your consideration.

*Toril M-Laught Raymond*

1202897.1

Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-5  
cont.

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-5  
cont.

I appreciate your consideration.

A handwritten signature in black ink, appearing to read "David L. Jones", with a long horizontal flourish extending to the right.

1202897.1

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-5  
cont.

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-5  
cont.

I appreciate your consideration.

A handwritten signature in cursive script that reads "Mary McLaughlin Feis". The signature is written in dark ink and is positioned below the text "I appreciate your consideration."

1202897.1



Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across

I143-5  
 cont.

1202897.1

sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I143-5  
cont.

I appreciate your consideration.

A handwritten signature in blue ink, reading "Marri L. McLaughlin". The signature is written in a cursive style with a large, stylized "M" and "L".

1202897.1

<b>Letter I143</b>	<b>McLoughlin Family Committee</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I143-1      Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I143-2      Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I143-3      Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I143-4      Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.
- I143-5      The comment encompasses five copies of the same comment letter, each with unique signatories, that were submitted as part of the same package on behalf of the McLoughlin Family Committee. The concerns raised in these letters are addressed in responses to comments I143-1 through I143-4, above.

**From:** Meghan McMonigle <[meghancmcmmonigle@gmail.com](mailto:meghancmcmmonigle@gmail.com)>  
**Sent:** Thursday, February 27, 2020 2:19 PM  
**To:** Curtis, Susan <[Susan.Curtis@ventura.org](mailto:Susan.Curtis@ventura.org)>; Bev Denicola <[be.nicola@cox.net](mailto:be.nicola@cox.net)>  
**Subject:** General Plan / EIR Comments

**Letter  
I144**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

To: Susan Curtis-

County failed to evaluate mitigation measure for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

Meghan Chambers McMonigle

--

**Meghan McMonigle**

KTLA 5 Technology Segment Producer

5800 Sunset Blvd. Los Angeles, CA 90028 | *Office: 323-460-5520 | Cell: 323-371-4042*

I144-1

**Letter  
I144**

**Meghan McMonigle**  
February 27, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

I144-1      Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).

**From:** Meghan McMonigle <meghancmcmmonigle@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:12 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** Bev Denicola <de.nicola@cox.net>  
**Subject:** Comments on General Plan/EIR

Letter  
I145

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 S. Victoria Ave., L #1740  
 Ventura, CA 93009-1740

[GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my great grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I145-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, "unlike the Preble area, services are not readily available to the Olivas lands." This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is "not included in the City's sanitation district because of problems with water pressure." This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district's pipelines actually traverse our property.

I145-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I154-3

I would also like to raise some additional concerns:

- |  |        |
|--|--------|
| 1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.  | I154-4 |
| 2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government's housing policies. | I154-5 |
| 3. The EIR does not adequately address the enormous "indirect impacts" that will occur as a result of implementing the General Plan, calling them "less than significant."   | I154-6 |
| 4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.   | I154-7 |
| 5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.  | I154-8 |

The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input.	I154-9
--	--------

Sincerely,

Meghan Elizabeth McMonigle

--

**Meghan McMonigle**

KTLA 5 Technology Segment Producer  
5800 Sunset Blvd. Los Angeles, CA 90028 | *Office: 323-460-5520 | Cell: 323-371-4042*



<b>Letter I145</b>	<b>Meghan McMonigle</b> February 27, 2020	
------------------------	--	--

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I145-1      Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I145-2      Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I145-3      Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I145-4      Refer to response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.
- I145-5      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I145-6      Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I145-7      Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I145-8      Refer to response to comment I9-9 regarding water supply.
- I145-9      Refer to response to comment I9-10 regarding the adequacy of the draft EIR.

**From:** Meghan McMonigle <meghancmcmnigle@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:18 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** Bev Denicola <de.nicola@cox.net>  
**Subject:** General Plan/EIR

Letter  
I146

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Sanger Hedrick, Chair  
 Agricultural Policy Advisory Committee (APAC) County of Ventura  
 800 S. Victoria Blvd.  
 Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on the 2040 General Plan EIR.

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agriculture.

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of farmland must obtain and place into perpetual agricultural preservation twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to statements made by County Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed in an EIR be feasible. CEQA Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time, " (*emphasis added*). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

1. 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
2. 2) The cost per acre to purchase each category of farmland;
3. 3) The anticipated cost of establishing a conservation easement for each category of farmland;
4. 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
5. 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
6. 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

February 19, 2020



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 2 of 4

7. 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated with LU compatibility conflicts and increased urban-ag-interface);
8. 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of agriculture on the parcel; and
9. 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Zoning Ordinance and the County's minimum lot sizes.



The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency Formation Commission (LAFCo) hearing, Supervisor Linda Parks attempted to establish an “Agricultural Mitigation Measure” through the LAFCo project approval process. The mitigation measure would have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farmland that would be impacted by any proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor Parks that the proposed mitigation measure did not meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park’s proposed mitigation measure. He referenced a 2015 legal decision, *City of Irvine v. County of Orange*, in which the Court stated, “the sheer astronomical expense of land supports the finding of the EIR that the purchase of an agricultural conservation easement is a non-starter.”

I146-2  
cont.

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural land, as it does not address the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses “indirect impacts” that will occur as a result of implementing the 2040 General Plan as “less than significant.”

Page 4.2-13 of the EIR states “AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims...This protects the farming community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their ability to continue agricultural production.”

Page 4.2-17 of the EIR states: “Residential growth in areas nearby agricultural lands has the potential to result in land use conflicts. Residential land uses are generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. The placement of sensitive land uses, such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor nuisances and noise from agriculture machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts attributed to residential development...**Therefore, the potential for conflicts would be minimal. This impact would be less than significant**” (*emphasis added*).

I146-3

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new restrictions and ordinances that have a significant impact on existing agricultural



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as “programmatic” or “project”, must analyze all reasonably foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implementation of all policies and programs within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be analyzed. For example, the 2040 General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It is reasonably foreseeable that more houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflicts must be addressed in the EIR.

I146-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘program’ EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cover the same general content. The level of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label accorded to the EIR.”

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in the EIR.

Direct and indirect impacts of increased costs

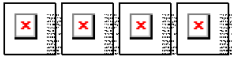
The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the most effective way to minimize conversion of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the County admits that reducing the cost of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of normal farming operations, such as:

- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when feasible.
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce standby charges.

Direct and indirect impacts of increased competition for water resources The County fails to evaluate the impact of increased competition for water resources caused by development allowed in the 2040 General Plan on either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil.

The EIR states on page 4.2-3 that “...a reduction in available water resources for irrigation” is an example of indirect impacts on agricultural land due to loss of topsoil from increased wind and water erosion. But the County fails to analyze or propose mitigation measures to address this significant impact.



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County should be seeking guidance from APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent the conversion of agricultural land to non-agricultural uses. These may include:

I146-5  
cont.

I146-6

I146-7

1. 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify the creation or expansion of setbacks or regulatory restrictions on normal farming practices;
2. 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged in farming (including grazing); and
3. 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by establishing setbacks on NON-AE-zoned land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000' of any land zoned A/E.

I146-7  
cont.

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and leadership at this time.

Sincerely,

Louise Lampara Executive Director



In support of this letter-  
Meghan Chambers McMonigle

--  
**Meghan McMonigle**

KTLA 5 Technology Segment Producer  
5800 Sunset Blvd. Los Angeles, CA 90028 | *Office: 323-460-5520 | Cell: 323-371-4042*



<b>Letter I146</b>	<b>Meghan McMonigle</b> February 27, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I146-1      The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I146-2      Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I146-3      Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I146-4      Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I146-5      Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I146-6      Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I146-7      Refer to response to comment A13-12 regarding mitigation measure suggestions.

FEB 28 2020

Letter  
I147

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability

I147-1

I147-2

to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I147-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I147-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I147-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I147-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I147-6

The Draft EIR for the 2040 General plan does not provide

I147-7

adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I147-7  
cont.

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I147-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I147-9

Sincerely,



<b>Letter I147</b>	<b>Melinda Ann Barrow</b> February 25, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I147-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I147-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I147-3      Refer to response to comment I4-3 regarding water availability and cost.
- I147-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I147-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I147-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I147-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I147-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I147-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



FEB 27 '20 AM 9:40

Letter  
I148

Michael Diacos  
c/o Hoffman, Vance & Worthington  
1000 S. Seaward Avenue  
Ventura, CA 93001

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I148-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I148-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I148-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I148-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I148-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I148-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I148-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I148-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I148-9

Sincerely,



Michael Diacos

<b>Letter I148</b>	<b>Michael Diacos</b> February 24, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I148-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I148-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I148-3      Refer to response to comment I4-3 regarding water availability and cost.
- I148-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I148-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I148-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I148-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I148-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I148-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

FEB 28 2020

Letter  
I149VIA ELECTRONIC MAIL: [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

MAR 3 '20 PM 1:18

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I149-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability

I149-2

to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I149-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I149-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I149-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I149-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I149-6

The Draft EIR for the 2040 General plan does not provide

I149-7

adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I149-7  
cont.

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I149-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I149-9

Sincerely,



<b>Letter I149</b>	<b>Michael Fairbanks</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I149-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I149-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I149-3      Refer to response to comment I4-3 regarding water availability and cost.
- I149-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I149-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I149-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I149-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I149-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I149-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Michael Hayes <[michael@michaelhayes.la](mailto:michael@michaelhayes.la)>

**Sent:** Thursday, February 27, 2020 3:13 PM

**To:** Bennett, Steve <[Steve.Bennett@ventura.org](mailto:Steve.Bennett@ventura.org)>; Parks, Linda <[Linda.Parks@ventura.org](mailto:Linda.Parks@ventura.org)>; Long, Kelly <[kelly.long@ventura.org](mailto:kelly.long@ventura.org)>; Supervisor Huber <[Supervisor.Huber@ventura.org](mailto:Supervisor.Huber@ventura.org)>; Zaragoza, John <[John.Zaragoza@ventura.org](mailto:John.Zaragoza@ventura.org)>; [cheitmann@cityofventura.ca.gov](mailto:cheitmann@cityofventura.ca.gov); [mlavere@cityofventura.ca.gov](mailto:mlavere@cityofventura.ca.gov); [srubalcava@cityofventura.ca.gov](mailto:srubalcava@cityofventura.ca.gov); [jfriedman@cityofventura.ca.gov](mailto:jfriedman@cityofventura.ca.gov); [lbrown@cityofventura.ca.gov](mailto:lbrown@cityofventura.ca.gov); [citymanager@cityofventura.ca.gov](mailto:citymanager@cityofventura.ca.gov)

**Subject:** Ventura County Planning

Letter  
I150

Hello Ventura leaders,

My name is Michael Hayes, and over the weekend I had the familiar, yet infrequent pleasure of spending time in Ventura county; coming from what can often seem like the other side of the state (Los Angeles) Ventura county isn't always conveniently accessible.. I wish I could more easily and regularly enjoy the splendors of Ventura county; but that's not the point of this message. Unfortunately, the motivation for this message is about my concern with what I had seen over the weekend.

Nobody wants unsolicited advice or critique, so I apologize for being obtuse, if not flat-out disrespectful; but I feel so strongly about these issues that it really frustrates me to think about the colossal planning mistakes that have taken place in America over the past 60 years, mistakes that I really *really* hope Ventura will not continue to make. That grand failure of American society is truly senseless and completely vapid suburban sprawl.

*Without making this some sort of Manifesto... a brief recap of the default planning guidelines introduced in the late '50s. Sprawl has negatively affected the health of, now car-dependent, Americans; the air quality of the, now-smog filled, skies, the foundation of low density residential creates an exhaustive network of financially burdensome infrastructure and public services without an adequate tax base to properly maintain itself; siphoning funds from more essential civic services. Sprawl prohibits the ability to provide affordable housing in job rich areas, it disconnects people from a sense of place and it separates American's into political factions. Controversial or looney as it may seem, I truly believe SPRAWL is the single largest cause of a deflated American Spirit and the harbinger of collapsed American Ideals.*

Anyone reading this message that has been in California for at least ~20 years has witnessed the insatiable consumption and the destruction of such beautiful and fertile land. In my short lifetime, I've seen Oxnard, Camarillo and Ventura transform from agrarian paradises and small town havens into an extension of West Covina or San Bernardino. Farms, Bungalows, Main streets, paved over and replaced by beige stucco boxes, banal shopping centers and other characterless vestiges of suburban sprawl. Already frustrated beyond words about the approval and early stage construction of LA County's "Newhall Ranch" I drove along the 126 to see a handful of new Riverside County-esque subdivisions, tracts of homes, the *United States of Generica*-style shopping centers that follow them, freeway-width "roads" and of course the suffocating and unavoidable traffic that comes in thereafter.

I spent an entire day just walking around Fillmore and Santa Paula enjoying the "small town" feel, talking with shop owners, all of whom couldn't believe how the area was changing for the worse. The city and county websites are full of pictures of the area's rich agricultural past, "Last Small Town..." yet at the same time, you're willing to pave over that history and beauty with some garbage cheap homes from KB Homes or Lennar?

I know Ojai as being the quintessential success story for staving off the plague of sprawl and its associated "Generica" monotony. It's a destination within the region precisely because it's different, it's charming, it's human-oriented, it embraces its agricultural roots. So, why isn't the rest of the county following in those footsteps? What is the recourse for city and county to prevent the spread of sprawl and the destruction of the otherwise beautiful landscapes? And most importantly, is this even a priority for leadership?

I150-1



If this type of "growth" is at all a concern, there are really only 2 options. A) halting all growth or B) changing the way in which we grow. A moratorium would seem like the easy route, but a foolish decision in the long run. The real solution is hidden in planning guidelines of yesteryear; the solution is in higher density, village-like, transit oriented communities. Places that are walkable and are rich with character, individuality and some distinguishable uniqueness. A convenient and manageable concentration of people that create an identity and a community. Luckily for Ventura county, its cities and towns already possess many of these qualities, I'd hope that they expand on that identity, rather than erase it.

The foundation for any *great* city, town or village is formed by its accessibility and mobility. After 60 years of planning exclusively for car mobility, we've witnessed its major shortcomings. If there were one piece of transformative infrastructure that could drastically improve access, convenience, quality of life, economic opportunity and preserve open space in Ventura it would be reactivating the rail ROW from Ventura to Piru and operating a Light Rail (perhaps similar to San Diego's Sprinter or LA's E line) this vein could have the capacity to alleviate transit woes for thousands of residents / commuters and contain and concentrate manageable growth around stations allowing for characterful neighborhoods to flourish.

There is so much to love and enjoy about Ventura County and the cities within it, I'd hope those characteristics that make it lovable are preserved, cherished and expanded upon, not dismantled and paved over like the rest of southern california.

All the best and thank you for your commitment to bettering the lives of the people you represent!

-m

I150-1  
cont.

<b>Letter I150</b>	<b>Michael Hayes</b> February 27, 2020
------------------------	---

I150-1      The comment addresses County planning and the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

**From:** mike poland <polandml@hotmail.com>  
**Sent:** Tuesday, February 25, 2020 5:17 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

Letter  
I151

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to  
[Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Dear Board of Supervisors,

The more I investigate this document, the more problems become apparent to me.

With this proposal, Ventura County has failed to adequately analyze for impacts to farmland.

For example: the EIR has policies that will create and expand the bike paths and pedestrian trails throughout the County, which is a good thing. However, some of these proposed areas are in or adjacent to existing ag land and the County failed to analyze potential impacts on this ag land from these projects.

These projects will result in the direct loss of ag land in at least two ways. First, by paving a bike lane or path and second, the indirect loss of ag land through increasing public access to working ag areas which will encouraging and increase theft, vandalism and trespassing.

In addition, as the public has more access to working farmlands, there will be an increase of complaints of odors, dust, noise, etc.

Ventura County agriculture produced about \$2 Billion in product in 2018 – it is vital to our local economy. The County must protect our local agriculture land from encroachment caused by increasing public access across these working farmlands. Please propose a mitigation measure to establish a set-back (on non-ag land) that prevents the construction of any bike path network or public trail on or adjacent to ag lands.

I look forward to hearing your thoughtful response.

Thank you,

Michael L. Poland

Sent from [Mail](#) for Windows 10

I151-1

**Letter  
I151****Michael L. Poland**  
February 25, 2020

I151-1

The comment states that the draft EIR does not adequately analyze potential impacts to farmland, and provides an example of indirect impacts to farmland related to the development/expansion of adjacent bike paths and pedestrian trails. Refer to response to comment O7-8 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.

The commenter also suggests “a mitigation measure to establish a set-back (on non-ag land) that prevents the construction of any bike path network or public trail on or adjacent to ag lands.” As explained in this response to comment O7-8, Policy CTM-3.5 states that “[t]he County shall plan for bicycle network connectivity in rural, agricultural, and open space areas in a way that supports and complements business and agricultural activities in those areas.” This and other policies would be implemented through Implementation Program L, Master Bicycle Network Plan. Further, Policy LU-6.1 requires non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers to limit conflicts with adjoining agricultural operations. The development would be required to implement buffers, and this requirement would not require buffers to be created by existing agricultural operations. Because the requirements of the proposed mitigation measure are already components of the 2040 General Plan, no revisions to the draft EIR have been made in response to this comment.



Letter  
I152

Board of Supervisors:

My Name is Michael Penrod and I have worked in commercial/ residential real estate development and land use advising for many years in Ventura County. My family and I love Ventura County and are so lucky to call such a beautiful place our home. However, we have some worries regarding the current Draft EIR and feel that changes need to be implemented in order to better serve Ventura County.

I152-1

As someone who advises landowners on land use, I can confidently say that there is a substantial amount of evidence to why the document is not ready for prime time. The DEIR has not been given the thorough consideration it deserves and is resulting in an incomplete policy analysis. Though I understand the efforts to mitigate serious challenges facing Ventura County, this document as it is currently is incomplete. The housing element is not even completed, yet the DEIR is being pushed out.

I152-2

The Ag conservation policy as proposed in the General Plan Update is not only infeasible, it is overstepping the intent of SOAR that has been voter approved twice in the last over 25 years. If this policy was in place, very few projects would have been able to navigate the purchase of development rights. It creates an inflated land value that will eliminate any economic returns for smart and quality growth. Basically, it could double the land costs which will only punish the residents by greatly increasing housing costs. We have, in the past, attempted to seek potential land owners that would consider selling their future development rights and was not able find one land owner that would even consider the concept. CEQA requires that any mitigation measure must be feasible and reasonable. This is neither.

I152-3

The future of Ventura is greatly hindered based on the lack of housing, both market rate and affordable. This impacts all employers so much that a significant amount of very good companies have and continue to relocate out of our County for economic reasons. Any communities that don't grow gentrifies and eventually stagnates to the point of fiscal disaster for the local governments. Just look at the City of Santa Paula that didn't expand for over 30 years and the financial impact on the City and it's services for their residents.

I152-4

This is a very serious and important document that the County should be taking the appropriate amount of time to ensure it is whole and complete.

I152-5

860 Hampshire Rd., Ste. U, Westlake Village, CA 91361 ■ Phone: 805-373-8808 ■ Fax: 805-379-1219 ■ [www.parkstoneinc.com](http://www.parkstoneinc.com)

Please revise and recirculate the draft to identify these issues and make the assumptions clearer. Thank you in advance for considering my concerns.

I 152-5  
cont.



Michael Penrod, Partner  
Parkstone Companies

<b>Letter I152</b>	<b>Michael Penrod</b> February 25, 2020
I152-1	The commenter's background and concerns regarding the draft EIR are noted. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
I152-2	This comment regarding the adequacy of the draft EIR is noted. Although the comment suggests that there is "substantial evidence" indicating an "incomplete policy analysis," no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided. Regarding the timing of the draft EIR and the Housing Element, refer to Master Response MR-3 for discussion of why the draft EIR correctly excludes discussion and analysis of the County's projected housing needs for the 2020 Regional Housing Needs Assessment allocation and 2021-2029 Housing Element update.
I152-3	Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
I152-4	The comment addresses existing housing conditions and anticipated economic implications of restricted growth. It is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Refer to Section 4.11, "Population and Housing," in the draft EIR for a discussion of the potential for the 2040 General Plan to result in insufficient housing supply and Master Response MR-3 for a discussion of future update to the Housing Element.
I152-5	This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Michael Shapiro <michael@michaeljshapiro.com>  
**Sent:** Saturday, February 22, 2020 12:32 PM  
**To:** General Plan Update  
**Subject:** My Comments Re: County's Draft Climate Action portion of the proposed County General Plan

**Letter  
I153**

To Whom It May Concern -

I must strongly express my objections to the latest draft of Ventura County's Draft Climate Action Plan part of the proposed new General Plan. Frankly - this draft is shockingly flawed given the ample input that has already been presented by countless non-profit organizations and citizens who have been participating in the meetings sponsored by the County in order to build and organize a broad consensus of agreement. I153-1

One of the most striking parts was a chart that illustrated where the County foresaw future oil & gas extraction projects but — tragically — omitted any similar chart/schematic for where foresaw significant set-aside spaces for where an ambitious (for example) Green Industrial Park might be developed to manufacture alternative, clean-green energy-producing jobs, i.e., wind-turbines and/or solar-panel manufacturing. That omission is preposterous given the level of alarm bells already sounding that warn us about climate change in general, and how Ventura County specifically has been "heating-up" faster than all the other California counties. I153-2

No where in the current draft has the "consumption side" of oil and gas and the necessity that significant reduction of same must be taken into account. It simply can't be "business as usual" when it comes to the future consumption and use of dangerous fossil fuels. And if significant consumption reduction is favored, then that goal should be reflected in the amount of future oil and gas production - which must also have significant reductions and certainly not maintain current levels or even worse — expand output. This is dangerous and unacceptable to any citizen who cares about combatting climate change. I153-3  
I153-4

Finally — no where did I read that the so-called FIVE POUND LIMIT for the Ojai Valley was being preserved. The health and welfare of the Ojai Valley depends on this limit to be maintained and enforced throughout the duration of any new 20-Year General Plan. To do otherwise could be considered criminal and would signal an obvious intentional effort to ignore the health and welfare of the County citizens that choose to reside in the greater Ojai Valley. I153-5

These above are but several of the deficiencies discovered in the latest County Draft of the new Twenty-Year General Plan. Your draft seems to me to be entirely incomplete and inadequate and it's painfully obvious that it greatly favors the oil and gas extraction industry when it comes to combatting adverse local and global climate changes now taking place at an alarmingly accelerating rate. We must do much-much better! Back to the drawing boards! I153-6

Sincerely -  
Michael J. Shapiro  
805-889-7105

Michael Shapiro  
[michael@michaeljshapiro.com](mailto:michael@michaeljshapiro.com)

<b>Letter I153</b>	<b>Michael Shapiro</b> February 22, 2020
I153-1	<p>This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.</p>
I153-2	<p>The commenter indicates that the draft EIR should foresee future significant set-aside spaces for green industrial parks or other clean-green energy-producing jobs. Policies which identify set-aside spaces in the unincorporated County for green industrial parks or other clean-green energy-producing jobs are not a component of the project under evaluation (i.e., the 2040 General Plan). CEQA requires evaluation of the environmental effects of a project; consequently, potential policies that are not a component of the project under evaluation are not required to be evaluated in the EIR. This comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.</p>
I153-3	<p>The comment asserts that the 2040 General Plan does not address the consumption of fossil fuels. This is inaccurate. Refer to Master Response MR-1 for additional information pertaining to the development of the 2040 General Plan's greenhouse gas inventory, policies, and programs. The draft EIR includes a detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas emissions in the county (pages 4.8-37 to 4.8-45), many of which relate to the consumption of oil and gas.</p>
I153-4	<p>Refer to Master Response MR-4, Sections MR-4.J Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations), MR-4.A County's Authority to Regulate Oil and Gas Development, and MR-4.K Effects Outside the Study Area, regarding the findings and conclusions related to phasing out oil and gas operations, the County authority to regulate oil and gas operations, and effects outside of the study area.</p>
I153-5	<p>The comment states there is no evidence that the 2040 General Plan would "preserve" the 5-pound-per-day limit on reactive organic gases and oxides of nitrogen for the Ojai Valley. As discussed in the draft EIR and explained further in response to comment O20-14, the comment refers to a threshold of significance for daily reactive organic gases and nitrogen oxide emissions in the Ojai Valley which is referenced in the Ojai Valley Area Plan. This threshold, which applies to sources that are not permitted by the Ventura County Air Pollution Control District, was added to the Ventura County Air Pollution Control District's Air Quality Assessment Guidelines in 1989 and the reference to this threshold was thereafter added to the Ojai Valley Area Plan in 1995. The 2040 General Plan would not change this threshold.</p>

The comment is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

- I153-6 This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

**From:** Shelley DuPratt <shdupratt@gmail.com>  
**Sent:** Sunday, February 23, 2020 7:51 AM  
**To:** General Plan Update  
**Subject:** General Plan 2040

**Letter  
I154**

To Whom It May Concern,

Climate change is here, its effects are already evident in our county. The General Plan update fails to provide enough emissions reduction to meet the state-mandated goals. A robust plan, with the help of technical and scientific input, needs to be included for the 2040 General Plan, including a strong defense of the five pound air emissions limit for the Ojai Valley.

I154

Sincerely,  
Michele DuPratt  
Ojai, CA

**Letter  
I154**

**Michele DuPratt**  
February 23, 2020

- I154-1 This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Refer to Master Response MR-1 for a discussion of the policies in the 2040 General Plan and the factors that restrict the County's ability to ensure that State goals will be met.

As discussed in the draft EIR and explained further in response to comment O20-14, the comment refers to a threshold of significance for daily reactive organic gas and oxides of nitrogen emissions in the Ojai Valley which is referenced in the Ojai Valley Area Plan. This threshold, which applies to sources that are not permitted by the Ventura County Air Pollution Control District, was added to the Ventura County Air Pollution Control District's Air Quality Assessment Guidelines in 1989 and the reference to this threshold was thereafter added to the Ojai Valley Area Plan in 1995. The 2040 General Plan would not change this threshold.



**From:** Michelle Leahy <michelleleahy@hotmail.com>  
**Sent:** Thursday, February 27, 2020 5:02 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** draft EIR

**Letter  
I155**

We are in a climate emergency. Humanity is facing an existential threat.

In October 2018, the United Nations Intergovernmental Panel on Climate Change sounded the alarm bells in a dire report, warning that governments everywhere, much take "rapid, far-reaching and unprecedented changes in all aspects of society" to dramatically cut emissions by 2030 if we hope to avoid climate catastrophe. And by all governments, that includes Ventura County. So we've got just ten years, and likely even less than that, since more sobering findings regarding tipping points and feedback loops have come out in recent months. As Bill McKibben puts it, "Winning slowly is the same as losing" when it comes to climate change.

Since we neglected to take the necessary actions decades ago, we no longer have the luxury to take small incremental steps; the magnitude and urgency of the crisis requires big, bold, swift action. It means no more business as usual, no more kicking the can down the road, no more catering to fossil fuel interests, no more short-term thinking, no more excuses. It means coming together and working toward our collective common good. It means a moon shot, putting a stake in the ground and committing to achieving it.

The good news is that solutions are readily available, we just need to start acting on them.

The current draft EIR of the general plan update does not meet the urgency of action that the climate crisis demands. All policy decisions must be seen through a climate impact and mitigation lens.

I155-1

- Michelle Ellison, Ojai

**Letter  
I155**

**Michelle Ellison**  
February 27, 2020

I155-1

This comment regarding the adequacy of the 2040 General Plan and the draft EIR is noted. The comment suggests that the draft EIR "does not meet the urgency of action that the climate crisis demands." The draft EIR provides a California Environmental Quality Act-compliant analysis of the potential environmental effects of the 2040 General Plan. Refer to Master Response MR-1 for discussion of the draft EIR's detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.

**From:** Michelle Kenney <michelle@ladolcevita1901.com>  
**Sent:** Tuesday, February 25, 2020 3:03 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR comment

**Letter  
1156**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to  
[Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

To whom it may concern,

My name is Michelle Kenney. I am the head chef and owner of La Dolce Vita 1901. As a small business owner in Ventura I have concerns about some of the more flawed elements of the DEIR as it currently is written that lack proper analysis. In my business I must be thorough and have a solid understanding of the laws that govern my business. I ask that this document hold that same standard.

I156-1

This DEIR is based on incomplete policy analysis, attempts to hide important information in violation of CEQA, and fails to recognize when policies are preempted by State and Federal law. The DEIR attempts to hide important information and fails to support its claims with credible evidence. The DEIR currently buries required information that forms the cornerstone of its analyses in a 1,000 plus page appendix. This is obviously in violation of CEQA.

I156-2

I want this DEIR to be open and accessible and not hide information. Please make these corrections for recirculation.

I156-3

Thank you,  
**Michelle Kenney**  
 Owner, Executive Chef

**The Place To Be Newsletter**

**La Dolce Vita 1901**  
 RESTAURANT ♦ CATERING ♦ SPEAKEASY  
 Heritage Square  
 740 South B. Street | Oxnard, CA 93030  
 (805) 486-6878 | [LaDolceVita1901.com](http://LaDolceVita1901.com)



<b>Letter I156</b>	<b>Michelle Kenney</b> February 25, 2020
------------------------	---

- I156-1      This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I156-2      Refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I156-3      Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Mike Maulhardt <mike.maulhardt@gmail.com>  
**Sent:** Tuesday, February 25, 2020 2:55 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Cc:** Michael Joseph Maulhardt <mike.maulhardt@gmail.com>  
**Subject:** 2040 General Plan Draft EIR Comment

Letter  
I157

Dear Ms. Curtis,

I understand the county did not conduct the CEQA required analysis for impacts that will hamper access to petroleum reserves.

CEQA is very clear that the intent of the impact analysis required here is to evaluate the potential impact of the General Plan on the future access to petroleum reserves.

Yet the County does not do this. Instead, the County provides a long discussion of the potential health and safety impacts that may occur near oil and gas production. While this "optional", not required "analysis is admirable, the County has failed to comply with CEQA requirements for this analysis. The County must redo this analysis, this time following CEQA intent, and the EIR must be recirculated.

The County must conduct an analysis that meets the CEQA standard by evaluating the impact of future development under the General Plan on the ability to access reserves. The analysis outlined in the EIR has no bearing as the county failed to meet the CEQA standard.

I157-1

Mike Maulhardt  
Gus H. Maulhardt Associates  
Since 1886

--

Mike Maulhardt  
4213 Dogwood Place  
Davis, CA 95618  
530-758-3813 home  
530-304-4459 cell  
[mike.maulhardt@gmail.com](mailto:mike.maulhardt@gmail.com)

**Letter  
I157****Mike Maulhardt**  
February 25, 2020

I157-1

Refer to Master Response MR-4, Sections MR-4.L Oil Reserves, regarding the findings and conclusions related to oil reserves in the County. The commenter asserts that the draft EIR does not include analysis for impacts that will hamper access to petroleum reserves. The draft EIR analyzes implementation of the 2040 General Plan for Impact 4.12-3: Result in Development on or Adjacent to Existing Petroleum Resources Extraction Sites or Areas Where Petroleum Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Access to the Resources (4.12-11), and Impact 4.12-4: Result in the Loss of Availability of a Known Petroleum Resource That Would Be of Value to the Region and the Residents of the State (4.12-22).

The draft EIR Section 4.12.2 Environmental Impacts and Mitigation Measures (page 4.12-6) indicates that “the evaluation of impacts on petroleum resources is based on the petroleum resources map (Figure 8-10 in the Background Report) and well data published by the State Division of Oil, Gas, and Geothermal Resources. These resources were compared to the proposed land use diagram in the geographic information system software to assess the overall proximity of potential land use changes to identified resource areas (i.e., oil fields and wells). Consistent with ISAG Section 3b, any land use designation that could result in development on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road to a property with an existing use permit for petroleum exploration and production, is considered to have the potential to hamper or preclude access to petroleum resources. The evaluation is program-level and identifies potential effects of the 2040 General Plan relative to existing conditions, based on reasonable inference and using readily available information.”

The draft EIR concludes that Policy COS-7.2 Oil Well Distance Criteria. Policy COS-7.2 could theoretically affect local oil and gas exports and increase the reliance on imports from outside of the 2040 General Plan area. Furthermore, there are no actions or policies that the County could feasibly mandate to fully reduce the impact that Policy COS 7.2 would have on hampering or precluding access to petroleum resources and would therefore remain significant and unavoidable for Impact 4.12-3: Result in Development on or Adjacent to Existing Petroleum Resources Extraction Sites or Areas Where Petroleum Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Access to the Resources (4.12-22).

The draft EIR also concludes that Policies COS-7.7 Limited Conveyance for Oil and Produced Water and COS-7.8 Limited Gas Collection, Use, and Disposal could result in the loss of known petroleum resources of value to the region and the State because Policies COS-7.7 and COS-7.8 would mandate infrastructure that may be technologically or economically infeasible to install. However, based on the analysis the draft EIR, the volume of loss for this petroleum resource would

likely be at a smaller scale and concentrated on oil operators located outside of a two-mile radius of a major oil or gas transmission pipeline (page 4.12-31). The draft EIR concludes that the policies would nonetheless render a substantial quantity of petroleum resources inaccessible and result in the loss of availability of known petroleum resources of value to the region and the State in at least some parts of the plan area (page 4.12-31). However, with implementation of draft EIR Mitigation Measure PR-2: Revised Policy COS-7.7: Limited Conveyance for Oil and Produced Water and Mitigation Measure PR-3: Revised Policy COS-7.8: Limited Gas Collection, Use, and Disposal (4.12-31), which would continue to allow the County's approval of new oil and gas wells that utilize flaring or venting of produced gas and/or trucking of oil and produced water in situations where there is no feasible alternative, Impact 4.12-4: Result in the Loss of Availability of a Known Petroleum Resource That Would Be of Value to the Region and the Residents of the State would be less than significant (4.12-32).

FEB 28 2020

Letter  
I158

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

MAR 3 '20 PM 1:15

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I158-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value

I158-2

and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo.

These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I158-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I158-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I158-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I158-5



After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I158-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I158-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I158-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I158-9

Sincerely,



<b>Letter I158</b>	<b>Molly Neely</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I158-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I158-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I158-3      Refer to response to comment I4-3 regarding water availability and cost.
- I158-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I158-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I158-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I158-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I158-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I158-9      Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Wednesday, February 26, 2020 7:43 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I159**

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**You have a NEW Comment**

**Name:**  
 Monica Gray  
**Contact Information:**  
 momama08@gmail.com  
**Comment On:**  
 Climate Action Plan  
**Your Comment:**

Please do more to help reduce greenhouse gas emissions and food waste. Focus on regenerative agriculture and creating more incentives for people to take advantage of veteran farmer programs. Feed hungry people, reduce food waste, and incentivize volunteering to glean fruit with Food Forward and Food Share by County employees. Please support "Get Fresh VC," my effort to feed hungry college students, reduce food waste, and teach valuable skills in food recovery. Rotting food does us no good, and we can recapture this produce and restore value and create community goodwill at the same time.

I159-1

<b>Letter I159</b>	<b>Monica Gray</b> February 26, 2020
------------------------	---

I159-1      The comment addresses the regenerative agriculture and efforts to reduce food waste and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

FEB 28 2020

MAR 3 '20 PM 1:16

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

Letter  
I160

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I160-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was

I160-2

very recently experienced based on proposed policies at LAFCo.

These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I160-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I160-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I160-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I160-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation

I160-6

measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I160-6  
cont.

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I160-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I160-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I160-9

Sincerely,



<b>Letter I160</b>	<b>Nicole Zarate</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I160-1 Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I160-2 Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I160-3 Refer to response to comment I4-3 regarding water availability and cost.
- I160-4 Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I160-5 Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I160-6 See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I160-7 Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I160-8 The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I160-9 Refer to response to comment I4-9 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Friday, February 21, 2020 12:53 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I161**

**You have a NEW Comment**

**Name:**

Nina Danza

**Contact Information:**

prettycheapjewelry@gmail.com

**Comment On:**

EIR and draft plan

**Your Comment:**

Provide a computation of all GHG emissions in ONE EASY TO FIND LOCATION OF THE PLAN. Include everything! err on the side of overestimating and not omitting sources. CHANGE GOALS and MITIGATION MEASURE SO THE State reaches carbon neutrality by 2045. THE USA IS NOT A LEADER for climate change. CALIFORNIA has that role for our country and VENTURA COUNTY has the money and citizen support to fill that role. DO NOT weaken our state with a poor climate change element in the general plan.

I161-1  
I161-2

<b>Letter I161</b>	<b>Nina Danza</b> February 21, 2020
------------------------	--

- I161-1 The comment requests a computation of greenhouse gas emissions in one location, and also suggests that goals and mitigation measures be changed so the state reaches carbon neutrality by 2045. Refer to Master Response MR-1 for additional information pertaining to the development of the 2040 General Plan's inventory, policies, and programs.
- I161-2 The comment regarding the adequacy of climate change issues in the 2040 General Plan is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided. Also, refer to Master Response MR-1 for additional information pertaining to the development of the 2040 General Plan's inventory, policies, and programs.



**From:** Noah Aist <info@email.actionnetwork.org>  
**Sent:** Saturday, February 22, 2020 11:50 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

**Letter  
I162**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. Drought and floods have hit us worse, and we can expect more extreme weather.

I162-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I162-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I162-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Noah Aist  
[aistnoah8@gmail.com](mailto:aistnoah8@gmail.com)

<b>Letter I162</b>	<b>Noah Aist</b> February 22, 2020
------------------------	---------------------------------------

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I162-1 Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I162-2 Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I162-3 Refer to response to comment I3-3 regarding suggested mitigation measures.

Noelle C Burkey  
 Chief Executive Officer  
 The Wood-Claeysens Foundation  
 P.O. Box 30586  
 Santa Barbara CA 93130-0586

Letter  
 I163

February 21, 2020

Attn: RMA Planning Division  
 General Plan Update  
 800 S. Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Dear Planning Division:

I have serious concerns about some of the language in the Draft EIR.

**Page 2-17 Ag Mitigation AG-2**

Loss of farmland, requires purchase of like kind land at 2-1 ratio to be placed into a conservation easement. This is not practical. There is very little land available in the County for sale and this would be cost prohibitive. Was this the intent? Needs additional discussion and evaluation.

The EIR recognizes that "water for irrigation will be reduced as a result of the implementation of the 2040 General Plan."

Since there is no actual policy that states "we will reduce water for irrigation," the County did not analyze this impact. Although they state the impact will occur as a direct RESULT of their policies. Simply not acceptable.

The Courts are extremely clear that the EIR must analyze for all reasonably foreseeable impact that result from implementation of the "project."

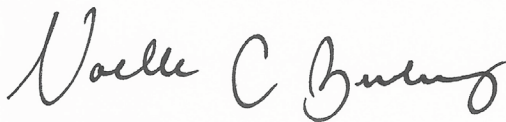
Additionally, the intent of CEQA EIR impact analysis is to evaluate the potential impact of development/policies on future access to oil reserves. However, Section 4.12 primarily evaluates the impact of oil and gas production on H&S. The County's analysis does not meet the intent and standard of review for CEQA.

In summary, CEQA mandates that the EIR contain sufficient detailed data to allow the reader to understand and evaluate the County's impact analysis. The EIR and its 1,000-page Background Report and filled with errors, vague statements and outdated information. All the information is older than 2015. The maps in the EIR and Background Report are not legible and therefore not useful.

I urge you to take the time to correct and recirculate the EIR.

Thank you.

Sincerely,



Noelle C Burkey  
 Chief Executive Officer  
 The Wood-Claeysens Foundation

I I163-1

I163-2

I163-3

I163-4

I163-5

I I163-6

<b>Letter I163</b>	<b>Noelle C Burkey</b> February 21, 2020
I163-1	This comment summarizes more detailed comments provided later in the letter, for which responses are provided below.
I163-2	Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
I163-3	The comment states that the draft EIR does not analyze impacts resulting from implementation of 2040 General Plan policies, including reduced water for irrigation. Refer to response to comment I4-3 regarding water availability and cost.
I163-4	<p>Refer to Master Response MR-4, Section MR-4.D Mitigation Measures and the Role of the Board of Supervisors, regarding the findings and conclusions related to analysis conducted, significance conclusions, and mitigations measures developed as part of the environmental review process, and Refer to Master Response MR-4, Sections MR-4.L Oil Reserves, regarding the findings and conclusions related to oil reserves in the County. The commenter asserts that the draft EIR does not include analysis for impacts on future access to oil reserves. The draft EIR analyzes implementation of the 2040 General Plan for Impact 4.12-3: Result in Development on or Adjacent to Existing Petroleum Resources Extraction Sites or Areas Where Petroleum Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Access to the Resources (4.12-11), and Impact 4.12-4: Result in the Loss of Availability of a Known Petroleum Resource That Would Be of Value to the Region and the Residents of the State (4.12-22).</p> <p>The draft EIR Section 4.12.2 Environmental Impacts and Mitigation Measures (page 4.12-6) indicates that “the evaluation of impacts on petroleum resources is based on the petroleum resources map (Figure 8-10 in the Background Report) and well data published by the State Division of Oil, Gas, and Geothermal Resources. These resources were compared to the proposed land use diagram in the geographic information system software to assess the overall proximity of potential land use changes to identified resource areas (i.e., oil fields and wells). Consistent with ISAG Section 3b, any land use designation that could result in development on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road to a property with an existing use permit for petroleum exploration and production, is considered to have the potential to hamper or preclude access to petroleum resources. The evaluation is program-level and identifies potential effects of the 2040 General Plan relative to existing conditions, based on reasonable inference and using readily available information.”</p> <p>The draft EIR concludes that Policy COS-7.2 Oil Well Distance Criteria. Policy COS-7.2 could theoretically affect local oil and gas exports and increase the reliance on imports from outside of the 2040 General Plan area. Furthermore,</p>

there are no actions or policies that the County could feasibly mandate to fully reduce the impact that Policy COS 7.2 would have on hampering or precluding access to petroleum resources and would therefore remain significant and unavoidable for Impact 4.12-3: Result in Development on or Adjacent to Existing Petroleum Resources Extraction Sites or Areas Where Petroleum Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Access to the Resources (4.12-22).

The draft EIR also concludes that Policies COS-7.7 Limited Conveyance for Oil and Produced Water and COS-7.8 Limited Gas Collection, Use, and Disposal could result in the loss of known petroleum resources of value to the region and the State because Policies COS-7.7 and COS-7.8 would mandate infrastructure that may be technologically or economically infeasible to install. However, based on the analysis the draft EIR, the volume of loss for this petroleum resource would likely be at a smaller scale and concentrated on oil operators located outside of a two-mile radius of a major oil or gas transmission pipeline (page 4.12-31). The draft EIR concludes that the policies would nonetheless render a substantial quantity of petroleum resources inaccessible and result in the loss of availability of known petroleum resources of value to the region and the State in at least some parts of the plan area (page 4.12-31). However, with implementation of draft EIR Mitigation Measure PR-2: Revised Policy COS-7.7: Limited Conveyance for Oil and Produced Water and Mitigation Measure PR-3: Revised Policy COS-7.8: Limited Gas Collection, Use, and Disposal (4.12-31), which would continue to allow the County's approval of new oil and gas wells that utilize flaring or venting of produced gas and/or trucking of oil and produced water in situations where there is no feasible alternative, Impact 4.12-4: Result in the Loss of Availability of a Known Petroleum Resource That Would Be of Value to the Region and the Residents of the State would be less than significant (4.12-32).

- I163-5 The commenter's opinion about the accuracy and level of detail in the Background Report are noted. Refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I163-6 Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Norene Charnofsky <ncharnofsky@gmail.com>  
**Sent:** Monday, February 24, 2020 12:51 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** TOTALLY FRUSTRATED TRYING TO SUBMIT A COMMENT ONLINE!!!

Letter  
I164

Dear Ms. Curtis:

I have written a comment about the Climate Action Plan proposed in the General Plan Update and tried mightily to submit it as an online comment. I have repeatedly failed in cracking the code that proves I'm human (I guess that is what it's trying to prove.). I keep coming up "invalid".

I164-1

HOW FRUSTRATING. Now I have to write the message all over again. I hope you can help me get it to the Board of Supervisors or to whomever it should go to! Thank you so much. **Someone should check that code. I bet a lot of people have just given up!!!**

TO WHOM IT MAY CONCERN;

Regarding the Climate Action Plan in the General Plan Update, I agree with the comments submitted by the organization CFROG.

Especially, I feel that the Climate Action Plan policies must result in measurable, enforceable reductions in pollution, sufficient to meet the climate goals of our State. If the Climate Action Plan is vague, voluntary or not enforceable, future projects might "skate by" and avoid proper environmental review.

I164-2

The Climate Action Plan and corresponding policies in the General Plan must require specific, measurable, enforceable reductions in greenhouse gas emissions.

Thank you for your attention to this crucially important matter!

Sincerely,  
 Norene Charnofsky  
 10180 Norwalk St.  
 Ventura, CA 93004

**Letter  
I164**

**Norene Charnofsky**  
 February 24, 2020

- I164-1 The comment indicating trouble submitting online comments on the draft EIR is noted. However, this comment has been received, and is responded to in this final EIR.
- I164-2 The commenting individual's agreement with the Climate First: Replacing Oil & Gas comment letter is noted; see responses to Letter O20. This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Refer to Master Response MR-1 for discussion of the draft EIR's detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions.

Nova Clite  
275 N. Kalorama Street, #303A  
Ventura, CA 93001

Letter  
I165

February 24, 2020

**RE: Comments on Ventura County draft General Plan, Draft EIR, Draft Climate Action Plan**

According to a recent study of data by the Washington Post, with an average temperature increase of 2.6 degrees Celsius since preindustrial times, Ventura ranks as the fastest-warming county in the Lower 48 states. It is critical that Ventura County gets its climate policies right in the General Plan Update which extends to 2040 – if the proposed plan is accepted as is, we’ll be getting nothing less than a guarantee for a climate crisis by the next plan update.

I165-1

My comments are about specific issues related to the oil and gas industry operations in our County that the draft plan and EIR inadequately address, or completely overlook.

**Flaring at Oil and Gas Facilities**

Flaring is a poorly regulated and controlled process that releases toxic and greenhouse gases into the atmosphere. The draft EIR puts substantial weight on the costs to industry for controlling flaring, including alternative means for transporting the gases. The draft EIR *DOES NOT CONSIDER* the costs and societal impacts of climate change of allowing greenhouse and toxic gas releases from oil and gas facilities. Rather, the draft EIR treats climate change mitigation as a nice wish-list item best ignored, perhaps just too complicated for the authors to consider seriously.

I165-2

**Methane Releases Not Addressed:**

The draft EIR does not consider the potential impacts, including the public health and economic impacts, due to climate change forcing by releases of greenhouse gases to the atmosphere. Climate change mitigation is treated as a nice but non-consequential “wish list” item rather than a real and necessary goal for long-term management of oil and gas production in the County. The EIR considers short-term costs to oil producers more important than the future insurmountable costs that would be incurred by all Ventura County residents in the face of uncontrolled warming, drought, and sea level rise (proposed revised policies COS-7.7 and COS-7.8). The Ventura County Climate Action Plan must include immediate, robust action to mitigate climate change. Stringent controls on proposed new oil and gas well development should be imposed to prevent release of greenhouse gases, prevent flaring, require monitoring and mitigation of methane releases. To do less is to place the short-term profits of a non-sustainable extractive industry over the long-term health and well-being of Ventura and State of California residents.

I165-3

According to NASA’s Jet Propulsion Laboratory’s methane source finder website (<https://earthdata.nasa.gov/esds/competitive-programs/access/msf>), based on data collected during State of California funded fly-over surveys during 2016-2017, Ventura County is a significant source of methane leaks to the atmosphere. Methane is 85 times more potent at trapping heat in the atmosphere as compared to carbon dioxide, therefore the County’s Climate Action Plan must address methane leaks

I165-4

Comments on Ventura County draft General Plan, Draft EIR, Draft Climate Action Plan  
February 24, 2020

to protect human health and the environment. Ventura County methane sources include oil and gas production wellfields and related facilities as well as landfills.

The draft Environmental Impact Report mentions methane once and with no consideration of the climate change impact or the need to mitigate this potent greenhouse gas. The State-funded NASA data were available to the consultant writing the EIR; there is absolutely no excuse to ignore these data in the EIR or CAP. All potential methane leak sources within Ventura County must be inventoried and addressed as part of the Climate Action Plan, including permit modifications requiring monitoring, leak mitigation action requirements, strict deadlines for addressing methane leaks, and reporting to authorities and the general public.

I165-4  
cocnt.

#### **Abandoned Oil/Gas Wells and Cost to Taxpayers Not Addressed**

Abandoned oil and gas wells are a big problem in the State of California and Ventura County that will cost the taxpayer millions of dollars. In its report released January 23, 2020 (<https://ccst.us/reports/orphan-wells-in-california/>), the California Council on Science and Technology (CCST) announced:

“Responding to a request from the Division of Oil, Gas, and Geothermal Resources, now the California Geologic Energy Management Division (CalGEM), under the California Department of Conservation, the California Council on Science and Technology (CCST) conducted a study entitled “Orphan Wells in California: An Initial Assessment of the State’s Potential Liabilities to Plug and Decommission Orphan Oil and Gas Wells.” Orphan wells are wells that have no known responsible operator or no financially viable operator capable of plugging the well and decommissioning the well’s production facilities. An active or idle well can potentially become an orphan well when deserted by a financially insolvent operator. Responsibilities for plugging and decommissioning these wells may ultimately fall to the State. As the United States’ fourth largest producer of crude oil and fifteenth of natural gas, with approximately 107,000 active and idle wells in the state, the issue of ensuring that resources exist to properly plug and decommission every well is significant for California.

I165-5

The CCST report uses broad categorizations to screen for wells that may already be orphaned or that are at high risk of becoming orphan wells soon. The analysis finds that 5,540 wells in California may already have no viable operator, and that the potential net liability for the State appears to be about \$500 million, after subtracting available bonds. An additional 69,425 economically marginal and idle wells could become orphaned in the future.”

Abandoned wells pose a significant potential source of greenhouse emissions, toxic and flammable gas leaks, groundwater pollution, and other hazards. The LA Times and Center for Public Integrity published their investigation into this matter on February 6, 2020 (<https://www.latimes.com/projects/california-oil-well-drilling-idle-cleanup/#nt=lik0promoLarge-7030col1-7030col1>).

“The Times/Public Integrity investigation found that bonds posted to the state by California’s seven largest drillers, which account for more than 75% of oil and gas wells, amount to about \$230, on average, for every well they must decommission. Other bonds held by federal and local regulators don’t significantly raise those amounts.

Comments on Ventura County draft General Plan, Draft EIR, Draft Climate Action Plan  
February 24, 2020

By contrast, the average per-well cost for capping wells and dismantling associated surface infrastructure in California is between \$40,000 and \$152,000, depending on whether a well is in a rural or urban area, according to a study released in January by the California Council on Science and Technology.”

There is a shocking number of abandoned or idle wells in Ventura County, many near residents (see interactive map in LA Times article). The General Plan Update must include provisions requiring oil and gas producers to fully-fund and properly abandon non-producing wells. Permits should strictly prohibit the transference of low-producing wells from large profitable companies to small limited liability corporations, which subsequently file for bankruptcy. Especially alarming is the reported costs for decommissioning offshore oil facilities which will be in the billions of dollars and have long-term impacts to Ventura County’s natural environment and fisheries if not properly addressed.

The California oil industry is in rapid decline and climate change is upon us – NOW is the time to require the industry take full responsibility for oil and gas production facilities and wells for the full lifespan of the facility.

I165-5  
cont.

The County Board needs to pull back the draft Climate Action Plan and enter a more robust and effective planning process to address this existential threat. The Climate Action Plan must be based on sound science, not a weak “environmental impact report” that takes better care of a dying industry than the people of Ventura County.

I165-6

Thank you,

[signed]

Nova Clite, PG (CA #8482)  
nova3773@gmail.com

<b>Letter I165</b>	<b>Nova Clite</b> February 24, 2020
------------------------	--

- I165-1 The comment provides introductory language and expresses concern related to climate change policies presented in the 2040 General Plan. Refer to Master Response MR-1 regarding climate policies and efficacy.
- I165-2 Refer to Master Response MR-4, Section MR-4.F, “Flaring,” regarding the findings and conclusions related to flaring in oil and gas operations. Additionally, the comment asserts that the draft EIR fails to analyze the “costs and societal impacts” of climate change. However, EIRs are not required to treat a project’s economic or social effects as significant effects on the environment (CEQA Guidelines § 15131). Social and economic effects need only be considered in an EIR where there is a clear link between those economic or social effects and physical environmental changes. Therefore, no further response is provided.
- I165-3 Refer to Master Response MR-4, Section MR-4.J, “Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations),” regarding the findings and conclusions related to phasing out oil and gas operations.



The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

I165-4      The comment cites a study by the National Aeronautics and Space Administration indicating that Ventura County is a significant source of fugitive methane and suggests that the draft EIR should have reflected this data. Refer to Master Response MR-1 regarding oil and gas operations, methane leaks, and how these activities are addressed in the greenhouse gas inventories prepared for, and policies and programs included in, the 2040 General Plan and draft EIR. Also, refer to Master Response MR-4 for additional detail pertaining to the County's authority to regulate the oil and gas industry.

I165-5      The commenter indicates that the draft EIR does not address abandoned oil wells and cost to taxpayers and recommends that the 2040 General Plan include provisions requiring oil and gas producers to fully-fund and properly abandon non-producing wells. The 2040 General Plan includes Policy COS-7.6 Abandoned Oil and Gas Well Identification which requires that the County, "shall evaluated discretionary development to identify any abandoned oil and gas wells on a project site." (page 6-12). Additionally, the Non-Coastal Zoning Ordinance (NCZO) Oil Development Standards Section 8107-5.6.11 - Site Restoration requires that "Within 90 days of revocation, expiration or surrender of any permit, or abandonment of the use, the permittee shall restore and revegetate the premises to as nearly its original condition as is practicable, unless otherwise requested by the landowner." Finally, the California Geologic Energy Management Division (CalGEM) has the responsibility for approving oil and gas well activities in California and Public Resources Code section 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development of construction activities.

While NCZO Section 8107-5.6.11 requires oil and gas operators within 90 days of revocation, expiration or surrender of any permit, or abandonment of the use, restore and revegetate the premises to as nearly its original condition as is practicable, the 2040 General Plan does not include mirror policies which require oil and gas producers to fully-fund and properly abandon non-producing wells. This requirement is currently addressed NCZO Section 8107-5.6.11 This comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

I165-6      This comment regarding the adequacy of the Climate Action Plan and draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.

**From:** P. Lyn Middleton <plyn.pspace@gmail.com>  
**Sent:** Sunday, February 23, 2020 3:36 PM  
**To:** General Plan Update  
**Subject:** P.LynMiddleton/Climate

**Letter  
I166**

**As a ventura county resident, here below are what I copied and what I see that needs done. Cfrog says it all. I agree! See Below. We need to do everything to help our world.**

I166-1

Thank you, P. Lyn Middleton/ 204 N. Blanche Street / Ojai CA 93023

**Buffer Requirements** – The proposed buffers for locating oil and gas facilities a safe distance from schools and homes are inadequate. Studies show adverse health impacts from oil and gas facilities at distances of at least half a mile.

I166-2

**Action Needed:** Buffers should be increased from the currently proposed 1,500 feet to 2,500 feet.

**Trucking vs. Pipeline** – Currently, oil and produced water from local oil wells are mostly transported by truck. Trucking creates safety hazards on county roads, exposes residents to toxic diesel pollution, and causes substantial amounts of greenhouse gas emissions. Draft General Plan Policy COS-7.7 attempts to address this problem by requiring newly permitted oil wells to use pipelines instead of trucks to transport oil and produced water.

However, the DEIR attempts to undermine Policy COS-7.7, concluding that the added costs of constructing pipeline connections make this policy infeasible and may lead to a loss of petroleum resources. The DEIR proposes to allow trucking if pipelines are deemed infeasible. This would create a loophole allowing oil companies to simply claim that the cost of a pipeline connection is too high.

I166-3

**Action Needed:** Maintain Policy COS-7.7 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to convey oil and produced water via pipelines instead of trucking.

**Flaring** – Draft General Plan Policy COS-7.8 requires gases from all new discretionary oil and gas wells to be collected and used, or removed for sale or proper disposal, instead of being flared or vented to the atmosphere. The policy would allow flaring only in cases of emergency or for testing purposes. This is important because venting and flaring release both toxic gases and powerful climate pollutants like methane to the atmosphere.

The DEIR tries to undermine this policy, too. It concludes that the added costs of treating the gas on site or constructing pipeline connections would make this requirement infeasible and may lead to a loss of petroleum resources. The DEIR instead would allow flaring if conveyance by pipeline is deemed infeasible, creating another loophole that could allow oil producers to simply claim that the cost is too high and continue with business as usual.

I166-4

**Action Needed:** Maintain Policy COS-7.8 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to collect gases and use or remove them for sale or proper disposal instead of flaring or venting. Flaring should be allowed only in cases of emergency or for testing purposes.

**Climate Action Plan** – The draft General Plan and the DEIR conclude that the county's greenhouse gas emissions would have significant impacts. However, the Climate Action Plan proposed as part of the General Plan is inadequate and will not reduce emissions in a meaningful way. Most proposed Climate Action Plan policies are vague and aspirational, relying on noncommittal assurances that the county will "encourage" and "support" change rather than clearly require measurable reductions in climate pollution.

I166-5

Climate Action Plan policies must result in measurable, enforceable reductions sufficient to meet California’s climate goals. This is important because the General Plan and related Climate Action Plan can be used to streamline approval of future development projects. The county may not carefully analyze the climate consequences of future projects—including discretionary oil and gas development—if those projects claim they’re consistent with the Climate Action Plan. If the Climate Action Plan consists mostly of vague, voluntary, or otherwise unenforceable policies, future projects could easily be found consistent and could evade proper environmental review.

**Action Needed:** Revise the Climate Action Plan and corresponding policies in the General Plan to achieve measurable, enforceable reductions in greenhouse gas emissions.

**Greenhouse Gas “Super-Emitters”** – A recent NASA study documents that several Ventura County facilities, including oil and gas operations, are “super-emitters” of powerful climate pollutants. Stationary source emissions, including those from oil and gas operations, make up approximately 26 percent of all emissions in California. The General Plan must include strong policies to detect and curb emissions from these “super-emitters.”

**Action Needed:** The county should adopt the strongest possible measures to ensure that greenhouse gas emissions are curbed to protect air quality and to ensure a safe, sustainable future for all county residents.

**For Ojai residents:**

The 2040 General Plan must include a strong defense of the five-pound air emissions limit for the Ojai Valley. All projects subject to CEQA review must include an evaluation of the totality of air emissions in order to understand and mitigate the impacts to local air quality.

I166-5  
cont.

I166-6

I166-7

<b>Letter I166</b>	<b>P. Lyn Middleton</b> February 23, 2020
------------------------	--

- I166-1 The commenting individual’s agreement with the Climate First: Replacing Oil & Gas comment letter is noted; see responses to Letter O20. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I166-2 Refer to Master Response MR-4, Section MR-4.H, “Buffers (Setbacks),” regarding the findings and conclusions related to buffers (setbacks) for oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I166-3 Refer to Master Response MR-4, Section MR-4.G, “Pipeline Requirements,” regarding the findings and conclusions related to the conveyance of oil and produced water from oil and gas operations.
- The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

- I166-4 Refer to Master Response MR-4, Section MR-4.F, “Flaring,” regarding the findings and conclusions related to flaring in oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I166-5 The comment makes assertions about the adequacy of 2040 General Plan policies to reduce greenhouse gas (GHG) emissions and requests that such policies be revised to achieve measurable, enforceable reductions in GHG emissions. Refer to Master Response MR-1 for discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce GHG emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions. Regarding streamlining approval of future development projects consistent with the 2040 General Plan, the draft EIR includes Mitigation Measure GHG-3, which would remove the CEQA streamlining provision proposed in Program COS-EE from the 2040 General Plan and specify that the potential GHG emissions impacts of future, discretionary projects be reviewed in accordance with the most recent adopted version of the ISAGs at the time of project-level environmental review.
- I166-6 The comment addresses oil and gas operations that are “super-emitters.” Refer to Master Response MR-1 for a discussion of “super-emitters” and their representation in the GHG inventories prepared for the 2040 General Plan and draft EIR.
- I166-7 As discussed in the draft EIR and explained further in response to comment O20-14, the comment refers to a threshold of significance for daily reactive organic gas and nitrogen oxide emissions in the Ojai Valley which is referenced in the Ojai Valley Area Plan. This threshold, which applies to sources that are not permitted by the Ventura County Air Pollution Control District (VCAPCD), was added to the VCAPCD’s Air Quality Assessment Guidelines in 1989 and the reference to this threshold was thereafter added to the Ojai Valley Area Plan in 1995. The 2040 General Plan would not change this threshold. Also refer to the response to comment O20-15 for discussion regarding the types of air emissions sources addressed by VCAPCD guidance and thresholds.

**From:** Pamela Holley-Wilcox <info@email.actionnetwork.org>  
**Sent:** Friday, February 21, 2020 5:30 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has impacts!

**Letter  
I167**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. We can also expect more extreme weather, producing both droughts (with associated wildfire risk) and floods.

I167-1

My family and community are counting on you to ensure that the draft EIR addresses the full scope of environmental impacts and mitigations.

This means that all greenhouse gas emissions must be counted based on the most current science.

I167-2

I favor using a wide variety of methods to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I167-3

I want an EIR that covers major climate impacts via a comprehensive and systematic plan. This is important to me because I care about the world my grandchildren will inhabit. That world will be shaped by the planning you do now.

Thank you.

Pamela Holley-Wilcox  
[pamelahw@icloud.com](mailto:pamelahw@icloud.com)  
 4013 Galapagos Way  
 Oxnard, California 93035

<b>Letter I167</b>	<b>Pamela Holley-Wilcox</b> February 21, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

I167-1	Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
I167-2	Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
I167-3	Refer to response to comment I3-3 regarding suggested mitigation measures.

**From:** Pamela Klieman <info@email.actionnetwork.org>  
**Sent:** Thursday, February 27, 2020 4:23 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

**Letter  
I168**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. Drought and floods have hit us worse, and we can expect more extreme weather.

I168-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I168-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I168-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Pamela Klieman  
[pamela.klieman@hotmail.com](mailto:pamela.klieman@hotmail.com)  
 943 Olympia Ave  
 Ventura, California 93004

**Letter  
I168**

**Pamela Klieman**  
 February 27, 2020

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I168-1 Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I168-2 Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I168-3 Refer to response to comment I3-3 regarding suggested mitigation measures.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Letter  
 I169

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no “substantive” change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I appreciate your consideration.

1202897.1

I169-1

I169-2

I169-3

I169-4

<b>Letter I169</b>	<b>Pat Peters</b> February 27, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I169-1      Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I169-2      Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I169-3      Refer to response to comment I8-4 and Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I169-4      Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



**From:** Patrick de Nicola <patrickdenicola@gmail.com>  
**Sent:** Thursday, February 27, 2020 4:33 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Ventura County General Plan

**Letter  
I170**

Susan Curtis,

County failed to evaluate mitigation measure for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

I170-1

Patrick Chambers de Nicola

**Letter  
I170**

**Patrick Chambers de Nicola**  
February 27, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

I170-1      Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).

**From:** Patrick de Nicola <patrickdenicola@gmail.com>  
**Sent:** Thursday, February 27, 2020 4:35 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Ventura County General Plan comments

Letter  
1171

Sanger Hedrick, Chair  
 Agricultural Policy Advisory Committee (APAC) County of Ventura  
 800 S. Victoria Blvd.  
 Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on th

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agri

I171-1

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of agricultural land be offset by the purchase of agricultural land twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to the CEQA, Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed under Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time

" (emphasis added). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

1. 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
2. 2) The cost per acre to purchase each category of farmland;
3. 3) The anticipated cost of establishing a conservation easement for each category of farmland;
4. 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
5. 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
6. 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

I171-2

February 19, 2020



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 2 of 4

7. 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated w increased urban-ag-interface);
8. 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of a
9. 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Z minimum lot sizes.

The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency For Supervisor Linda Parks attempted to establish an "Agricultural Mitigation Measure" through the LAFCo project approval p have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farm proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor Parks that the pro meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park's prop referenced a 2015 legal decision, City of Irvine v. County of Orange, in which the Court stated, "the sheer astronomical exp the EIR that the purchase of an agricultural conservation easement is a non-starter."

I171-2  
cont.

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural lan issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory de competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses "indirect impacts" that will occur as a result of implementing the 2040 General Plan as "less than significan

Page 4.2-13 of the EIR states "AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflic

as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims. community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their abili production."

I171-3

Page 4.2-17 of the EIR states: "Residential growth in areas nearby agricultural lands has the potential to result in land use generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor n machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts a development...Therefore, the potential for conflicts would be minimal. This impact would be less than significant" (empha

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new a significant impact on existing agricultural



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example. I171-3 cont.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as “programmatic” or “foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implement within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It i houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflict I171-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘pr an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cove of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in

Direct and indirect impacts of increased costs

The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the mos of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of norm I171-5

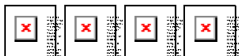
- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utiliti charges.

Direct and indirect impacts of increased competition for water resources

The County fails to evaluate the impact of increased competition for water resources caused by development al either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil. I171-6

The EIR states on page 4.2-3 that “...a reduction in available water resources for irrigation” is an example of ind to loss of topsoil from increased wind and water erosion.

But the County fails to analyze or propose mitigation measures to address this significant impact.



Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / [info@colabvc.org](mailto:info@colabvc.org)

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the i agriculture, increased competition for water resources, and increased compatibility conflicts from development.

CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent non-agricultural uses. These may include:

1. 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify setbacks or regulatory restrictions on normal farming practices;
2. 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged and
3. 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by estab land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000'

I171-7

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and Sincerely,  
Louise Lampara Executive Director



In support of this letter-  
Patrick Chambers de Nicola

<b>Letter I171</b>	<b>Patrick Chambers de Nicola</b> February 27, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I171-1      The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I171-2      Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I171-3      Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I171-4      Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I171-5      Refer to response to comment A13-10 regarding Policy AG-5.2 and AG-5.3.
- I171-6      Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I171-7      Refer to response to comment A13-12 regarding mitigation measure suggestions.

**From:** Patrick de Nicola <patrickdenicola@gmail.com>

**Sent:** Thursday, February 27, 2020 4:30 PM

**To:** Curtis, Susan <Susan.Curtis@ventura.org>

**Subject:** Ventura County General Plan

**Letter  
I172**

Dear Ms. Curtis,

I am writing to express my concern over the flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great-great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my great grandfather, James Patrick McLoughlin he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I172-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, "unlike the Preble area, services are not readily available to the Olivas lands." This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is "not included in the City's sanitation district because of problems with water pressure." This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district's pipelines actually traverse our property.

I172-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I172-3

I would also like to raise some additional concerns:

1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.

I172-4

2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government's housing policies.

I172-5

3. The EIR does not adequately address the enormous "indirect impacts" that will occur as a result of implementing the General Plan, calling them "less than significant."

I172-6

4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.

I172-7

5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.

I172-8

The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input.

I172-9

Sincerely,  
Patrick de Nicola

<b>Letter I172</b>	<b>Patrick de Nicola</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I172-1 Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I172-2 Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I172-3 Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I172-4 Refer to response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.
- I172-5 Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I172-6 Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I172-7 Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I172-8 Refer to response to comment I9-9 regarding water supply.
- I172-9 Refer to response to comment I9-10 regarding the adequacy of the draft EIR.



**From:** Patrick de Nicola <patrickdenicola@gmail.com>  
**Sent:** Thursday, February 27, 2020 4:31 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Comments on Ventura County General Plan DEIR

Letter  
I173

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

I173-1

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

I173-2

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

I173-3

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I173-4

I appreciate your consideration.  
Laura McAvoy

I support this letter-  
Patrick de Nicola

<b>Letter I173</b>	<b>Patrick de Nicola</b> February 27, 2020	
------------------------	---	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I173-1 Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I173-2 Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I173-3 Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I173-4 Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

FEB 28 2020

Letter  
1174

25 February 2020

RMA Planning Division  
General Plan Update  
800 Victoria Ave, L# 1740  
Ventura, CA 93009-1740

Dear Ms. Susan Curtis;

The 2040 General Plan Environmental Impact Report (EIR) has been released for public comment. The County rushed to complete this analysis! Usually EIR's take 12-18 months or more. The County finished theirs in 6 weeks. The quality of the EIR reflects that timeline.

I174-1

There are so many extremely flawed and deficient analyses throughout the EIR, however I am a small business owner and have other responsibilities. time only permits me just a few comments.

- A) The county failed to analyze the impact of mitigation measure NOI-1 on wildfire risks. Milt Measure NOI-1 (policy HAZ-X) demands that noise reduction measures must be installed to reduce sound near sensitive receptors near roads.

This mitigation measures states "noise control measures may include increased vegetation..."

HOWEVER, the County did not evaluate the feasibility of this mitigation measure. Vegetative noise control barriers have very precise technical standards for height, weight, AND SOLID BRUSH DENSITY FROM GROUND TO TOP. The required brush density for vegetation to actually reduce noise often conflicts with Fire Code requirements for brush reduction below certain heights.

I174-2

If the County wishes to encourage vegetation noise buffers, then this mitigation measure needs to be evaluated for impacts to wildfire risk.

- B) County failed to evaluate the impact of policies that restrict energy choice on health and safety.

Policy COS-8.11:

Improve Energy Conservation Awareness. The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and climate change and adaptation.

I174-3

Pg 2

Further, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.

The Background Report fails to include pertinent data regarding Ventura County's existing energy source and supply condition, which include "public safety shutdown" of large sections of the electrical grid. County residents have suffered through extended power outages that prevent the use of electrical appliances (including hot water heaters, HVAC systems, and cooking appliances).

I174-3  
cont.

The County has failed miserably to consider existing conditions and failed to analyze the impact of this policy on public health and safety.

C) The County did not conduct the CEQA required analysis for impacts.

CEQA is very clear that the intent of the impact analysis required here is to evaluate the potential impact of the General Plan on future access to the petroleum reserves.

Yet the County DID NOT DO THIS. Instead the County provides a long discussion of the potential health and safety impacts that may occur near oil and gas production. While this "optional, not required" analysis is admirable, the County has failed to comply with CEQA requirements for this analysis. The County MUST redo this analysis, this time following the CEQA intent, and the EIR must be recirculated.

I174-4

Legalese:

The County MUST conduct an analysis that meets CEQA standard by evaluating the impact of future development under the General Plan on the ability to access reserves. The analysis outlined in the EIR has no bearing as the County failed to meet the CEQA standard.

Thank you,

  
Patsy Turner, Small Business Owner  
Oxnard, CA

<b>Letter I174</b>	<b>Patsy Turner</b> February 25, 2020
------------------------	--

- I174-1      This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I174-2      See response to comment O32-40 regarding wildfire risk related to vegetation noise buffers.
- I174-3      The comment states that the draft EIR does not evaluate the impacts of Policy COS-8.11 on public health and safety. Through this policy the County would encourage community members to conserve energy and reduce greenhouse gas emissions, increase awareness of energy efficiency and climate change, and include outreach to homeowners and contractors. The commenter does not provide any evidence or information regarding why this policy would result in impacts to public health and safety that require analysis in the draft EIR, so no further response can be provided.
- The comment also references existing public safety shutdowns of the electrical grid. The commenter's concerns about the impacts of such shutdowns are noted. However, an EIR is not required to analyze the impacts of existing conditions on public health and safety. The draft EIR appropriately focuses on the physical environmental changes that would result from implementation of the 2040 General Plan.
- I174-4      Refer to Master Response MR-4, Section MR-4.D Mitigation Measures and the Role of the Board of Supervisors, regarding the findings and conclusions related to analysis of impacts and mitigations measures relied upon to comply with CEQA.

**From:** Paul Aist <info@email.actionnetwork.org>  
**Sent:** Thursday, February 27, 2020 9:53 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

Letter  
I175

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming as fast or faster than any county in the nation. Our ocean is acidifying faster. Drought, fire and floods have hit us worse. and we can expect more extreme weather.

I175-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I175-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I175-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Paul Aist

Ventura

Paul Aist

[paulaist@gmail.com](mailto:paulaist@gmail.com)

8892 Tacoma Street

Ventura , California 93004

<b>Letter I175</b>	<b>Paul Aist</b> February 27, 2020
------------------------	---------------------------------------

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I175-1      Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I175-2      Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I175-3      Refer to response to comment I3-3 regarding suggested mitigation measures.

February 20, 2020

To: Ventura County Planning Department

From: Phil White, Ojai

Subject: Comments on the 2040 GPU EIR

**Letter  
I176**

Thank you for the opportunity to comment on the EIR. As a member of the Planning Commission, I have followed closely the development of the General Plan Update for the past three years. I am familiar with the General Plan's contents and attended the public hearings where the policies and programs were discussed and adopted. My comments are mine alone and do not reflect the positions of the Planning Commission.

I176-1

1. Executive Summary - Page 2-14. "...the net Zero Net Energy Alternative is proposed to address the county's contribution to GHG emissions."

The concept of Zero Net Energy while once at the forefront is now behind the times since it allows continuation of natural gas combustion. The current focus of dealing with Global Warming / Climate Change is an emphasis on Zero Carbon, and if the General Plan has an alternative focusing on building energy use, it needs to be Zero Carbon, not Zero Net Energy. The language needs to be modified to make this change.

I176-2

2. Executive Summary – Page 2-33 – Impact 4.8-1 – Mitigation Measure GHG-1- Reach Code.

The proposed language talks about prohibiting new natural gas infrastructure in new residential construction. In fact, Program COS-S is not limited to new residential construction, nor are the underlying policies COS-8.6 and 8.7. While reach codes will logically apply first to new construction, there needs to be planning under this program to extend to eventual retrofits of existing buildings of all types. The language needs to be modified to add this comprehensive planning.

I176-3

3. Executive Summary – Page 2-34 – Impact 4.8-1 – Mitigation Measure GHG-2

The proposed language deals with energy savings, and while that is commendable, a comprehensive plan dealing with Global Warming / Climate Change needs to emphasize reducing carbon emissions. Also, the proposed language covers buildings of 25,000 square feet or more and doesn't include discussion of non-building sources of GHG. This is short-sighted. Since dealing with the Climate Emergency requires a comprehensive approach, the program needs to cover buildings and other sources regardless of size. The language needs to be modified to add these points.

I176-4

4. Executive Summary – Page 2-35 and 36 – 4.8-1 – Mitigation Measure GHG-3

I concur that the General Plan should not include tiering and streamlining. The uncertainty of the incomplete GHG emission inventory alone dictates that tiering and streamlining don't make sense.

I176-5



5. Executive Summary – Page 2-35 – Mitigation Measure GHG-4

I concur that the proposed program makes sense. However, it must be acknowledged that the Climate Emergency Council will likely come up with more than 52 policies for addressing GHG reductions. For example, a recent LA Times report documents the enormous number of abandoned oil and gas wells in the State and in Ventura County. These abandoned wells are sources of methane leaks which contribute to Global Warming / Climate Change. This is an example of a new policy area that is likely needed to address the County's contributions to Climate Change. The language in GHG-4 needs to be modified to add that point and create that flexibility.

I176-6

6. Executive Summary – Page 2-39 – Mitigation Measure PR-1

The proposed language, purportedly implementing adopted policy COS-7.2, deals with setbacks from oil and gas wells to sensitive receptors including residences and schools. While I concur with the addition of added language covering childcare facilities, hospitals, and health clinics, I am very bothered to see the proposed language removing the 2500 foot criterion adopted by the Board of Supervisors in September. I think it is outrageous for staff and the consultant to use the EIR process to try to undo specific policies adopted by the Board of Supervisors in public hearings. The already adopted 2500 foot limit needs to be reinstated.

I176-7

7. Biological Resources – Pages 4.4-14 – 17

Several important adopted policies affecting biological resources are omitted from this section. Policy WR-7.1 Water for the Environment, Policy PFS-6.6 Natural Drainage Courses, and Policy PFS-6.7 Flood Control and Beach Sand Nourishment each make important contributions to protecting biological resources. This section needs to be modified to include them.

I176-8

8. Mineral and Petroleum Resources – Chapter 4.12

In adopting policies in the General Plan, the Planning Commission and the Board of Supervisors considered balancing the development and conservation of oil and gas resources with economic, health, safety, social and environmental protection values.

For example, the oil and gas industry is a large source of air pollution and greenhouse gas emissions and it is a source of health issues, water contamination, and environmental injustice. Reasonable limitations imposed on oil and gas development to reduce these impacts were considered in the development of the General Plan and the Board of Supervisors adopted a number of policies intended to reduce these impacts while still allowing responsible development.

I176-9

The text in this chapter has been written with a strong emphasis on protecting the extraction of petroleum resources while downplaying the consequent air pollution, climate change, water contamination, health impacts, and environmental injustice. This bias needs to be eliminated in the EIR. The EIR should reflect the balanced intent of the policies adopted by the Board of Supervisors.

9. Mineral and Petroleum Resources – Page 4.12-31 – Mitigation Measures PR-2 and PR-3

The Board of Supervisors in September approved adoption of Policies COS-7.7 and COS-7.8 to reduce the impacts of new oil and gas development on air pollution, greenhouse gas emissions, environmental justice, and other health and safety concerns. Those two policies were designed to balance the responsible development and conservation of oil and gas resources with the need to reduce the environmental, health, and social impacts of that development.

I176-9  
cont.

I was very disturbed to see that County staff and their consultant have, by proposing Mitigation Measures PR-2 and PR-3, attempted to effectively undo and cancel the policies adopted by the Board. I think it is outrageous for staff and the consultant to use the EIR process to try to undo specific policies adopted by the Board of Supervisors in public hearings. Proposed Mitigation Measures PR-2 and PR-3 need to be rejected and the original Policies COS-7.7 and COS-7.8 reinstated.

10. Appendix D – GHG Calculations

Ventura County is faced with developing a Climate Action Plan to accomplish its fair share of reducing greenhouse gases to meet State and International targets. The first step in developing the plan is to accurately summarize the existing emissions of greenhouses gases; particularly carbon dioxide and methane. What is presented in Appendix D does not do that.

During the public hearings on the General Plan before the Planning Commission and the Board of Supervisors, it was repeatedly pointed out that the County's consultant had failed to accurately prepare an inventory of greenhouse gas emissions. The inventory in the EIR still does not do so. Two examples of deficiencies are the failure to calculate emissions from large industrial sources, and the failure to address the realistic global warming potential of methane.

I176-10

Whether it is done as part of the EIR or not, the County will need an accurate GHG emissions inventory. I suggest hiring the Ventura County APCD to prepare it.

Thank you for the opportunity to present comments on the EIR. I sincerely hope my comments are useful.

I176-11

Phil White

<b>Letter I176</b>	<b>Phil White</b> February 20, 2020
------------------------	--

- I176-1 The commenting individual's membership on the Planning Commission and familiarity with the 2040 General Plan are noted. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I176-2 The comment states that the Zero Net Energy Alternative is "behind the times since it allows the continuation of natural gas combustion." The comment offers a zero carbon alternative as an option that should be evaluated. This alternative would address greenhouse gas (GHG) emissions from the building sector by establishing requirements for new construction and retrofit of existing buildings through replacement of appliances and addition of features such as solar panels.

Through 2040 General Plan Policy COS-8.6, the County shall "support the transition to zero net energy and zero net carbon buildings, including electrification of new buildings (page 4.8-23)." To quantify GHG emissions reductions in the draft EIR analysis, it was assumed that new buildings in the county would be zero carbon (page 4.8-47). However, the intent of Policy COS-8.6, which is to reduce GHG emissions through advanced building design, could also be supported through the construction of Zero Net Energy buildings. The draft EIR assessed an alternative that would extend this support for Zero Net Energy to existing structures as well because existing buildings account for a greater proportion of GHG emissions from buildings than expected from new construction. Alternative 4 proposed in the draft EIR focuses on creating incentive programs to encourage the retrofit of existing building stock, which account for a larger proportion of forecast energy consumption and GHG emissions in the County's building energy sector, compared to newly constructed buildings. As summarized in Chapter 6, "Alternatives," of the draft EIR (page 6-21), Alternative 4 would result in similar impacts to the 2040 General Plan. This alternative would be anticipated to result in only a modest reduction to significant and unavoidable greenhouse gas emission impacts because participation of private property owners in a zero net energy retrofit program would be voluntary and the achievement of zero net energy performance is not limited to building design, but also occupant behavior. While it is possible for existing buildings to be retrofitted to become zero net energy the transformation of all existing buildings in the County to this performance standard and the ability to achieve and maintain this standard is limited by participant behavior. A zero-carbon alternative would face similar potential obstacles to implementation and would generate similar GHG reductions as Alternative 4.

The Zero Net Energy Alternative was developed by the County in accordance with CEQA Guidelines Section 15126.6 as an alternative that would "feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The draft EIR is not obligated to consider the commenter's proposed zero carbon alternative because it is

substantially similar to the alternative evaluated and “an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation” (CEQA Guidelines, § 15126.6). No further response is required.

- I176-3 The comment suggests edits to the text of Mitigation Measure GHG-1. Note that the citation provided in the comment is from the Table 2-4 in Chapter 2, “Executive Summary,” of the draft EIR, which compiles the impact determinations and mitigation measures proposed in the 17 resource sections that comprise Chapter 4, “Environmental Impact Analysis.” The mitigation measure is separate from Program S in the Conservation and Open Space Element and does not reflect on the application of Policies COS-8.6 and COS-8.7 as proposed in the 2040 General Plan. The commenter is referred to Section 4.8, “Greenhouse Gas Emissions,” for discussion of these policies and programs, as well as the analysis that supports proposal of Mitigation Measure GHG-1. Refer to response to comment O28-3 for discussion of revised Mitigation Measure GHG-1.

The comment suggests that Program COS-S and Mitigation Measure GHG-1 apply to retrofits of existing buildings. While the commenter states that Mitigation Measure GHG-1 should be revised “to extend to eventual retrofits of existing buildings of all types,” it is unclear what specific revisions the commenter is recommending. Assuming the commenter recommends the mitigation measure be revised to require existing structures to be retrofitted with all-electric infrastructure, there is not a clear regulatory authority within State law for local governments to require retrofitting for the specific purpose of GHG reduction or energy efficiency. In addition, mandating the retrofitting of existing buildings with all-electric infrastructure would likely be economically infeasible given the significant costs of replacing such infrastructure before the end of its useful life. Although Policy HAZ-11.7 addresses green building retrofits, which could include removal of existing natural gas infrastructure, the County can only encourage, not require, these actions in existing buildings. Therefore, the County considers mandating the retrofitting of existing buildings with all-electric infrastructure infeasible and has not made any revisions to this measure in response to this comment. Note also that the County Executive Office’s Sustainability Division actively manage existing programs related to improved energy efficiency in existing residential and commercial buildings. Current funds come from the California Public Utilities Commission (residential retrofits) and Southern California Edison (residential and commercial retrofits).

- I176-4 The comment recommends a comprehensive plan to address climate change that includes reductions in carbon emissions and addresses non-building sources of GHG emissions. As discussed in response to comment I176-4, above, the citation provided is from the Table 2-4 in Chapter 2, “Executive Summary,” of the draft EIR, which compiles the impact determinations and mitigation measures proposed in the 17 resource sections that comprise Chapter 4, “Environmental Impact Analysis.” The 2040 General Plan includes policies and programs to reduce carbon emissions that would apply to a variety of sectors. Refer to Section 4.8, “Greenhouse Gas Emissions,” for discussion of comprehensive planning

framework in the 2040 General Plan. Mitigation Measure GHG-2 was developed based on the analysis in Section 4.8, “Greenhouse Gas Emissions,” as a method to reduce greenhouse gas emissions that is not already incorporated into the 2040 General Plan. Also refer to Master Response MR-1 for discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce GHG emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions.

The comments suggest modifications to the language of Mitigation Measure GHG-2 to apply to all industrial buildings, not limited to those over 25,000 square feet (sq. ft.) in size. The building size selected for GHG-2 was developed to align with the 25,000 square feet floorspace used by the U.S. Energy Information Administration (EIA) to distinguish smaller commercial buildings apart from larger and more energy intensive projects (EIA 2018). The intent of creating a threshold of 25,000 sq. ft. was to capture a substantial amount of the GHG emissions associated with new discretionary industrial buildings without subjecting smaller businesses to cost-prohibitive benchmarking and retrofitting requirements. It should be noted that the 25,000 sq. ft. threshold captures more existing buildings than the 50,000 sq. ft. threshold specified for commercial building energy efficiency benchmarking since June 1, 2019, under the California Energy Commission’s Building Energy Benchmarking Program (CEC 2020).

The comment also states that the analysis does not include a discussion of non-building sources of GHGs. But it is not clear from this comment which sources specifically are being referred to. Therefore, Mitigation Measure GHG-2 has not been revised in response to this comment. This comment has been noted and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

- I176-5      The comment expresses support for Mitigation Measure GHG-3. No further response is required.
- I176-6      The comment recommends that language be added to Mitigation Measure GHG-4 to improve its flexibility. Refer to final EIR Chapter 3, “Revisions to the Draft EIR” for revisions to Mitigation Measure GHG-4.
- I176-7      Refer to Master Response MR-4, Sections MR-4.H Buffers (Setbacks), MR-4.E Applicability of Reference Studies for Oil and Gas Operations, and MR-4.D Mitigation Measures and the Role of the Board of Supervisors, regarding the findings and conclusions related to buffers (setbacks) in oil and gas operations, applicability of reference studies relied upon and the rationale for analysis, findings and mitigations measures relied upon as part of the environmental review process.

The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

- I176-8 This comment states that the draft EIR Section 4.4, “Biological Resources,” is missing several 2040 General Plan policies: WR-7.1, PFS-6.6, and PFS-6.7. However, the comment does not explain or address why these policies should be added to this section of the draft EIR. Note, the commenter also identifies these policies as “adopted” in the 2040 General Plan, which is incorrect. These policies are currently proposed in the 2040 General Plan and subject to future adoption by the Board of Supervisors.
- PFS-6.6 and PFS-6.7 are included in Section 4.10, “Hydrology and Water Quality,” of the draft EIR. This section is cross-referenced under Impact 4.4-5: Conflict with Any Local Policies or Ordinances Protecting Biological Resources, which states: “The Aesthetics (Section 4.1), Hydrology and Water Quality (Section 4.10), and Noise and Vibration (Section 4.13) sections of the draft EIR include analysis of local ordinances concerning lighting, noise, and water quality that may have an indirect effect on biological resources.” However, Policy WR-7.1 is not included in this cross-referenced section.
- The draft EIR Section 4.4.2 Environmental Impacts and Mitigation Measures, subsection Conservation and Open Space Element is revised as follows to incorporate Policy WR-7.1 on page 4.4-17 (following the bullet, “Policy COS 9.3: Open Space Preservation”):
- Conservation and Open Space Element  
**Policy WP-7.1: Water for the Environment.** The County encourage the appropriate agencies to effectively manage water quantity and quality to address long-term adequate availability of water for environmental purposes, including maintenance of existing groundwater-dependent habitats and in-stream flows needed for riparian habitats and species protection. (IGC) [New Policy]
- This policy encouraging other agencies to manage water quantity and quality for environmental purposes would not change any of the impact analysis, conclusions, or mitigation measures identified in the draft EIR analysis of biological resources impacts.
- I176-9 Refer to Master Response MR-4, Sections MR-4.D Mitigation Measures and the Role of the Board of Supervisors and MR-4.C Underlying Motives of the Proposed Oil and Gas Policies, regarding the findings and conclusions related to the rationale for analysis, findings and mitigations measures relied upon as part of the environmental review process.
- I176-10 The comment pertains to the GHG inventory in the draft EIR, including the calculation of emissions from large industrial sources and the global warming potential for methane. See Master Response MR-1 for additional discussion of the GHG inventory.
- I176-11 This comment is a concluding statement and does not raise a significant environmental issue for which a response is required.

2040 General Plan Final Environmental Impact Report

## What about public safety

Letter  
I177

Attention: Health & Safety  
Date: 02/27/2020

What about public safety?

When I built my house at 209 Heavenly Valley Rd, Newbury Park in 1994, it was considered a single-family dwelling. Now 32% of the people on Heavenly Valley Rd rent out their rooms.

If they are a couple they have at least two cars. The houses in our neighborhood range from three to six bedrooms, and when they convert the garage into another unit, they really have a problem with the parking.

My neighbor has a six bedroom house with a bonus room of about 800 square feet. He currently rents out rooms inside his home. He is in the process of converting his garage into a 1200 square foot, three bedroom apartment and an office. He has enough parking for five cars in the driveway. This will require additional parking, but where will this parking be? I don't know, and I don't know that the county knows. It seems the permit was handed out without anyone doing due diligence to find out this answer.

If you do the math, and they have six bedrooms, and a bonus room, add the three bedroom apartment, and the office, how much parking is needed? Everyone in California has a car, and all these cars will be on the street.

Four times in the last 2 1/2 years an ambulance and a firetruck have been stuck to where either they had to wheel the patient down the street or go around the block because the street was blocked off by the parked cars. Again, the streets in this area are only 20 feet wide, and it forces people to park their cars on the street because of over occupancy.

I177-1

There is also another problem. The street is a gateway to the Santa Monica Mountains which in the past has always been a huge fire concern. Please look on the map and you'll see the gateway I am speaking about. Who says that emergency personnel will be able to get up the street or down the street once these changes are implemented?

Has anyone asked the county/city fire department if they have had issues getting up this street? I hope so, and that should go on record what they had to say. I don't know whether to say no parking on the street or provide more parking but something needs to happen. These homes were meant to be only single-family dwellings and you've converted them into an apartment with absolutely no parking and when I talk to the building department they come up with some nonsense that there's a bus stop within half a mile, which it is slightly over that and we don't need parking, really.

The occupancy has changed but the code has done nothing for the safety or for the provisions of the people living here. It is my understanding that fire sprinklers are not mandatory, and why aren't they?

I hope you think of the public safety before you consider anymore garages changed into units, the Community demands more integrity than you're giving us.

Phillip Fuess (805 630 6212)  
209 Heavenly Valley Rd  
Newbury Park CA 91320

*Phillipfuess@hotmail.com*

<b>Letter I177</b>	<b>Phillip Fuess</b> February 27, 2020
------------------------	---

- I177-1      The comment addresses the draft 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.



**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Sunday, February 2, 2020 11:08 AM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

<b>Letter 1178</b>
------------------------

**You have a NEW Comment**

**Name:**  
Polly Nelson  
**Contact Information:**  
pollynelson4@gmail.com

**Comment On:**  
Buffer Requirements, Trucking vs. Pipeline, Flaring, Climate Action Plan, Greenhouse Gas "Super- Emitters, Ojai

**Your Comment:**

*Buffer Requirements – Buffers should be increased from the currently proposed 1,500 feet to 2,500 feet.	I	
*Trucking vs. Pipeline - Maintain Policy COS-7.7 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to convey oil and produced water via pipelines instead of trucking.	I	I178-1
*Flaring – Maintain Policy COS-7.8 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to collect gases and use or remove them for sale or proper disposal instead of flaring or venting. Flaring should be allowed only in cases of emergency or for testing purposes.	I	I178-2
*Climate Action Plan – Revise the Climate Action Plan and corresponding policies in the General Plan to achieve measurable, enforceable reductions in greenhouse gas emissions.	I	I178-3
*Greenhouse Gas “Super-Emitters” – The county should adopt the strongest possible measures to ensure that greenhouse gas emissions are curbed to protect air quality and to ensure a safe, sustainable future for all county residents.	I	I178-4
*For Ojai - The 2040 General Plan must include a strong defense of the five-pound air emissions limit for the Ojai Valley. All projects subject to CEQA review must include an evaluation of the totality of air emissions in order to understand and mitigate the impacts to local air quality.	I	I178-5

<b>Letter I178</b>	<b>Polly Nelson</b> February 2, 2020
I178-1	Refer to Master Response MR-4, Sections MR-4.H Buffers (Setbacks), regarding the findings and conclusions related to buffers (setbacks) for oil and gas operations. Refer to Master Response MR-4, Section MR-4.G Pipeline Requirements, regarding the findings and conclusions related to the conveyance of oil and produced water from oil and gas operations.
I178-2	Refer to Master Response MR-4, Section MR-4.F, “Flaring,” regarding the findings and conclusions related to flaring in oil and gas operations.
I178-3	The comment states that the 2040 General Plan should be revised to achieve measurable, enforceable reductions in greenhouse gas emissions. Refer to Master Response MR-1 regarding the development of the 2040 General Plan policies and programs. No specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
I178-4	The comment recommends that the County adopt the strongest measures to ensure greenhouse gas emissions are curbed, particularly from “super-emitters.” Refer to Master Response MR-1 for additional discussion of “super-emitters” and the development of 2040 General Plan policies, as well as discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions. The comment addresses the draft 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
I178-5	As discussed in the draft EIR and explained further in response to comment O20-14, the comment refers to a threshold of significance for daily reactive organic gas and nitrogen oxide emissions in the Ojai Valley which is referenced in the Ojai Valley Area Plan. This threshold, which applies to sources that are not permitted by the Ventura County Air Pollution Control District (VCAPCD), was added to the VCAPCD’s Air Quality Assessment Guidelines in 1989 and the reference to this threshold was thereafter added to the Ojai Valley Area Plan in 1995. The 2040 General Plan would not change this threshold. Also refer to the response to comment O20-15 for discussion regarding the types of air emissions sources addressed by VCAPCD guidance and thresholds.

**LBTH INC**

5574-B Everglades

Ventura, CA 93003

(805) 642-6881

February 20, 2020

**Letter  
I179**

**FEB 25 2020**

Attn: RMA Planning Division  
General Plan Update  
800 S. Victoria Avenue, L#1740  
Ventura, CA 93009-1740

Dear County of Ventura:

Thank you for inviting comments on the EIR. I am an engineer by trade and have been an operator of LBTH oil field for over 30 years. My experience and knowledge of the oil and gas industry conflicts with critical conclusions in the EIR and I implore the County to revisit the data sources that is being relied on to make major impacts on our County.

I179-1

I refer you to Page 2-54, the Market Outlook forecasted price per bbl which was pulled from old data taken at market low in 2017. Chapter 8, pages 8-74, "The County's oil reserves are estimated by the State Division of Oil and Gas and Geothermal Resources at 246,141,100 barrels". This calculation does not correctly apply the definition of "reserves", nor does the County discuss what types of data was included or excluded in obtaining that number.

I179-2

Page 8-74, presents an incomplete and inaccurate description of how and why wells are idled. It implies that the entire industry "shuts down" when the market goes low. "Crude oil prices influence the level of production and well drilling activity in the County's oil fields. When prices are low, wells are placed in idle status and few or no new wells are drilled".

Additionally, on Page 2-54, "Production throughout the State had been declining since the 1980's, as oil reserves in the State have diminished. In recent years, the drilling of oil wells and well stimulation (including hydraulic fracturing), has been reduced in response to current oil prices". Page 8-74 "This level of production represents a 43% decrease in production from 1987 levels (15,659,398 barrels)".

I179-3

However, Appendix D: GHJ applies base calculations that claim an anticipated future increase of over 1 million barrels of production, without providing references as to what data they have to support this potential increase in reserves and oil production.

Conflicting data and incorrect data in a report that is to govern the future. I urge you to stop and review for consistency and actual valid data before moving forward.

Sincerely,



R W Bowman, PhD, PE

<b>Letter I179</b>	<b>R W Bowman</b> February 25, 2020
------------------------	--

- I179-1      The commenting individual's experience and knowledge of the oil and gas industry are noted. This comment is an introductory statement and does not raise a significant environmental issue for which a response is required.
- I179-2      The comment provides clarification regarding specific statements about the oil and gas production and pricing in the Background Report. These specifics do not directly inform the analysis or impact conclusions of the draft EIR. No revisions to the draft EIR have been made in response to this comment. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I179-3      The comment states that page 2-54 of the Background Report states that oil production in the State has been declining since the 1980's yet the draft EIR assumes an anticipated future increase of oil production of over 1 million barrels. Previously in the draft EIR, there was a calculation error in the scaling factor used to forecast emissions through 2040 that was designed to scale emissions by average annual trends in oil and gas production in the county since 2008. The commenter is correct to include historical oil production earlier than 2008, as oil production in the county between 2008 and 2015 demonstrated an anomalous spike in production, coinciding with the recession during that time. This spike is not indicative of overall oil production trends, when compared to the overall decline in production since 1980. The GHG forecast has been revised in the draft EIR to incorporate historical oil and gas production in the county starting from 1980, instead of 2008, to provide a more accurate assessment of the overall trends in oil and gas production in the county. Additionally, the calculations have been corrected such that oil-related emissions are scaled by oil production and gas-related emissions are scaled by gas production. A discussion has also been added in Attachment 2 of the final EIR to further explain the methodology used to forecast oil and gas emissions.
- For additional information on the methods used to forecast the county's oil production in the GHG projections included in the 2040 General Plan and draft EIR, refer to response to comment O6-30.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Monday, February 10, 2020 9:42 AM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I180**

**You have a NEW Comment**

**Name:**

Rain Perry

**Contact Information:**

mizzperry@gmail.com

**Comment On:**

draft for public comment of 2040 general plan

**Your Comment:**

Buffers should be increased from the currently proposed 1,500 feet to 2,500 feet.

I I180-1

Maintain Policy COS-7.7 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to convey oil and produced water via pipelines instead of trucking.

I I180-2

Maintain Policy COS-7.8 as recommended by the Board of Supervisors, so that all newly permitted discretionary oil wells are required to collect gases and use or remove them for sale or proper disposal instead of flaring or venting. Flaring should be allowed only in cases of emergency or for testing purposes.

I I180-3

Revise the Climate Action Plan and corresponding policies in the General Plan to achieve measurable, enforceable reductions in greenhouse gas emissions.

I I180-4

The county should adopt the strongest possible measures to ensure that greenhouse gas emissions are curbed to protect air quality and to ensure a safe, sustainable future for all county residents.

<b>Letter I180</b>	<b>Rain Perry</b> February 10, 2020
------------------------	--

- I180-1 Refer to Master Response MR-4, Section MR-4.H, “Buffers (Setbacks),” regarding the findings and conclusions related to buffers (setbacks) in oil and gas operations.
- I180-2 Refer to Master Response MR-4, Section MR-4.G, “Pipeline Requirements,” regarding the findings and conclusions related to conveyance of oil and produced water from oil and gas operations.
- The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I180-3 Refer to Master Response MR-4, Section MR-4.F, “Flaring,” regarding the findings and conclusions related to flaring in oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I180-4 The comment recommends that the County adopt the strongest measures to ensure greenhouse gas emissions are curbed. Refer to Master Response MR-1 for discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions. This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

**From:** Swift, Rebecca  
**Sent:** Friday, February 14, 2020 4:46 PM  
**To:** General Plan Update  
**Cc:** Bennett, Steve  
**Subject:** watershed

**Letter  
I181**

In light of the litigation the city of Ventura has began as a counter suit against the Santa Barbara Channel Keepers, I am EXTREMELY concerned that the County of Ventura should also be very worried. I reside in the County of Ventura, work for the County of Ventura and was served by the City Of Ventura. With all the overlap of city and county PLEASE review any and all watershed documents that may have been proposed and placed on the "back burner" in anticipation that this issue will eventually include the County Of Ventura.

Water rights, clean water availability, federal government, State and local ordinances do have to be considered as we look forward to the year 2040

I181-1

**Letter  
I181**

**Rebecca Swift**  
February 14, 2020

I181-1

The comment asserts that water rights, clean water availability, federal government, and state and local ordinances need to be considered. The comment is not related to the adequacy of the draft EIR. The commenter is referred to Section 4.10, "Hydrology and Water Quality," of the draft EIR for a discussion of water rights and water availability. No further response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

**From:** Mary Vanoni <vanonimary@gmail.com>  
**Sent:** Thursday, February 27, 2020 2:27 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

**Letter  
I182**

2040 General Plan Draft EIR Comment:

The County rushed to complete the EIR. It is too important to be done haphazardly and contain gross flaws that will impact our County so drastically. I I182-1

Just a couple of the issues:

CEQA requires that proposed mitigation be both technically and economically feasible. The County' proposed mitigation measures are **infeasible**. One mitigation measure will require small development projects to purchase farmland to preserve in perpetuity. But the County didn't analyze the costs or indicate who would manage these small ag preservation parcels. I182-2

CEQA says that the mitigation cannot make the impacts worse. Shortage of farm worker housing was identified as one of the most significant issues facing agriculture in Ventura County. But mitigation proposed by the County will effectively block future farm worker housing, because these projects will bear the costs of land acquisition for preservation! I

Please do what is right for Ventura County and take the time to correct and re-circulate the EIR. I I182-3

Richard Atchley  
 Retired Carpenter, Farmer, Concerned Ventura County Resident

**Letter  
I182**

**Richard Atchley**  
 February 27, 2020

- I182-1 This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I182-2 Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I182-3 Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



**From:** Richard Gould <rickgould11@me.com>  
**Sent:** Saturday, February 22, 2020 2:13 PM  
**To:** General Plan Update  
**Subject:** Carbon emissions

<p><b>Letter I183</b></p>
-------------------------------

Take the bull by the horns;  
 Set the carbon emissions levels at lower levels then ever before. Invite other Cities to be bold with us.  
 It will cost jobs in the short run but slow the devastating Heating of. Land and ocean Sent from my iPhoneL

<p>I183-1</p>
---------------

<b>Letter I183</b>	<b>Richard Gould</b> February 22, 2020
------------------------	---

I183-1      This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

**From:** richard@range-realty.com <richard@range-realty.com>  
**Sent:** Friday, February 21, 2020 8:10 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** general plan

**Letter  
I184**

Greetings,

The County General Plan proposed does not address the conflict with CEQA, EIR, Fire Department, insurance companies, and Coastal Plan regarding brush clearance for fire protection. Specifically, a house on a ridge requires much more, buy hundreds of feet, clearance than a house on the flat.

I184-1

Ask the homeowners on Mipoloma Road that lost their houses.

Richard Gray, Broker  
Range Realty

415 E. High St.  
Moorpark, CA 93021  
805-529-6626

DRE 00933987

**Letter  
I184**

**Richard Gray**  
February 21, 2020

I184-1

The comment states that the 2040 General Plan does not address conflicts with the California Environmental Quality Act, the draft EIR, Fire Department, insurance companies, and the Coastal Plan pertaining to brush clearance for fire protection. The 2040 General Plan does not include brush clearing requirements. The analysis of wildfire impacts assumes compliance with existing regulations. The draft EIR (page 4.9-21) explains that "Public Resources Code Section 4291 and Government Code Section 51182 require property owners in mountainous areas, forest-covered lands, or any land that is covered with flammable material to create, at minimum, a 100-foot defensible space (or to the property line) around their homes and other structures. Pursuant to Ventura County Fire Protection District Ordinance 31, the Ventura County Fire Protection District Fire Hazard Reduction Program requires mandatory 100-feet of brush clearance around structures located in or adjacent to Hazardous Fire Areas." The 2040 General Plan would not change the requirement for brush clearing in Hazardous Fire Areas and there is no conflict with existing regulations.

Robert & Sandra Kurtz  
187 Stanislaus Avenue  
Ventura, CA 93004

Letter  
I185

February 25, 2020

Ventura County Board of Supervisors  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 South Victoria Avenue, L#1740  
Ventura, CA 93009-1740

I'm writing to you as a resident of the County concerned about the viability of the oil and gas industry in Ventura County.

I185-1

The 2040 General Plan Draft EIR fails to give proper analysis to oil and gas mineral resources.

Neither the EIR nor the Background report provide a complete and thorough description of the existing, current regulatory setting that oversees the management and production of mineral resources in the County and the State of California. The EIR and the Background Report only disclose federal and state agencies that regulate pipelines and flaring, which is not applicable to all mineral resources that must be analyzed in an EIR under CEQA guidelines. The EIR should be revised to include an overview and description of all potential regulations, regulatory bodies, and programs that regulate mineral resources in Ventura County.

I185-2

The EIR fails to actually analyze for direct and indirect impacts to mineral resource zones that will occur as a result of the 2040 General Plan. The County admits that Land Use Designation changes in the 2040 General Plan will result in changes to land uses OVER known and important mineral reserves. But neither the EIR nor the Background Report provide any information regarding estimated and anticipated "buildout" in terms of acreage, actual location, number of dwelling units, and development density and intensity. These incompatible land uses will significantly impact future mineral resource production and must be evaluated and mitigated for in the EIR.

I185-3

The EIR never addresses indirect impacts to mineral resource development that will occur under the 2040 General Plan. As incompatible land uses (such as residential development) occur on or adjacent to mineral production and mineral reserves, compatibility conflicts will increase. Reasonably foreseeable indirect impacts include nuisance complaints, traffic conflicts, theft, vandalism and attempted trespass on mineral production sites. The EIR must analyze and evaluate these impacts on the ability to produce mineral resources in the County.

The Draft EIR is lacks critical analysis and must be corrected and recirculated to ensure a fair process for Ventura County residents.

I185-4

Thank you,

Robert Sandra Kurtz

<b>Letter I185</b>	<b>Robert &amp; Sandra Kurtz</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I61. The responses below provide cross references to the portions of Letter I61 where responses to the same comments have already been provided.

- I185-1 Refer to response to comment I61-1 regarding concerns related to the oil and gas industry and the draft EIR's analysis of oil and gas mineral resources.
- I185-2 Refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR. The commenter indicates that the draft EIR and Background Report do not provide a complete description of the existing and current regulatory setting for production of mineral resources. The Background Report Section 8.4, "Mineral Resources," 8.5, "Energy Resources," and Section 10.2 "Legal and Regulatory Framework for Water Management (Class II Underground Injection Control Program)," provide relevant regulatory information necessary for understanding and evaluating the impacts of the 2040 General Plan on petroleum resources. Additionally, the draft EIR Mineral and Petroleum Resources Section 4.12.1, Background Report Setting Updates, includes additional information laws and regulations that pertain to petroleum development. This includes federal laws and regulations related to gas pipelines, state laws and regulations related to the California Pipeline Safety Act of 1981, Ventura County Air Pollution Control District (VCAPCD) Rule No. 71.1 – Crude Oil Production and Separation and Rule No. 54 – Sulfur Compounds, VCAPCD Primary (Non-Emergency) Flares, VCAPCD Emergency Flares, and VCAPCD Permitted Flare Variances, and Non-Coastal and Coastal Zoning Ordinances. In the response to this comment, and based on the April 9, 2020 comment letter from the California Geologic Energy Management Division (CalGEM) describing its current regulatory program, the regulatory framework section has been augmented. The enhanced discussion of regulatory framework would not alter the findings or analysis in the EIR. The augments to the regulatory setting for Section 4.12 are provided in final EIR Chapter 3, "Revisions to the Draft EIR."
- I185-3 Refer to response to comment O5-90 regarding the interplay between the land use designations in the 2040 General Plan and mineral resource zones and Master Response MR-2 for a detailed discussion of how buildout was analyzed in the draft EIR. Response to comment O9-8 provides a discussion of the potential for indirect impacts due to incompatible land uses. Refer to Master Response MR-2 2040 General Plan Land Use, Growth Projects, and Buildout Assumptions regarding the assumptions and data relied upon to forecast growth and land use. The commenter asserts that the draft EIR fails to analyze impacts to mineral resource zones that would occur as a result of implementation of the 2040 General Plan. Also refer to response to comment I61-3.
- I185-4 Refer to response to comment I61-4 and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Bob & Anna Chambers <lacostachambers@gmail.com>  
**Sent:** Wednesday, February 26, 2020 1:44 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** General Plan / EIR Comments

**Letter  
I186**

To: Susan Curtis-

County failed to evaluate mitigation measure for feasibility- 500' set back for "sensitive receptors" from freeways and high traffic roads.

Mitigation Measure AQ-3 (Policy HAZ10-X) creates a minimum 500' set back for "sensitive receptors" from freeways and high traffic roads. Yet the County states in the Land Use section of the EIR that "the majority of the anticipated build out will be within the freeway corridors."

Has the County completed a "buildout study" to ensure that the establishment of this set back still leaves enough room for development to occur? Will this mitigation measure be economically feasible?

I186-1

Robert M. Chambers

**Letter  
I186**

**Robert M Chambers**  
February 26, 2020

This comment letter repeats the same comments provided in Letter I6. The responses below provide cross references to the portions of Letter I6 where responses to the same comments have already been provided.

I186-1 Refer to response to comment I6-1, which discusses setbacks from freeways and high traffic roads as a way to reduce adverse air quality effects for sensitive receptors, and the feasibility of Mitigation Measure AQ-3 (Policy HAZ-10.X).

**From:** Bob & Anna Chambers <lacostachambers@gmail.com>

**Sent:** Wednesday, February 26, 2020 1:46 PM

**To:** Curtis, Susan <Susan.Curtis@ventura.org>

**Subject:** County General Plan/EIR Comments

Letter  
I187

Ventura County Resource Management Agency, Planning Division

Attn: Susan Curtis, Manager, General Plan Update Section

800 South Victoria Avenue, L#1740

Ventura, CA 93009-1740

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

I187-1

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

I187-2

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

I187-3

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I187-4

I appreciate your consideration.

Laura McAvoy

I support this letter-

Robert M. Chambers

**Letter  
I187****Robert M Chambers**  
February 26, 2020

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I187-1      Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I187-2      Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I187-3      Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I187-4      Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



Letter  
1188

February 19, 2020

Ventura County CoLAB  
Board of Directors & Officers

John Hecht, Sespe Consulting  
*Chairman*

Mark Mooring, Buon Gusto Farms  
*Vice Chairman*

Bud Sloan, Sloan Ranches  
*President*

Jurgen Gramckow, Southland Sod  
*Vice President*

Lynn Gray Jensen, Jensen Design & Survey  
*Secretary*

John Lamb, Camlam Farms  
*Treasurer*

Richard Atmore, R.A. Atmore & Sons  
*Membership Director*

Bill Camarillo, Agromin  
*Director*

Tim Cohen, Rancho Temescal  
*Director*

Patrick Loughman,  
Lowthorp Richards Attorneys  
*Director*

Neal Maguire,  
Ferguson, Case, Orr, Patterson  
*Director*

Jeff Nobriga, California Resources Corp.,  
*Director*

Tony Skinner, IBEW Local 952  
*Director*

Alex Teague, Limoneira  
*Director*

Andy Waters, Waters Family Farms  
*Director*

Sanger Hedrick, Chair  
Agricultural Policy Advisory Committee (APAC)  
County of Ventura  
800 S. Victoria Blvd.  
Ventura, CA 93003

**Re: 2040 General Plan Environmental Impact Report (EIR)**

Dear Mr. Hedrick and Honorable Members of APAC:

Thank you for the opportunity to provide comments following today's presentation by Ventura County Planning staff on the 2040 General Plan EIR.

There are several issues with the 2040 General Plan EIR that CoLAB believes will negatively impact the viability of local agriculture.

Proposed mitigation measure AG-2: The County proposes that any project that either directly or indirectly results in the loss of farmland must obtain and place into perpetual agricultural preservation twice the total of the farmland loss. This mitigation measure is infeasible. Contrary to statements made by County Planning staff today at the APAC meeting, the California Environmental Quality Act (CEQA) requires that all mitigation proposed in an EIR be feasible. CEQA Section 21061.1 defines feasible as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors" (*emphasis added*). All mitigation measures proposed in an EIR must be shown to reduce impacts and an infeasible mitigation measure, by definition, cannot and will not reduce impacts.

The EIR does not provide evidence of any of the following:

- 1) Whether there is sufficient land available for purchase/conservation easement for each farmland category;
- 2) The cost per acre to purchase each category of farmland;
- 3) The anticipated cost of establishing a conservation easement for each category of farmland;
- 4) The anticipated cost associated with managing each category of farmland under a conservation easement;
- 5) The anticipated cost associated with monitoring these mitigation parcels scattered throughout the County and who will bear that cost;
- 6) Any information that could constitute a "plan" for management of farmland in conservation easements;

1188-1

1188-2

Ventura County Coalition of Labor, Agriculture and Business / 1672 Donlon Street, Ventura, CA 93003 / 805-633-2260 / info@colabvc.org



Page 2 of 4

- 7) An analysis of direct and indirect impacts caused by this mitigation measure (including impacts associated with LU compatibility conflicts and increased urban-ag-interface);
- 8) Whether the smallest possible mitigation acreage required will achieve the minimum to ensure viability of agriculture on the parcel; and
- 9) Whether the proposed mitigation is in conflict with other ordinances and regulations, such as the County's Zoning Ordinance and the County's minimum lot sizes.

The County is already aware that this proposed mitigation measure is infeasible. On March 24, 2016, at a Local Agency Formation Commission (LAFCo) hearing, Supervisor Linda Parks attempted to establish an "Agricultural Mitigation Measure" through the LAFCo project approval process. The mitigation measure would have required the 1-to-1 purchase of local farmland (half of what is proposed in the 2040 General Plan EIR) to replace farmland that would be impacted by any proposed development. Ventura County Counsel, Michael Walker, informed both LAFCo and Supervisor Parks that the proposed mitigation measure did not meet the standard for economic feasibility, and, for that and other reasons, LAFCo could not adopt Supervisor Park's proposed mitigation measure. He referenced a 2015 legal decision, *City of Irvine v. County of Orange*, in which the Court stated, "the sheer astronomical expense of land supports the finding of the EIR that the purchase of an agricultural conservation easement is a non-starter."

I188-2  
cont.

In addition to being infeasible, CoLAB does not believe that this mitigation measure will reduce impacts on agricultural land, as it does not address the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

#### Indirect Impacts

The EIR dismisses "indirect impacts" that will occur as a result of implementing the 2040 General Plan as "less than significant."

Page 4.2-13 of the EIR states "AG-2.3 maintains the Right-to-Farm Ordinance to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas...These sections of the code protect farmers engaged in agricultural activity from public nuisance claims...This protects the farming community, including Important Farmlands and farms less than 10 acres, from developments that would inhibit their ability to continue agricultural production."

I188-3

Page 4.2-17 of the EIR states: "Residential growth in areas nearby agricultural lands has the potential to result in land use conflicts. Residential land uses are generally more sensitive and prone to conflict with adjacent agricultural land uses than commercial or industrial land uses. The placement of sensitive land uses, such as residences and schools, nearby classified farmland can negatively impact both uses due to conflict including odor nuisances and noise from agriculture machinery. The countywide Right-to-Farm Ordinance protects existing agricultural and farming operations from conflicts attributed to residential development...Therefore, the potential for conflicts would be minimal. This impact would be less than significant" (*emphasis added*).

This is simply not true. Historic and recent County actions have shown that the County has and will continue to create new restrictions and ordinances that have a significant impact on existing agricultural

Page 3 of 4

and farming operations because of conflicts attributed to residential development. The recent interim urgency ordinance restricting hemp cultivation is one such example.

I188-3  
cont.

Contrary to statements made today by Ventura County Planning staff, an EIR, whether it is labeled as “programmatic” or “project”, must analyze all reasonably foreseeable consequences of the action that is proposed. For the 2040 General Plan EIR, the action proposed is the implementation of all policies and programs within. Therefore, if the implementation of a policy in the 2040 General Plan will result in an impact, that impact must be analyzed. For example, the 2040 General Plan contains land use designation changes that will increase allowable housing density near agricultural land. It is reasonably foreseeable that more houses will create more compatibility conflicts with normal farming operations. The impact of these compatibility conflicts must be addressed in the EIR.

I188-4

In 2014, the California Court of Appeal stated in a ruling that “[T]he fact that this EIR is labeled a ‘project’ rather than a ‘program’ EIR matters little....Designating an EIR as a program EIR ... does not by itself decrease the level of analysis otherwise required in the EIR. All EIRs must cover the same general content. The level of specificity of an EIR is determined by the nature of the project and the “rule of reason,” rather than any semantic label accorded to the EIR.”

It is CoLAB’s opinion that indirect impacts from increasing urban-ag interface are SIGNIFICANT and cannot be dismissed in the EIR.

Direct and indirect impacts of increased costs

The 2040 General Plan has policies that will increase the costs of normal farming operations. CoLAB believes that the most effective way to minimize conversion of agricultural land to non-agricultural uses is to take active measures to allow farming to remain profitable. And even the County admits that reducing the cost of farming reduces conversion of agricultural land in their discussion of the Williamson Act in Chapter 4.2 of the EIR.

I188-5

But the County fails to analyze direct and indirect impacts of 2040 General Plan policies that will increase the cost of normal farming operations, such as:

- Policy AG-5.2: Electric- or Renewable-Powered Agricultural Equipment. The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment when feasible.
- Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce standby charges.

Direct and indirect impacts of increased competition for water resources

The County fails to evaluate the impact of increased competition for water resources caused by development allowed in the 2040 General Plan on either the conversion of agricultural land or the loss of agricultural lands through the loss of topsoil.

I188-6

The EIR states on page 4.2-3 that “...a reduction in available water resources for irrigation” is an example of indirect impacts on agricultural land due to loss of topsoil from increased wind and water erosion. But the County fails to analyze or propose mitigation measures to address this significant impact.

Page 4 of 4

APAC is the expert charged with advising County decision-makers on agricultural issues in Ventura County. And the County should be seeking guidance from APAC about the actual issues that will impact farmland under the 2040 General Plan: lack of economic sustainability, the increasing regulatory demands on agriculture, increased competition for water resources, and increased compatibility conflicts from development.

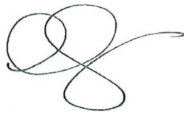
CoLAB encourages APAC to provide guidance to the County on appropriate and effective mitigation measures to prevent the conversion of agricultural land to non-agricultural uses. These may include:

- 1) Strengthen the Right-to-Farm ordinance to prevent nuisance complaints from being used to justify the creation or expansion of setbacks or regulatory restrictions on normal farming practices;
- 2) Expand the Land Conservation Act Program to include Open Space zoned properties that are engaged in farming (including grazing); and
- 3) Protect agricultural land from urban-ag interface encroachment and compatibility conflicts by establishing setbacks on NON-AE-zoned land that will restrict the construction of bike paths, public trails, and sensitive receptors within 2000' of any land zoned A/E.

I188-7

Thank you again for the opportunity to provide comments on this issue. We appreciate your consideration and leadership at this time.

Sincerely,



Louise Lampara  
Executive Director

I support this letter –  
Robert M. Chambers

<b>Letter I188</b>	<b>Robert M Chambers</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter A13. The responses below provide cross references to the portions of Letter A13 where responses to the same comments have already been provided.

- I188-1      The comment describes that the Ventura County Coalition of Labor, Agriculture, and Business (CoLAB) has provided the following comments to the Agricultural Policy Advisory Committee describing issues with the draft EIR “that CoLAB believes will negatively impact the viability of local agriculture.” This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I188-2      Refer to response to comment A13-7 and Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I188-3      Refer to response to comment A13-8 regarding the Right-to-Farm Ordinance and land use conflicts.
- I188-4      Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface.
- I188-5      Refer to response to comment A13-10 regarding 2040 General Plan Policies AG-5.2 and AG-5.3.
- I188-6      Refer to response to comment A13-11 regarding water resources and loss of topsoil.
- I188-7      Refer to response to comment A13-12 regarding mitigation measure suggestions.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 S. Victoria Ave., L #1740  
 Ventura, CA 93009-1740

**Letter  
I189**

[GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I189-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

I189-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.	I189-2 cont.
Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.	I189-3
I would also like to raise some additional concerns:	
1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.	I189-4
2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government's housing policies.	I189-5
3. The EIR does not adequately address the enormous "indirect impacts" that will occur as a result of implementing the General Plan, calling them "less than significant."	I189-6
4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.	I189-7
5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.	I189-8
The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input.	I189-9

Sincerely,

*I support this letter –  
Robert M. Chambers*

**Letter  
I189****Robert M Chambers**  
February 27, 2020

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I189-1      Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I189-2      Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I189-3      Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I189-4      Refer to response to comment I9-5 regarding the analysis of social and economic issues in the draft EIR.
- I189-5      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I189-6      Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I189-7      Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I189-8      Refer to response to comment I9-9 regarding water supply.
- I189-9      Refer to response to comment I9-10 regarding the adequacy of the draft EIR.

**From:** Robin Munson <info@email.actionnetwork.org>  
**Sent:** Wednesday, February 26, 2020 3:23 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Climate change has environmental impacts!

**Letter  
I1**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Susan Curtis,

Dear Ventura County Board of Supervisors and Planning Department,

Climate issues are something I feel worried about. Ventura County is warming faster than any county in the nation. Our ocean is acidifying faster. Drought and floods have hit us worse, and we can expect more extreme weather

I190-1

My family and community are counting on you to assure analysis of the full scope of environmental impacts and mitigations in the Draft EIR.

First, it is necessary that all greenhouse gas emissions be counted based on the most current science.

I190-2

There are many ways to mitigate climate impacts, like a sunset plan for oil and gas production, decarbonization of transportation and buildings, zero waste, incentives for regenerative agriculture and water management, and reducing emissions from tailpipes.

I190-3

I want an EIR that covers major climate impacts via a systematic plan.

Thank you—

Robin Munson  
[robin.munson@gmail.com](mailto:robin.munson@gmail.com)  
 1405 Donegal Way  
 Oxnard, California 93035

**Letter  
I190**

**Robin Munson**  
 February 26, 2020

This comment letter repeats many of the same comments provided in Letter I3. The responses below provide cross references to the portions of Letter I3 where responses to the same comments have already been provided.

- I190-1      Refer to response to comment I3-1 regarding the commenter's concerns about climate change and the draft EIR analysis.
- I190-2      Refer to response to comment I3-2 regarding the use of the most current climate change science in the draft EIR analysis.
- I190-3      Refer to response to comment I3-3 regarding suggested mitigation measures.



**From:** Scott Hirsch <scotthirschsound@gmail.com>  
**Sent:** Thursday, February 27, 2020 9:26 AM  
**To:** General Plan Update  
**Subject:** Re: General Plan

**Letter  
I191**

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to  
Spam.Manager@ventura.org

To Whom It May Concern,

Climate change is here, its effects are already evident in our county. The General Plan update fails to provide enough emissions reduction to meet the state-mandated goals. A robust plan, with the help of technical and scientific input, needs to be included for the 2040 General Plan, including a strong defense of the five pound air emissions limit for the Ojai Valley.

I191-1

Sincerely,  
Scott Hirsch  
Ojai, CA

**Letter  
I191**

**Scott Hirsch**  
February 27, 2020

I191-1

This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Refer to Master Response MR-1 for a discussion of the greenhouse gas policies in the 2040 General Plan and the factors related to the County's ability to demonstrate that greenhouse gas targets aligned with State targets will be met. As discussed in the draft EIR and explained further in response to comment O20-14, the comment refers to a threshold of significance for daily reactive organic gas and nitrogen oxide emissions in the Ojai Valley which is referenced in the Ojai Valley Area Plan. This threshold, which applies to sources that are not permitted by the Ventura County Air Pollution Control District, was added to the Ventura County Air Pollution Control District's Air Quality Assessment Guidelines in 1989 and the reference to this threshold was thereafter added to the Ojai Valley Area Plan in 1995. The 2040 General Plan would not change this threshold.

c/o Hoffman, Vance & Worthington

1000 S. Seaward Avenue

Ventura, CA 93001

Letter  
I192

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I192-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I192-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I192-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I192-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I192-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I192-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I192-7


In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I192-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I192-9

Sincerely,

  
Sean H. McGrath

<b>Letter I192</b>	<b>Sean McGrath</b> February 24, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I192-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I192-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I192-3      Refer to response to comment I4-3 regarding water availability and cost.
- I192-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I192-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I192-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I192-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I192-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I192-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

REC'D FEB 27 2020

**VIA ELECTRONIC MAIL:** [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors

Attn: RMA Planning Division

General Plan Update

800 Victoria Avenue L#1740

Ventura, California 93009-1740

Letter  
I193

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I193-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value

I193-2

and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo.

These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I193-2  
cont.

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I193-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I193-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I193-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I193-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I193-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I193-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I193-9

Sincerely,



<b>Letter I193</b>	<b>Sherlayne Glenn</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I193-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I193-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I193-3      Refer to response to comment I4-3 regarding water availability and cost.
- I193-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I193-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I193-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I193-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I193-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I193-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Thursday, February 27, 2020 8:53 AM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I194**

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**You have a NEW Comment**

**Name:**  
 Sophia Valentina Arce  
**Contact Information:**  
 sophie2arce@gmail.com  
**Comment On:**  
 All

**Your Comment:**

We need a climate action plan with measurable targets and outcomes. The current policies aren't measurable or enforceable, and are not sufficient to drive the kind of change necessary to meet the greenhouse gas reduction targets.

I194-1

**Letter  
I194**

**Sophia Valentina Arce**  
 February 27, 2020

I194-1

The comment states that the Climate Action Plan does not include measurable and enforceable policies or meet State targets. Refer to Master Response MR-1 for further discussion of the 2040 General Plan policies and programs, as well as the factors affecting the County's ability to demonstrate greenhouse gas reductions in alignment with State greenhouse gas reduction targets. No specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.

**From:** Stan Chambers <Stan@stanchambers.com>  
**Sent:** Tuesday, February 25, 2020 3:23 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** Flawed Ventura County General Plan

Letter  
I195

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great- great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my great grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I195-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

I195-2

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.

The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.

Damaging misstatements about our property also appear in the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.

I195-3

I would also like to raise some additional concerns:

1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.

I195-4

- |  |   |        |
|--|---|--------|
| 2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government's housing policies.   | I | I195-5 |
| 3. The EIR does not adequately address the enormous "indirect impacts" that will occur as a result of implementing the General Plan, calling them "less than significant."   | I | I195-6 |
| 4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.   | I | I195-7 |
| 5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.  | I | I195-8 |
| The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input. | I | I195-9 |

--  
Sincerely,



Stan Chambers  
Broker Associate | Lic# 01356002  
(760) 505-8008  
[Stan@StanChambers.com](mailto:Stan@StanChambers.com)  
[www.StanChambers.com](http://www.StanChambers.com)



<b>Letter I195</b>	<b>Stan Chambers</b> February 25, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I195-1      Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I195-2      Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I195-3      Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I195-4      Refer to response to comment I9-5 regarding analysis of social and economic issues in the draft EIR.
- I195-5      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I195-6      Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I195-7      Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I195-8      Refer to response to comment I9-9 regarding water supply.
- I195-9      Refer to response to comment I9-10 regarding the adequacy of the draft EIR.

<p>Letter I196</p>
------------------------

Dear Ms. Curtis:

I represent and serve on the McLoughlin Family Committee, a group of family members that own approximately 300 acres of agricultural property off of Olivas Park Road in the County of Ventura, in proximity to the City of Ventura.

The McLoughlin family has farmed this land for generations. It remains our desire to continue this legacy. However, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

I196-1

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. However, that is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. However, the DEIR never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

I196-2

Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no “substantive” change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. However, no further details beyond this conclusory statement is provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes

I196-3

to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive. I196-3 cont.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. However, it's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings. I196-4

I appreciate your consideration.

Laura McAvoy

I support this letter-

Stanley Holroyd Chambers III

<b>Letter I196</b>	<b>Stanley Holroyd Chambers III</b> February 26, 2020
--------------------	--

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I196-1 Refer to response to comment I8-2 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I196-2 Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I196-3 Refer to Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I196-4 Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Steven Nash <mrswn@hotmail.com>  
**Sent:** Wednesday, February 26, 2020 6:41 AM  
**To:** General Plan Update  
**Subject:** Comments on the Draft Environmental Impact Report for the Ventura County 2040 General Plan.

Letter  
I197

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 S. Victoria Ave., L #1740  
 Ventura, CA 93009-1740

The entire assumption of a General Plan and its supporting documentation is to have a forward-looking plan to deal with land use, potential significant impacts and their mitigation measures within a geographical area. It is my belief, and the belief of many others, that climate disruption caused by greenhouse gas emissions is the primary concern that has to be addressed in this type of document. Any plan that attempts to provide a framework for mitigating significant impacts that does not place climate change at the very forefront of significant impacts is a deeply flawed document and is doomed to fulfill its "raison d'etre" which, ultimately, is to secure a safe and prosperous future for the residents and protect the physical environment under its jurisdiction.

The corrective action is to acknowledge the primacy of climate change and the devastating impacts that will be most severely felt in Ventura County. Climate change is caused by fossil fuel production and consumption. We must do our part to reduce oil production through thoughtful, rigorous policy to phase it out. All Goals and Policies incorporated within a General Plan must have annual quantifiable metrics and measurables that lead to a complete cessation of hydrocarbon extraction practices within the county and the elimination of hydrocarbon usage by a date certain.

Pg. 4.3-7, Policy PFS-2.5: County Employee Trip Reduction. The County shall encourage its employees to reduce the number and distance of single-occupancy vehicle work trips.

> What is the goal and how does the County plan on achieving it and in what time frame?

Pg. 4.3-8, Policy PFS-2.6: County Alternative Fuel Vehicle Purchases. The County shall review market-available technologies for alternative fuel vehicles and prioritize purchase of vehicles to reduce greenhouse gas emissions where economically feasible.

> What is the goal and how does the County plan on achieving it and in what time frame?

Pg. 4.3-8, Policy COS-8.1: Reduce Reliance on Fossil Fuels. The County shall promote the development and use of renewable energy sources (e.g., solar, thermal, wind, tidal, bioenergy) to reduce dependency on petroleum-based energy sources.

> What is the goal and how does the County plan on achieving it and in what time frame?

Pg. 4.3-8, Policy COS-8.6: Zero Net Energy and Zero Net Carbon Buildings. The County shall support the transition to zero net energy and zero net carbon buildings, including the electrification of new buildings.

> What is the goal and how does the County plan on achieving it and in what time frame?

Pg. 4.3-9, Policy HAZ-10.5: Air Pollution Impact Mitigation Measures for Discretionary Development. The County shall work with applicants for discretionary development projects to incorporate bike facilities, solar water heating, solar space heating, incorporation of electric appliances and equipment, and the use of zero and/or near zero emission vehicles and other measures to reduce air pollution impacts and reduce greenhouse gas emissions.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame?

Pg. 4.3-10, Policy HAZ-10.7: Fuel Efficient County Vehicles. When purchasing new County vehicles, the County shall give strong preference to fuel efficient vehicles, include the use of zero emission vehicles when feasible.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame?

Pg. 4.3-10, Policy AG-5.3: Electric- or Renewable-Powered Irrigation Pumps. The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar power, and encourage electric utilities to eliminate or reduce stand-by charges.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame?

I197-1  
cont.

Pg. 4.6-6, For the purpose of this Draft EIR, implementation of the impact on energy resources would be significant if implementation of the 2040 General Plan would: Result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation that would cause a potentially significant effect on the environment. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

> Include "Not meet a 100% renewable energy economy by 2045."

I197-2

Pg. 4.6-7, Policy LU-11.4: Sustainable Technologies. The County shall encourage discretionary development on commercial- and industrial- designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame?

Pg. 4.6-8, Policy CTM-2.12: Countywide Bicycle Lane and Trail System. The County shall coordinate with the cities in the county and Ventura County Transportation Commission (VCTC) to plan and implement a system of bicycle lanes and multi-use trails that link the cities, unincorporated communities, schools including colleges and universities, commercial/retail, employment centers, health care service facilities, public transportation, and other points of interest.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame?

Pg. 4.6-13, Policy PFS-7.6: Smart Grid Development. The County shall work with utility providers to implement smart grid technologies as part of new developments and infrastructure projects.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame? All large projects will incorporate a micro-grid with solar and battery storage technology.

I197-3

Pg. 4.6-13, Policy COS-7.7: Conveyance for Oil and Produced Water. The County shall require new discretionary oil wells to use pipelines to convey oil and produced water; oil and produced water shall not be trucked.

> All produced water shall be treated on-site so as not unfairly burden disadvantaged and communities of color that have had to accept this toxic waste in the past.

Pg. 4.6-13, Policy COS-8.1: Reduce Reliance on Fossil Fuels. The County shall promote the development and use of renewable energy resources (e.g., solar, thermal, wind, tidal, bioenergy, hydroelectricity) to reduce dependency on petroleum-based energy sources.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?



Pg. 4.6-15, Implementation Program R: Performance-Based Building Code for Green Building. The County shall update the Building Code to establish performance-based standards that incentivize green building techniques.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?

I197-3  
cont.

Pg. 4.6-17, Policy WR-3.1: Non-Potable Water Use. The County shall encourage the use of nonpotable water, such as tertiary treated wastewater and household graywater, for industrial, agricultural, environmental, and landscaping needs consistent with appropriate regulations.

> Currently meaningless as written. What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?

Pg. 4.8-1, Executive Order (EO) B-55-18, which calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter.

> To provide consistency with the time frame of the General Plan, Ventura County should be carbon neutral by 2040, if not sooner.

Pg. 4.8-11, For the purpose of this draft EIR, implementation of the 2040 General Plan would have a significant GHG emissions impact if it would: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of GHGs.

> If there is no actual program to measure GHG from all sources, nor scheduled, implementable reduction protocols that result in carbon neutrality by a date certain then this is meaningless. What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?

I197-4

Pg. 4.8-12, Implementation Program P: Annual General Plan Implementation Review. The County shall review the General Plan annually, focusing on the status and progress of program implementation. The County shall prepare a report to the Board of Supervisors summarizing the status of implementation programs and any recommendations for General Plan amendments.

> What are the metrics and measurables and in what time frame and by what date-certain will Program P be fully realized?

Pg. 4.8-22, Implementation Program K: Coordination on Large Onsite Wastewater Treatment Systems Repairs. The County shall coordinate with the Los Angeles Regional Water Quality Control Board to address compliance and repair issues for large onsite wastewater treatment systems (over 5,000 gallons) and package treatment systems.

> Wastewater infrastructure is a source of GHG emissions, especially methane. How will these emissions be measured and mitigated/reduced/eliminated?

I197-5

Pg. 4.8-23, Policy COS-7.2: Oil Well Distance Criteria. The County shall require new discretionary oil wells to be located a minimum of 1,500 feet from residential dwellings and 2,500 from any school.

> Why the discrepancy? Make the distance a uniform 2,500 feet.

Pg. 4.8-23, Policy COS-8.6: Zero Net Energy and Zero Net Carbon Buildings. The County shall support the transition to zero net energy and zero net carbon buildings, including electrification of new buildings.

> What is the goal and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?

Pg. 4.8-24, Policy COS-10.2: Community Greenhouse Gas Emissions Reduction Target for 2030. The County shall achieve a community-wide GHG emissions reduction target of 41 percent below 2015 levels by 2030.

> What are the annual goals and how does the County plan on achieving it via metrics and measurables and in what time frame and by what date-certain?

Pg. 4.8-27, Implementation Program U: Solar Canopies in Non-Residential Projects. The County shall amend the County's Coastal and Non-Coastal Zoning Ordinances to require parking lots for new non-residential construction projects, with floor area of greater than 50,000 square feet, to include solar canopies.  
 > Eliminate the floor area requirement and go with a percentage such as 90% of the parking area shall have canopy solar.

Pg. 4.8-27/28, Implementation Program DD: Budget and Staffing Plan for CAP Implementation. The CEO shall, within six months from the adoption of the General Plan Update and Climate Action Plan, present to the Board of Supervisors a proposed budget and staffing plan Greenhouse Gas Emissions Ventura County 4.8-28 2040 General Plan Draft Environmental Impact Report (including qualified technical consultants) to implement the Climate Action Plan, and shall update the budget and staffing plan each year.  
 > Include a citizen advisory committee, also.

I197-5  
cont.

Pg. 4.8-32, Implementation Program Q: Standards for Solar Photovoltaic (PV) Carports in County Lots. The County shall establish standards for inclusion of solar PV carports in County-owned parking lots.  
 > Implement a 90% coverage by canopy solar by date certain.

Pg. 4.8-32, Include the following, "Work with the Clean Power Alliance to plan, permit and build all possible opportunities to implement the CPA's "Local Programs" mandate."

Pg. 4.8-33, Policy AG-5. 5: Carbon Farming Practices. The County shall encourage and support the efforts of resource conservation districts, farmers, and other stakeholders to expand carbon farming practices, such as reduced tilling, cover-cropping, composting, biochar, and other activities that both reduce GHG emissions and increase carbon sequestration and storage, when feasible.  
 > Include "regenerative farming".

Pg. 5-11, 5.2.8 Greenhouse Gas Emissions, Thus, the 2040 General Plan's incremental contribution to cumulatively significant climate change effects would be cumulatively considerable.  
 > Unacceptable conclusion.

The Los Angeles Sustainability Plan, aimed at meeting the goals of the Paris Climate Agreement, has clear and bold goals: "By eliminating fossil fuel production in the county, including drilling, production and refining, the county will protect its residents from harmful local pollution that inequitably burdens low-income communities and communities of color." We should demand no less from our DEIR/General Plan.

I197-6

Action Needed: The county should adopt the strongest possible measures to ensure that greenhouse gas emissions are curbed to protect air quality and to ensure a safe, sustainable future for all county residents.

Therefore, in my opinion, this DEIR is inadequate, missing disclosure of plan impacts, lacking in meaningful and enforceable policies (e.g., substituting "shall" with "should"), incompletely quantified, and lacking mitigations for cumulative and incremental impacts.

Thank you for your time and consideration.

Steve Nash  
 2211 Laurel Valley Place  
 Oxnard, CA 93036  
 805-485-3626

<b>Letter I197</b>	<b>Steve Nash</b> February 26, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I87. The responses below provide cross references to the portions of Letter I87 where responses to the same comments have already been provided.

- I197-1      The comment requests additional details related to implementation of the 2040 General Plan and does not provide input related to the adequacy of the draft EIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I197-2      Refer to response to comment I87-3 regarding the commenter's suggested addition to the energy thresholds of significance in the draft EIR.
- I197-3      Refer to response to comment I87-4 regarding implementation of the 2040 General Plan.
- I197-4      Refer to response to comment I87-5 regarding the thresholds of significance used in the draft EIR to evaluate greenhouse gas emissions.
- I197-5      Refer to response to comment I87-6 regarding implementation of the 2040 General Plan.
- I197-6      Refer to response to comment I87-7 regarding the draft EIR's impact conclusion for cumulative greenhouse gas emissions and overall adequacy of the draft EIR.

**From:** S. Colome <sdcolome@gmail.com>  
**Sent:** Wednesday, February 26, 2020 7:48 PM  
**To:** Curtis, Susan; General Plan Update  
**Subject:** Comment Letter on DEIR and 2040 GenPlan Draft  
**Attachments:** Comment Letter on the Draft Environmental Impact Report.docx

Letter  
I198

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Hello Susan,  
Please find attached comments I was able to produce in the time allotted. More can be said as the document is lengthy and complex. To facilitate public review the County should have provided revisions to the draft GenPlan in legislative format in the interest of greater transparency. It was a challenge and time-consuming to search out changes from the prior draft and identify responses by County to public comments made in the revised draft. The GHG calculations and tables in Appendix D were also left uncollated and are impossible to validate without access to the "proprietary" model. My comments focus on the attempt by County to embed a CAP in the GenPlan, and on the DEIR sections that address the CAP. I am sorry to be so critical, but I am afraid the County has completely failed to produce a viable CAP.  
Regards,  
Steven Colome, ScD

I198-1

**Comment Letter on the Draft Environmental Impact Report (DEIR)  
for the Ventura County Draft 2040 General Plan**

**Statement of Dr. Steven Colomé,  
February 26, 2020**

***Climate is the defining challenge of the 21<sup>st</sup> Century-UC Berkeley<sup>1</sup>***

I conducted a preliminary review of the Draft EIR for the County's 2020-2040 General Plan (GenPlan) Update, focusing on the goals, policies, and implementation plans for the Climate Action Plan (CAP) currently incorporated into the draft GenPlan. I do not find that the County has adequately addressed deficiencies in the process, content or promised corrections from earlier drafts of the plan. Consequently, the Draft EIR is deficient in meeting the greenhouse gas (GHG) reduction goals of the State, and even the County's own stated GenPlan goals. Therefore, the County cannot claim that a CAP is yet contained as part of the GenPlan.

I198-2

The next decade is critical for turning around the global reliance on fossil fuels; and this is an essential period for doing all that can be done at every level of government to combat the crisis that is already upon us.

An EIR is intended as an informational document to provide decision-makers with a factual basis for their decisions. An EIR must describe existing conditions clearly and accurately, evaluate the potential impacts of the project (in this case the General Plan Update), identify and quantify cumulative impacts, evaluate alternatives, and mitigate significant impacts.

I198-3

I am not pleased to report that the DEIR has failed on each and every one of these expectations.

General Plans are required by the State of California and represent the guiding land use document, sometimes referred to as the 'constitution', for cities and counties. All land-use policies, ordinances and regulations must be consistent with the General Plan.<sup>2</sup> California has recently included an option for municipalities and counties to include a Climate Action Plan (CAP) into a GenPlan; and Ventura County (VC) has attempted to develop such a plan during their GenPlan Update process.

I198-4

The problem is that the CAP incorporated into the County draft plan, and accompanying DEIR, fail to make the necessary hard choices and do not contain or describe an acceptable CAP.

<sup>1</sup> <https://vcresearch.berkeley.edu/energy>

<sup>2</sup> <http://opr.ca.gov/planning/general-plan/guidelines.html>

Failure of the County's Draft GenPlan and CAP:

- The global climate challenge requires that we take an “all hands-on deck” approach to reducing greenhouse gases (GHG) at every level of government.
- The current policies in the draft GenPlan, and proposed CAP, are inadequate to meet our County's proportional contribution and needed commitment to addressing the climate crisis. The draft CAP will not adequately contribute toward making the County carbon neutral or meeting the clear goals for GHG emission reductions contained in the draft GenPlan.
- The draft CAP made no attempt to seek input from the ‘deep bench’ of climate expertise that we have in California, including many of the key members of the IPCC.<sup>3</sup>
- The draft CAP lacks sufficient metrics for evaluating whether the goals of the plan are being met. Policies should have clear action terms like: “by 2024 90,000 native trees shall be planted”. Instead, as an example from Chapter 6 on *Conservation and Open Space*, a draft CAP policy (COS3.2) reads: “The County shall encourage the protection of urban forests and native woodlands, savannahs, and tree canopy along State or County designated scenic roadways.” There are too many “shall encourage” clauses within the CAP policies and this language does not provide clear policy direction or evaluation standards; leading to qualitative policies that are impossible to measure and evaluate.
- The draft CAP barely mentions oil and gas production in VC, which is the third largest producer of fossil fuels in CA on a BTU basis, behind only Kern and LA Counties. The GenPlan and DEIR need more complete description of the oil and gas production activity in Ventura County, including the CO<sub>2</sub> equivalent emission of these fuels that are, to a large extent, transported out of the county to refineries in other jurisdictions.
- This oil and gas (O&G) production takes place under county permits and must be included in the emission inventory.
- To meet the GHG emission reduction goals it will be necessary to show the systematic reduction of this portion of the County's inventory. This substantial source of GHG emission is ignored in the present DEIR and GenPlan draft. There is no good excuse for this omission, which has been pointed out in prior public comments.
- When we properly count the ‘downstream’ use and combustion of fossil fuels extracted in the county, our GHG ‘footprint’ almost triples. These downstream GHG emissions must be counted in the emission inventory and a commitment must be made to wind down this activity by the end of the GenPlan period in 2040. The planet demands it.
- Methane emissions are improperly handled in the DEIR and CAP and consequently appropriate policy options have not been made available to County decision makers<sup>4</sup>.

I198-4  
cont.

I198-5

<sup>3</sup> See Attachment 1

<sup>4</sup> See Attachment 2

- The emission inventory not only uses a scientifically inappropriate GWP value of methane for policy development, but the County has missed important emission sources and source strengths—as recently identified by JPL and NASA.<sup>5</sup>
- NOP and other public comments made during the GenPlan development suggested that the county reduce O&G production by 10%/year in order to systematically and consistently match the reduction in production with the necessary reduction in consumption of fossil fuels to meet state and county GHG emission goals. This approach was wrongly rejected by the County in 6.4.4 (pg 6-8) based on unquantified emission reductions claimed to derive from alternate policies. None of the listed alternate policies and programs contained in the County response in 6.4.4 represent anything near the needed gradual and consistent winding down of production activity.
- The problem with not directly addressing the wind-down of O&G production is that even more drastic and economically consequential remedies will be required when it is recognized that the current draft policies are insufficient to meet goals, and when the county realizes that the expected 2030-2050 GHG reductions will not be met.
- It is better to immediately confront that future and begin the logical, necessary and systematic process of reducing simultaneously the production and consumption of fossil fuels. **The economic and environmental consequences of delay far exceed the immediate costs of planning and implementing a rational and gradual cessation of O & G production.** This must be an integral part of a CAP for a County like ours and is essential to avoid unnecessary future disruption and even greater costs.
- The current emission inventory is upside down and is derived from a top-down utility-centric approach to calculating GHG emissions. This led to missing controllable emission sources and the incorrect calculation of impacts from key sources. For example, the extent of methane leaks throughout the County is seriously underreported.<sup>6</sup> A new, bottoms-up emission inventory conducted by a competent and qualified outside engineering, scientific and planning team is needed in order to develop meaningful and cost-effective emission reduction strategies. These issues are complicated and require expert input.
- In Chapter 10 on *Economic Vitality* the county embraces clean energy in the most modest and inadequate way. For example, policy EV4.2 states that the county “shall support the development” of green technologies. By contrast LA County and City are aggressively attempting to attract and promote green energy jobs. Again, measurable standards are needed to evaluate progress. The county should strive to be a state-wide and national leader in clean energy and not a laggard and follower.
- VC should commit to adding two clean energy jobs for every job lost in the oil patch; and the county should provide for a just employment transition by insuring that current oil and gas workers are able to remain on the job while production is gradually decreased,

I198-5  
cont.

I198-6

I198-7

<sup>5</sup> See Attachment 3

<sup>6</sup> <https://www.jpl.nasa.gov/news/news.php?feature=7535>

well fields are shut in and the fields are restored to a condition where final closure and land rehabilitation is accomplished. Retraining should also be provided to transition any displaced oil workers into the faster-growing opportunities in the clean energy sector.

- Existing buildings should be incentivized to improve energy efficiency and convert to all-electric appliances.

I198-7  
cont.

These factors add up to the current plan being totally inadequate to justify the label of a Climate Action Plan. It is too late in the process to salvage and develop a proper CAP in the time remaining to adopt the EIR and approve the General Plan before the end of this year.

**All references to a CAP currently included within the GenPlan should be deleted** (e.g., P. 2-5 of the Executive Summary: “The 2040 General Plan also includes a Climate Action Plan....”) The seven quantified GHG policies listed in *Appendix D: GHG Calculations* in the GHG Gap Analysis table, are insufficient to constitute mitigation strategies under a county general plan and fail to meet the GenPlan goals and state mandates for GHG emission reduction. Due to poorly constructed and unenforceable policies, only these seven policies were available to attempt a crude quantitative Gap Analysis. Unfortunately, that quantitative analysis is mostly wishful thinking and could not be made to ensure the County would meet GHG reduction goals.

While the County extolled that the GenPlan contains 118 climate-related policies, only slightly less than half are associated with implementation programs and the policies are so weak as to be qualitative and without quantifiable GHG reduction. As has been pointed out in earlier public comments, the qualitative measures are not sufficient to meet the climate goals and fail to demonstrate a commitment on the part of the County to seriously attempt to meet our share of GHG emission reduction. Instead, we should be leaders showing the way for other jurisdictions, particularly since we are on the front lines of the climate crisis with wildfires, droughts and sea-level rise.

I198-8

**A viable option for the County is to concurrently undertake a two-to-three-year project to develop a serious CAP using the scientific, planning and legal expertise that abounds in this state in order to produce an acceptable Climate Action Plan. The County should develop a plan that we can proudly promote, and that has us meeting our moral and ethical contribution to the global climate challenges.**

The project to develop a proper CAP should be undertaken as a mitigation to the currently inadequate DEIR and failure to demonstrate an ability to meet state climate goals. The remaining portions of the draft GenPlan could then proceed to approval during the current year as a new and technically competent team with advanced engineering, scientific, planning and legal skill are brought in to develop a CAP capable of demonstrating that the County will meet and exceed its obligations under CEQA and take a leadership role in the climate crisis that is now upon us.



## Attachment 1

### Climate Policy and Science Programs in California

*We have less than a decade to ensure the habitability of our planet. Policy decisions to prevent the untenable costs of inaction rely on the best scientific, legal and planning minds.*

We do not have to go far in order to access some of the leading scholars on the causes, technical solutions and adaptation to climate change. California has several of the world-leading institutions working on solutions to this global challenge.

Climate change and the current climate crisis is one of the most complex environmental challenges the world has ever faced. If Ventura County does not give climate status the highest attention, utilizing the tremendous technical and scientific skill we have within driving distance of this county, the General Plan is guaranteed to be out of date before it is even approved. That unfortunately appears to be the case.

A partial listing of resources that Ventura County could and should access as it develops General Plan policies to reduce the County's contribution to GHG and plan for changes to the climate and environment we cannot control. Unfortunately, the County has yet to tap the deep bench of expertise this state has to offer.

#### UC San Diego/Scripps Institute – Center for Climate Change Impacts and Adaptation

<https://scripps.ucsd.edu/centers/adaptation/>

Scripps has been a world-leader in climate science since the early 1960s with scientific giants including Drs. Charles David Keeling and Roger Revelle. That tradition continues to this day with the Center's mission statement: *"to build interdisciplinary partnerships to advance climate change science and test adaptation solutions."*

I198-9

#### UC Irvine

*"Addressing the urgent challenges we face in air and water quality, human health, climate change, as well as green technology through the integration of research, education, and outreach."* The foci of this group of scholars encompasses atmospheric chemistry, climate modeling, fuel cells and combustion technologies, and health effects.

<http://airuci.uci.edu/>

[https://scienceandtechnology.jpl.nasa.gov/people/e\\_rignot](https://scienceandtechnology.jpl.nasa.gov/people/e_rignot)

<https://www.ess.uci.edu/~sjdavis/>

#### UC Riverside/Global Climate and Environmental Change – Dept of Earth Sciences

<https://earthsciences.ucr.edu/gcec.html>

*"The decisions about climate change society makes in the next decade will determine the habitability of our planet."* The focus of this group is to rigorously measure changes in the environment caused by climate alteration.

**Caltech-Environmental Science and Engineering**

<http://ese.caltech.edu/>

*"The Environmental Science and Engineering (ESE) program reaches across traditional disciplinary boundaries in its aim to provide a comprehensive understanding of our complex environment and offer efficient and effective engineering solutions to environmental problems... Research and teaching in Environmental Science and Engineering (ESE) span the large scales of global climate variations, the local scales of urban air pollution, and the microscales of microbial ecosystems." With over 20 faculty the program focuses on the science and engineering of atmospheric chemistry and climate effects.*

**UCLA-Institute of Environmental Sustainability/Center for Climate Science**

*"UCLA's Center for Climate Science enables real-world climate change problem-solving by leveraging fine-scale projections of future climate to conduct interdisciplinary climate impacts research of practical use to stakeholders." They are working to ensure water sustainability in light of climate change, are conducting regional climate assessments, and evaluating the future of drought and fire, and vulnerability of the electric grid to rising temperatures.*

<https://www.ioes.ucla.edu/climate/>

<https://law.ucla.edu/centers/environmental-law/emmett-institute-on-climate-change-and-the-environment/about/>

<https://law.ucla.edu/faculty/faculty-profiles/ann-e-carlson/>

I198-9  
cont.

**Jet Propulsion Laboratory (JPL) Center for Climate Sciences**

<https://climatesciences.jpl.nasa.gov/>

*"JPL is leading a project for NASA that will bring satellite observations into a format that will make them easy to compare with climate models." Investigators at JPL work closely with other scientists and engineers in the NASA Global Climate Change program: <https://climate.nasa.gov/>*

**UC Santa Barbara Marine Science Institute (MSI)/Climate Change Science and the Bren School of Environmental Science and Management**

<http://msi.ucsb.edu/people/climate-change-science> <https://www.bren.ucsb.edu/>

*"Research in climate change science at MSI examines how climate change has affected ocean and freshwater conditions in the past as well as how it is likely to affect them in the future..... Anthropogenic climate change has been called "the great moral challenge of our century," and the greenhouse gases emitted by our consumption of fossil fuels are its primary driver. Mitigating or adapting to climate change will require a fundamental transformation of humanity's systems of energy production and consumption."*

**Stanford University Earth Sciences/Climate Solutions**

*"Stanford Earth faculty work across disciplines—and at the interface of atmosphere, ocean, land, and ice systems—to characterize climate changes as well as potential responses and outcomes that matter to people." The School has program in limiting and adapting to climate change---two areas central to Ventura County's General Plan Update.*

*"From coastal communities adjusting to sea level rise to farmers struggling with drought or extreme temperatures, people are having to respond to new pressures and vulnerabilities in the places they live and work." Faculty across all seven schools at the University are currently doing research related to energy, climate and economic vitality through the Stanford Woods Institute fo the Environment <https://woods.stanford.edu/research/focal-areas/climate> where it is recognized that "Climate change is one of the most complex environmental challenges the world faces today."*

Precourt Institute for Energy <https://energy.stanford.edu/about/about-us>

*"Stanford University's Precourt Institute for Energy concentrates the full talents of the university on energy research and education, from basic science and technology, to policy and business.""*  
The Precourt Institute draws on experts and resources across the university to help accelerate the transition to an affordable, low-carbon energy system for the world. More than [200 Stanford faculty members and staff scientists](#) in dozens of academic departments, independent labs and research programs work on energy-related problems. The Precourt Institute is the focal point at Stanford for scholars, business leaders, policymakers and others seeking solutions to the world's most difficult energy challenges. "

I198-9  
cont.

and other interdisciplinary programs at the University:

<https://earth.stanford.edu/earth-matters/climate-change>

<https://woods.stanford.edu/people/michael-wara>

<https://law.stanford.edu/directory/michael-wara/>

<https://publicpolicy.stanford.edu/people/michael-wara>

<https://law.stanford.edu/steyer-taylor-center-for-energy-policy-and-finance/our-people/#slsnav-past-fellows>

<https://profiles.stanford.edu/noah-diffenbaugh>

**UC Berkeley, Energy, Climate & Environment**

<https://vcresearch.berkeley.edu/energy>

*“Energy is the defining challenge of the 21st century. Leading the way on finding solutions to some of the most important global challenges, UC Berkeley and Berkeley Lab are pooling their vast expertise to help achieve an affordable, sustainable and clean supply of global energy.*

*Faculty and researchers at UC Berkeley and the Berkeley Lab are developing renewable and sustainable energy sources, advancing new technologies to help curb energy demand, understanding the implications for climate change and the environment, and formulating appropriate and timely policy responses.”*

Their programs are organized around the Climate Readiness Institute and the Berkeley Energy and Climate Institute in addition to programs throughout the University.

**UC Davis/Science & Climate: Climate Change from Science to Solutions**

<https://climatechange.ucdavis.edu/news/>

<https://www.ess.uci.edu/~sjdavis/>

With a major emphasis on ways in which agriculture can contribute to climate solutions, UC Davis has a lot to offer Ventura County. Their research ranges from renewable energy solutions to responsible land use, creating flood resistant coastlines, and helping species adapt.

*“When we think of climate change solutions, what typically comes to mind is the transportation we use, the lights in our home, the buildings we power and the food we eat. Rarely do we think about the ground beneath our feet..... Solutions are actions that work: They address causes, lessen impacts, raise awareness and even create new opportunities. California offers one example of how solutions can involve and benefit multiple parties. The state demonstrates that strong economic growth is compatible with strong actions to limit global warming and related risks.”*

I198-9  
cont.

## ATTACHMENT 2

### Global Warming Potential (GWP) for Methane

The County Staff and Consultants appear to misunderstand the proper use of global warming potential (GWP) values for methane (natural gas) and the implications of its proper use for climate-related policies.

The US EPA, California Air Resources Board and Intergovernmental Panel on Climate Change (IPCC) all advocate use of a consistent GWP for *accounting purposes* in inventory development. This is essential if we are to compare cross-sectional progress. For example, comparing emissions from the US and EU. A consistent value is also important for temporal comparisons. Again, for example, to track the progress of emission reductions over time in California.

However, failure to properly account for the ‘true’ short-term global warming potential of methane leads to missed emission-reduction opportunities and policies. That is because the accounting convention for emission inventories is not based on the current scientific understanding of the near-term climate impacts from methane emissions. Control of methane sources today provides a powerful short-term mechanism for reducing climate impacts when understood in the context of a proper timeframe that is on the order of the atmospheric lifetime of this gas.

I198-10

It is useful to review the relevant section from AR5:

*“Global warming potential (GWP) is a relative measure of how much heat a [greenhouse gas](#) traps in the atmosphere. It compares the amount of heat trapped by a certain mass of the [gas](#) in question to the amount of heat trapped by a similar mass of [carbon dioxide](#). A GWP is calculated over a specific time interval, commonly 20, 100 or 500 years. GWP is expressed as a factor of carbon dioxide (whose GWP is standardized to 1). In the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, [methane](#) has a lifetime of 12.4 years and with climate-carbon feedbacks a global warming potential of 86 over 20 years and 34 over 100 years in response to emissions. User related choices such as the time horizon can greatly affect the numerical values obtained for carbon dioxide equivalents. For a change in time horizon from 20 to 100 years, the GWP for methane decreases by a factor of approximately 3.<sup>7</sup> The substances subject to restrictions under the [Kyoto protocol](#) either are rapidly increasing their concentrations in [Earth's atmosphere](#) or have a large GWP”. GWP values and lifetimes from 2013 IPCC AR5 p714<sup>7</sup>*

<sup>7</sup> <http://www.climatechange2013.org/report/full-report/>

The County staff and climate consultant insisted during development of the GenPlan on using an outdated global warming potential for methane, claiming that emission inventories were mandated to be based on the outdated IPCC Second Assessment Report (SAR) GWP value of 21x the potency of CO<sub>2</sub>, (based on a 100-year timeframe). The County continued to insist on use the outdated SAR value of 21 through most of the GenPlan deliberations based on the false claim that a GWP value of 21 was required by CARB and was part of a (nonexistent) *EPA Mandatory Rule*. What is ignored by that logic is that the only reason for this convention is to be able to compare ‘apples to apples’ from jurisdiction to jurisdiction and over time within a single jurisdiction. This outdated value is only an *accounting* convenience and does not reflect current scientific understanding.

Responding to NOP comments, the staff and consultants finally updated their use of the 100-year value for methane to be consistent with the AR5 IPCC GWP value of 28x the potency of CO<sub>2</sub> in the DEIR<sup>8</sup>:

*“GWP values apply a weight to gases that have been determined by scientific studies to have increased GHG effects relative to the most common GHG, carbon dioxide (CO) [sic]. These weighted gasses are combined with CO [sic] to form a common unit of measurement called CO<sub>2</sub>e. For this analysis GWP values of 28 for methane and 265 for nitrous oxide were used for consistency with AR5 (Myhre et. al 2013).”* Pages 4.8.4-5, DEIR

Unfortunately, the GWP value of 28 is still only an *accounting* value. Policy, however, should and must be based on science. The ‘real’ impact of methane on climate is approaching four times the *accounting* value used by the County and its consultant.

The reason this is important for the DEIR and draft GenPlan is that numerous sources of methane are permitted and regulated by the County, including oil & gas production, landfills, and wastewater treatment facilities.

Turning to *Appendix D: GHG Calculations* of the DEIR, it is unclear from the unannotated tables what GHG value was used in the quantitative modeling, as numerous values are given throughout the tables<sup>9</sup>.

For example:

- The *Assumptions* table in Appendix D references the IPCC Fifth Report GWP value of 28 but does not indicate whether that is the value that is used in the model (a clear reason why a proprietary model is totally inappropriate for use in this public process). The DEIR states that the value of 28 was used but there is no way for an outside reviewer to verify that fact, especially when tables in Appendix D contain several different 100-year and 20-year GWP values.
- Further, the cited IPCC value of 28 is for a 100-year timeframe while the atmospheric lifetime for methane is on the order of 7 to 10 years compared with up to 200 years for carbon dioxide. Therefore, using a 100-year timeframe for methane’s GWP is appropriate for *inventory*

<sup>8</sup> [https://www.ghgprotocol.org/sites/default/files/ghgp/Global-Warming-Potential-Values%20%28Feb%2016%202016%29\\_1.pdf](https://www.ghgprotocol.org/sites/default/files/ghgp/Global-Warming-Potential-Values%20%28Feb%2016%202016%29_1.pdf)

<sup>9</sup> This is an example of why it is completely inappropriate for the County to have allowed their environmental consultant to produce results using a proprietary model which the consultants refused to make available for verification of inputs, outputs and model execution.

I198-10  
cont.

*accounting* purposes only but completely inappropriate for development of CAP policies and GHG mitigation strategies – **climate policies must be based on methane science and not on an accounting convention designed to provide useful comparisons and promote tracking evaluations.**

- A more appropriate and scientifically valid GWP value for policy evaluation is between 85 and 100 (consistent with the atmospheric methane lifetime). Use of this scientifically appropriate value has dramatic implications for the climate impacts and mitigation strategies within Ventura County. A simple sensitivity analysis within this range of GWP values would direct the county decision-makers to appropriate and necessary policies to mitigate those impacts.
- Much later in Appendix D in the table on *Residential Wastewater Methods*, the GWP for methane is given again as 21. So, which was used in the modeling? Once more, this points out the inappropriateness of the county allowing the consultant to build and rely upon a proprietary model.
- Similarly, in the table on *Stationary CH<sub>4</sub> from Incomplete Combustion of Digester Gas*, the GWP for methane is given as 21.
- Further into Appendix D on the *Conversions and GWP* table the IPCC Fifth Assessment value of 28 (100-year timeframe) is listed along with the IPCC Second Assessment Value of 21 and the Fifth Assessment 20-year value of 84. The actual value in the Fifth Assessment was presented as a range of 84-87 for 20 years.<sup>10</sup>
- This illustrates the problem with the County having allowed the environmental consultant to provide GHG data that is processed through a proprietary model. This is inconsistent with transparency and integrity of data used for making public policy. If a competent reviewer cannot look under the hood of a model to inspect the engine and evaluate its veracity, there is no way to trust the model results. As all modelers know, it's garbage-in-garbage-out, and without being able to check the engine, there is no way to know whether the model itself is valid.
- As has been suggested by several reviewers, the consultants should have included a clear sensitivity analysis of GHG emissions using alternate GWP values for methane. A reasonable sensitivity range would be to use a GWP value of 28 and 100. I can state with confidence that County decision-makers would need to consider additional methane reduction policies if they were to evaluate the implications for the higher GWP.
- As a result, the County is sorely deficient in policies within the draft GenPlan to address the various control options available for methane.

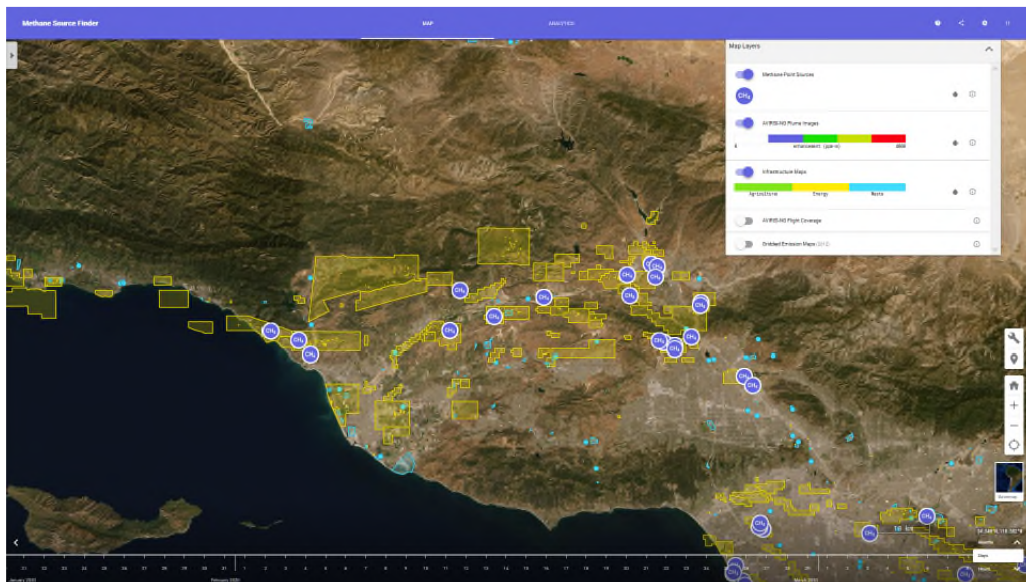
I198-10  
cont.

<sup>10</sup> <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials>

## ATTACHMENT 3

### Methane: Missed Emission Inventory Sources

NASA/JPL has recently completed a multi-year study with remote measurement of methane emissions throughout the state of California.<sup>11</sup> Ventura County is shown as having numerous 'hot spot' sources of methane associated with facilities under permit and regulation by the County. Prior public comments have identified missed sources of this GHG during the GenPlan review process.



I198-11

An article published last week in the prestigious scientific journal *Nature* indicates that anthropogenic (man-made) emissions are likely to be up to 40% higher than previously estimated.<sup>12</sup> From that article:

"Atmospheric methane ( $\text{CH}_4$ ) is a potent greenhouse gas, and its mole fraction has more than doubled since the preindustrial era. Fossil fuel extraction and use are among the largest anthropogenic sources of  $\text{CH}_4$  emissions, but the precise magnitude of these contributions is a subject of debate.... This result indicates that anthropogenic fossil  $\text{CH}_4$  emissions are underestimated by about 38 to 58 teragrams  $\text{CH}_4$  per year, or about 25 to 40 per cent of recent estimates."

<sup>11</sup> <https://methane.jpl.nasa.gov>

<sup>12</sup> <https://www.nature.com/articles/s41586-020-1991-8>



<b>Letter I198</b>	<b>Steven Colome</b> February 26, 2020
I198-1	This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Also, the comment summarizes more detailed comments provided elsewhere in the comment letter. See responses to comments I198-2 through I198-11, below, for responses to the commenter's more detailed comments.
I198-2	<p>The comment states that the draft EIR greenhouse gas analysis does not meet the greenhouse gas (GHG) reduction goals of the State. The draft EIR correctly includes an analysis of the 2040 General Plan's consistency with State goals. Page 4.8-52 of the draft EIR acknowledges this in its post mitigation significant conclusion and states "although the 2040 General Plan would not conflict with State GHG reduction targets and recommended local actions established in the 2017 Scoping Plan, and the 2040 General Plan would set future GHG emissions on a downward trajectory consistent with State reduction targets, it cannot be determined at this program level of analysis that future emissions within the county meet State 2030 and post-2030 targets for GHG reduction. Therefore, this impact would be significant and unavoidable."</p> <p>Contrary to the commenter's assertion, neither Climate Action Plans (CAPs) nor General Plans are obligated to meet State goals. For additional detail pertaining to the development of the 2040 General Plan policies and programs, refer to Master Response MR-1.</p>
I198-3	This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
I198-4	This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Also refer to Master Response MR-1 for discussion of the draft EIR's detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce GHG emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions..
I198-5	The comment highlights the emissions from the oil and gas sector, suggesting that petroleum production and downstream uses of petroleum should be included in the GHG inventory, and that the global warming potential for methane used in the inventory is inaccurate. The comment also suggests that the 2040 General

Plan should include a systematic reduction in petroleum extraction, and questions the dismissal of the Limit Active and Idle Wells and Reduce Oil Well Emissions Alternative in the draft EIR.

Refer to Master Response MR-1 regarding concerns with the completeness and accuracy of the baseline GHG inventory, particularly regarding GHG emissions associated with oil and gas production. Emissions associated with oil and gas wells were included in the inventory. Petroleum use within the county is also accounted for. Use of oil and gas produced in the county but consumed outside of the county is not included in the inventory. Refer to Master Response MR-1 and response to comment O1-2 for a discussion of the global warming potential of methane.

The draft EIR describes, but dismisses from detailed evaluation, an alternative to the project that would limit oil wells in the county. As noted by the commenter, this dismissal was based, in part, on the fact that the 2040 General Plan includes policies that address the emission of air pollutants from these wells. For the purposes of evaluation under the California Environmental Quality Act, alternatives should address the significant environmental impacts of implementing the whole of the project while obtaining the project's objectives. The Limit Active and Idle Wells and Reduce Oil Well Emissions Alternative focuses on one specific land use and does not comprehensively address most of the basic project objectives. As explained in the draft EIR analysis of alternatives:

As an initial matter, major elements of this alternative are included in the 2040 General Plan. For example, the 2040 General Plan includes several policies that would have the effect of limiting increases in the number of new discretionary oil and gas wells in the county. Policy COS-7.2 would require that new oil wells subject to discretionary approval are located a minimum of 1,500 feet from residential dwellings and 2,500 feet from any school. The substantial increases in setback requirements for new wells subject to discretionary permitting established by this policy would likely reduce the number of new discretionary oil and gas wells by prohibiting new discretionary wells within certain areas. In addition, there are two policies proposed in the 2040 General Plan that would result in new requirements that would apply to new oil and gas projects subject to discretionary action by the County that would reduce the number of new discretionary oil and gas wells without placing a physical limitation on location or access: Policy COS-7.8 would require oil wells to use pipelines to convey oil and produced water (rather than trucking) and Policy COS-7.9 would require that gases emitted from all new discretionary oil and gas wells are collected and used or removed for sale or proper disposal (rather than flaring) except for cases of emergency or for testing purposes. For several economic, legal, technological, and other reasons described in more detail in Section 4.12, "Mineral and Petroleum Resources," Policies COS-7.8 and COS-7.9 could make new oil and gas wells subject to the County's discretionary approval process infeasible (page 6-9).

Refer also to Master Response MR-4, which discusses the proposal to phase out oil and gas production.

- I198-6 This comment asserts that the GHG inventory does not include emissions sources such as methane leaks and should be revised. Refer to Master Response MR-1 for a detailed discussion of the inventory prepared for the 2040 General Plan, including discussion of fugitive methane emissions.
- I198-7 The comment expresses disapproval of the 2040 General Plan’s policies related to clean energy. The comment suggests additional topics that could be considered in the 2040 General Plan, specifically related to employment in clean energy and incentives to improve energy efficiency, and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- The comment suggests that the County should adopt a policy of creating two clean energy jobs for every job lost due to phase out of oil and gas production. Note that the 2040 General Plan includes Policy EV-6.3, in addition to Policy EV-4.2, “prepare workers for jobs in green construction.” Refer also to the discussion of the Carbon Neutrality Alternative in Chapter 6, “Alternatives,” the draft EIR, which explains that the County has limited authority to set aside jobs in the renewable energy sector specifically for individuals employed in the oil and gas industry. Refer to responses to comments O1-29 and I176-3 for a discussion of incentives and energy savings from the existing building stock.
- I198-8 The comment’s requests to delete references to “CAP” from the 2040 General Plan are noted. Note that there is no statutory or regulatory requirement defining what constitutes a CAP. Refer to Master Response MR-1 for discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce GHG emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions
- The comment states that the draft EIR should recommend the development of a CAP that meet State goals as a mitigation measure. The County has revised Mitigation Measure GHG-4 to clarify that, “The CEC [Climate Emergency Council] shall demonstrate in the materials submitted to the Board of Supervisors that the proposed subprograms and policies would result in quantifiable GHG emission reductions that further the County’s progress towards achieving the 2030, 2040, and 2050 GHG reduction targets and goals established in the 2040 General Plan.” The full text of revised Mitigation Measure GHG-4 is provided in final EIR Chapter 3, “Revisions to the Draft EIR.”
- I198-9 The comment references attachments to the main body of the letter, which provides a list of experts that the commenter believes should have been consulted during preparation of the 2040 General Plan. The County has reviewed the attachment and determined that it did not contain comment on the content or conclusions of the draft EIR, nor did it raise any significant environmental issues for which a response is required.

- I198-10      The comment references attachments to the main body of the letter and is related the global warming potential of methane assumed in the GHG inventory. GHG emissions for the unincorporated county in 2015 are summarized in Table 4.8-1 on page 4.8-5 of the draft EIR. Page 4.8-4 includes a discussion explaining the methodology used to determine these levels of emissions. To reiterate what is explained in the draft EIR, the 2015 community-wide GHG inventory was prepared using the U.S. Community Protocol for Accounting and Reporting of GHG Emissions, Version 1.1 with the most recent global warming potential values derived from the Intergovernmental Panel on Climate Change's Fifth Assessment Report, which is the most recently published assessment report. These global warming potential values represent the current climate change science and are appropriate for use in this analysis. Refer to Master Response MR-1 for further discussion. The County has reviewed the attachment and determined that it did not contain comment on the content or conclusions of the draft EIR, nor did it raise any significant environmental issues for which a response is required. All comment letters submitted to the County on the draft EIR are provided with complete attachments in Attachment 1 to this final EIR.
- I198-11      See Master Response MR-1 for detailed information pertaining to the development of the GHG inventory prepared for the 2040 General Plan and draft EIR, including methane and the recent National Aeronautics and Space Administration report.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Friday, February 14, 2020 11:52 AM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I199**

**You have a NEW Comment**

**Name:**

Susan Chapin

**Contact Information:**

8056493506

**Comment On:**

Draft Environmental Impact Report

**Your Comment:**

revise the Climate Action Plan and corresponding policies in the General Plan to achieve measurable, enforceable reductions in greenhouse gas emissions. The county should adopt the strongest possible measures to ensure that greenhouse gas emissions are curbed to protect air quality and to ensure a safe, sustainable future for all county residents.

I199-1

<b>Letter I199</b>	<b>Susan Chapman</b> February 14, 2020
------------------------	---

- I199-1      The comment recommends that the County adopt the strongest measures to ensure greenhouse gas emissions are curbed. This comment expresses an opinion about the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan. Refer to Master Response MR-1 for discussion of the draft EIR's detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions.

**From:** Sue Poland <suepoland@sbcglobal.net>  
**Sent:** Tuesday, February 25, 2020 3:25 PM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General Plan Draft EIR Comment

Letter  
I200

Dear County Board of Supervisors,

I have grave concerns about the General Plan EIR and the way it's being pushed through with an incredibly brief review period.

I200-1

Among my concerns are provisions that would affect all of us who own or live in older homes... Namely: The County failed to analyze the impact of solar installation and net zero energy modifications on historic resources. Proposed Mitigation Measure CUL-1C (Impl Program COS-X) demands that "before altering or otherwise affecting a building or structure 50 years old or older..." the applicant must retain a qualified architectural historian. This means everyone who has a house built in 1970 or older who wants to upgrade to more energy efficient standards must first consult with and get a report/approval from an architectural historian. This will include improvements that the County is claiming to "encourage" such as solar installation, energy efficient windows, etc.

I200-2

Clearly this requirement will either delay or put an end to people moving to more energy efficiency building standards in their homes, which will, in turn, impact the County's ability to achieve their goals for net-zero carbon building and GHG emissions. As the owner of a simple home initially built in 1940, this would be an unreasonably burdensome requirement.

Thank you for giving this point full consideration. I look forward to hearing your response to this particular item.

Sincerely,

Susan Poland  
 Oak View

<b>Letter I200</b>	<b>Susan Poland</b> February 25, 2020
------------------------	--

- I200-1      This comment regarding the adequacy of the draft EIR is noted. However, no specific issues related to the content, analysis, conclusions, or overall adequacy of the draft EIR are raised in this comment. Therefore, no further response is provided.
- I200-2      The comment states that the draft EIR does not analyze the impacts of solar installation and net zero energy modifications on historic resources. The draft EIR analyzes at a programmatic level, the physical changes that could occur upon implementation of the 2040 General Plan. While policies and programs relevant to each resource topic (specifically, those relevant to the impact analysis performed under the significance criteria for that topic) are identified throughout the draft EIR in Sections 4.1 through 4.17, the complete draft 2040 General Plan was reviewed in preparation of the draft EIR. Refer to Section 4.4, “Cultural, Tribal Cultural, and Paleontological Resources,” for an analysis of the effects of 2040 General Plan policies on historic resources.
- The comment also asserts that Mitigation Measure CUL-1c would result in an unreasonably burdensome requirement that would discourage properties owner from conducting energy improvements to their properties. Mitigation Measure CUL-1c does not include the provision about evaluation of structures over 50 years old quoted by the commenter and would not preclude energy efficiency upgrades. Mitigation Measure CUL-3 does propose project-level historic resource surveys, but would only apply during project-specific environmental review of discretionary development. Improvements involving basic maintenance and repair or minor rehabilitation that do not involve a change of design, material, appearance or visibility of the property and its character-defining features further described in Ventura County Cultural Heritage Board Resolution No. 2017-2.1, including solar installations installed in a manner that minimizes visibility from any public right-of-way and window upgrades involving like-for-like materials on residential properties are not subject to discretionary review and would not be subject to this requirement. Also refer to the response to comment O32-27.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Wednesday, February 26, 2020 6:57 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I201**

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**You have a NEW Comment**

**Name:**  
Teal Rowe  
**Contact Information:**  
teal@tealrowe.com  
**Comment On:**  
Climate Action Plan

**Your Comment:**

I believe that adopting CFROG's recommendations for the climate action plan (CAP) is a must~ Please add this to the 2040 General Plan Update. Thank you

I201-1

<b>Letter I201</b>	<b>Teal Rowe</b> February 26, 2020
------------------------	---------------------------------------

I201-1      The commenter refers to a letter submitted by Climate First: Replacing Oil & Gas. See responses to Letter O20.



REC'D FEB 05 2020

3152 Shad Court  
Simi Valley, CA 93063  
February 5, 2020

Letter  
I202

Ventura County Resource Management Agency, Planning Division  
Attn: Susan Curtis, Manager, General Plan Update Section  
800 S. Victoria Avenue., L #1740  
Ventura CA 93009-1740

Re: The 2040 General Plan Update's Draft Environmental  
Impact Report's Public Review Period.

Dear Ms. Curtis:

The following comments, questions, and suggestions address Section 4.9 (Hazards, Hazardous Materials and Wildfire) of the Draft EIR's Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures). My concerns come not from the study of or employment in these fields, but from life's experiences: years of attending Santa Susana Field Laboratory (Rocketdyne) meetings, addressing City, County, State and Federal government emergency plans, and following wildfire incidents since 2003 in the news on television, newspapers, and now the Internet. More devastating than the devastation left behind by the extraordinary disasters is the public's perception that first responders will always rise to the occasion to save lives, property, businesses, jobs, ecosystems, and California!!!! Nothing could be further from the truth!!!!

I202-1

#1 - Pages 4.9-2 and 4.9-3, while the Thomas Fire (2017) and Woolsey Fire (2018) are mentioned, so should the the Hill Fire (2018), and the October 30, 2019 Easy Fire be included in the 2040 General Plan Update! Overwhelming stress on first responders has been attributed to the major incidents occurring: all at once, back-to-back, during hurricane strength winds, and in an all year fire season!!!!

I202-2

#2 - Page 4.9-2, the Ventura County Fire Apparatus Access Code "establishes the minimum and cumulative design and maintenance standards for emergency fire access roads"!!!! First responders will be able to truly respond effectively to and keep people and property safe when maximum standards are the norm!!!!

I202-3

- #3 - Page 4.9-6, Policy HAZ-1.1, the City of Simi Valley back in the 1990's required a Fire Safety Plan for the Big Sky development project. The County must require similar planning documents for proposed development in high fire risk areas!!!!
- #4 - Page 4.9-6, Policy HAZ-1.2, the Ventura County Fire Department's defensible space clear zones is 100', in some cases 200'. Devastating fires show this does not limit the damage from flying embers!!!! In the California Governor's Office 2004 Blue Ribbon Fire Commission's Westlake Village hearing a more comprehensive defensible space was 400'!!!! The Ventura County Fire Department's Fire Hazard Reduction Program(FHRP) must be implemented twice or three times a year to be effective!!!! Are grants available to those property owners who cannot afford additional clean-ups? Include public donations made through Go Fund Me type programs, or by check!!!!
- #5 - Page 4.9-6, Policy HAZ-1.3, are controlled burns truly going to be undertaken? Such clearings would have limited the devastation from the Thomas Fire in Ventura County and Santa Barbara Counties!!!! Was this the same case with the Hill and Woolsey Fires?
- #6 - Page 4.9-6, Policy HAZ-1.4, while I concur with having a Notice of Fire Hazard recorded "with the County Recorder for all new discretionary entitlements(including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection(CAL FIRE)" more has to be done to inform the public of this! What information is contained in a Notice of Fire Hazard? What law makes the NOTICE a legal document?
- #7 - Page 4.9-6, Policy HAZ-1.5, see COMMENTS 2, 3 and 4! In updates of the County's EOP and the Multi-Hazard Mitigation Plan, the "Team" must include County Planning Commission, and SSFL representatives!!!! Require water trucks on large lots!!!! Such vehicle was instrumental during the 2003 Simi Fire in saving a family's life!!!! Is the County's Emergency Operations Plan truly updated on a tri-annual basis? Evacuation routes must never be second guessed!!!!

I202-4

- #8 - Page 4.9-6, Policy HAZ-1.6, *New Policy*, I concur!  
Because people think that "fire safe" means safety  
the education programs and information must state  
"fire wise"!!!!
- #9 - Page 4.9-6, Policy HAZ-1.7, *New Policy*, I concur!
- #10 - Page 4.9-6, Policy HAZ-1.8, *New Policy*, I concur!  
Update of the Santa Monica Mountains Community  
Wildfire Protection Plan adopted in 2013 was  
supposed to be updated in 2018!!!! What is the  
update status of this crucial document?
- #11 - Page 4.9-7, Policy HAZ-5.2, in January, I learned  
about the closed Tierra Rejada Landfill's Easy Fire  
damage to the gas extraction system(methane), flare  
controls, etc.! I have not found the Landfill in  
the 2040 General Plan Update and 2018 Background  
Report! Because the Landfill's Consortium partners  
(4) share costs equally for after closure permit  
work, and now for the Easy Fire Emergency repairs  
(\$548,554 each), the "66-acre site located 1 mile  
west of Madera Road and north of Tierra Rejada Road  
along the Arroyo Simi must be included in the 2040  
General Plan Update!!!!
- #12 - Page 4.9-7, Policy HAZ-5.3, *New Policy*, I concur!
- #13 - Page 4.9-7, Policy HAZ-5.4, *New Policy*, I concur!
- #14 - Page 4.9-7, Policy HAZ-5.7, *modified*, I concur!  
Because the Tierra Rejada Landfill's waste footprint  
is 26 acres, it's quite possible that future  
development could occur on the 66-acre site!!!!
- #15 - Page 4.9-9, Policy HAZ-12.1, *modified*, I concur with  
two means of access! I do not concur with deviation  
policy for a single proposed access road!!!!
- #16 - Page 4.9-9, Policy HAZ-12.2, *modified*, the update to  
the Ventura County Emergency Operations Plan must  
state "tri-annually"!!!! The update to the Ventura  
County Hazard Mitigation Plan must state "every  
five years"!!!!

I202-4  
cont.

4

- #17 - Page 4.9-9, Policy HAZ-12.3, *modified*, interesting that public safety or emergency service facilities should not be sited in the areas listed without hazard mitigation, yet there is no mention of Open Space areas in light of Page 4.9-11 (bottom of page) which allows fire stations in the Open Space land use designation!!!!
- #18 - Page 4.9-20, what is the status of the MHMP's "new vegetation management program that provides vegetation management services to elderly, disabled, or low-income property owners who lack the resources to remove flammable vegetation from around their homes" mitigation strategy? Do mobile homes qualify? First responders going door-to-door to alert people during a fire incident must always be utilized even in the age of technological communications!!!!
- #19 - Because the 2040 General Plan Update's January 2018 Background Report has been "Revised" for January 2020, the name "Santa Felica" (Dam) must be corrected to read "Santa Felicia" on Page 11-29, Figure 11-6, Individual Dam Failure Inundation Areas!!!!

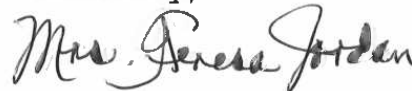
I202-4  
cont.

I202-5

I202-6

Ms. Curtis, I kindly request a written response from County staff to my letter. Thank you.

Sincerely,



Mrs. Teresa Jordan

Enclosures:

- January 27, 2020, Letter to the Simi Valley City Council, Agenda Item 8A. (2 Pages)
- January 30, 2020, Letter to the Ventura County Board of Supervisors, Agenda Item 31. (3 Pages)
- January 21, 2020, Letter to the Ventura County Board of Supervisors, Agenda Items 39 and 40. (2 Pages)

I202-7

<b>Letter I202</b>	<b>Teresa Jordan</b> February 5, 2020
I202-1	The comment provides introductory language outlining concerns responded to below. This comment does not raise a significant environmental issue for which a response is required.
I202-2	<p>The comment states that the draft EIR should include mention of the Hill Fire and Easy Fire. The “Environmental Setting” in Section 4.9, “Hazards, Hazardous Materials, and Wildfire,” provides a brief summary of recent fires in the County. The Hill Fire, and its connection to the Woolsey Fire is explained on page 4.9-3. This information is intended to inform the analysis of the potential to expose people to risk of wildfire, impair implementation of emergency response plans, or exacerbate wildfire risk in Impact 4.9-6. The October 2019 Easy Fire was not included because it occurred after the January 2019 release of the Notice of Preparation.</p> <p>The impact discussion describes the existing economic and environmental barriers, acknowledging that “adequate fire response staff may not be available within the county, requiring the need to enlist established mutual aid agreements with other neighboring fire agencies and the California Department of Forestry and Fire Protection” during major or multiple wildland fire events and “response times for a wildland fire event may be inadequate due to insufficient access because of limited lane roads, inadequately maintained roads, and remote areas that need to be accessed” (draft EIR page 4.9-20).</p>
I202-3	<p>The comment expresses an opinion about the standards set by the Ventura County Fire Apparatus Access Code, an existing regulation summarized in the draft EIR. The comment is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.</p>
I202-4	<p>The comment provides suggested edits to and opinions about policies proposed in the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.</p>
I202-5	<p>The comment addresses the draft 2040 General Plan and is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.</p>
I202-6	<p>The comment notes a typographical error in Figure 11-6 on page 11-29 of the Background Report. As noted by the commenter, “Santa Felica” should be “Santa Felicia.” This error will be corrected on Figure 11-6 in the Background</p>

Report. However, this misspelling is unrelated to the impact analysis and conclusions in the draft EIR.

I202-7

The comment references attachments to the main body of the letter. The County has reviewed the attachments and determined that they do not contain comment on the content or conclusions of the draft EIR, nor do they raise any significant environmental issues for which a response is required. All comment letters submitted to the County on the draft EIR are provided with complete attachments in Attachment 1 to this final EIR.

Date: February 27, 2020  
 Re: Comment on VC 2040  
 To: Susan Curtis & the Ventura County Planning Department,

Letter  
 I203

My comments focus on the Agriculture Element of the General Plan regarding issues that need to be discussed in Background Report under Existing Conditions or more thoroughly addressed in the draft EIR. I offer policy solutions to address each issue area, which should be included in the General Plan.

Given the state of climate change, the State's mandate to climate action planning, and the fact that Ventura ranks the fastest warming county in the lower 48 states<sup>1</sup>, policy for climate change mitigation and adaptation that outlines a supportive transition and requires action is essential.

I203-1

I also want to note that I have a deep respect for the farmers of Ventura County and work closely with many of the largest growers in Ventura County including Driscolls, Boskovich, and Deardorff. I understand the challenges they face every day regarding food safety standards, pest management, soil management, unpredictable markets, unpredictable and changing weather patterns, the cost of land, and labor management. Given that Ventura County is 57% agricultural land, I also acknowledge the unique potential we have to mitigate climate by adopting new practices and managing agriculture as part of a larger eco-system.

#### **1. Pesticide and nutrient management:**

##### *Issues missing from report*

- Annual pounds pesticide used in Ventura County
  - One study from 2009 shows pesticides and nutrients found above benchmark rates.<sup>2</sup>
- Amount and location of use of artificial nitrogen, which is a significant driver of agricultural greenhouse gas emissions in manufacture, transport and oxidizing of soil carbon<sup>3</sup>
  - The proposed greenhouse gas inventory shows no decrease in nitrogen use.
- Nutrient leaching into groundwater as well as storm water runoff into ocean
- Reliance on applicant to have considered alternative pest management strategies when applying to use regulated materials.
- Limited expertise to provide science-based guidance about the range of alternatives to application of synthetic pesticides and benefits of alternatives

I203-2

<sup>1</sup> Scott Wilson, *Fires, floods and free parking: California's unending fight against climate change* (2019). <https://www.washingtonpost.com/graphics/2019/national/climate-environment/climate-change-california/>

<sup>2</sup> Salvatore S. Mangiafico, *Nutrients and Pesticides in Stormwater Runoff* (2009). <https://journals.ashs.org/horttech/view/journals/horttech/19/2/article-p360.xml>

<sup>3</sup> Rushan Chai, *Greenhouse gas emissions from synthetic nitrogen* (2019). <https://cbmjournal.biomedcentral.com/articles/10.1186/s13021-019-0133-9>

- Some growers choose synthetic pesticides as first approach to pest management because they lack knowledge, expertise, curiosity, or motivation to question prevailing norms
- Some growers may rely on the advice of consultants who have a conflict of interest because they make their living selling pesticides
  - The University of California definition of Integrated Pest Management (IPM) needs to be the default policy in the General Plan that begins with preventive measures and biologically based approaches
  - IPM needs to be mainstream and discussed in the General Plan as the strategy to be used by all growers, not just for “alternative, sustainable” or “innovative” farmers. Pest management, with a specific focus on IPM, should be a separate goal in the Ag Element.
- Unknown cumulative effects of single pesticides used over time and multiple pesticides used simultaneously
  - Particularly with respect to the impact on farmworkers and neighboring receptors (residents, schools, hospitals, etc.)
- Decrease in biodiversity and resulting decline in ecosystem function
- Impacts of Roundup and other herbicides, which can have a material cost in orchards of +/- \$400 per acre not including labor.
  - Round impacts include killing plants and beneficial fungi that give soil tilth, particularly toxic to the beneficial bacteria that help plants grow; active ingredient glyphosate harms metabolic functioning in gut linings of all organisms
  - Limited awareness of how to design weeds out with mulch, cover crops, native plants that create plant communities that allow no space;
  - Limited awareness about studies, which prove carcinogenicity. Even when used according to label, many herbicides and pesticides are not safe to ecosystems, waterway, children, etc.
- Practices for building soil health, which is impacted by the use of all synthetic inputs, need to be outlined and assessed.
  - Healthy soil retains more water, is more effective in managing invasive pests and plants, and is less susceptible to erosion.
- Background Report does outline the reasons our county is susceptible to more agricultural pests and disease (Port Hueneme imports, proximity to urban LA, mild climate, diverse crops, etc)
  - This provides justification for a sharp assessment and action plan for preventive forms of pest management instead of a reactionary approach as problems arise.
  - Ex: Asian citrus psyllid (ACP) = threat to citrus; Glassy winged sharpshooter (GWSS); Invasive Shot Hole Borer, Polyphagous Shot Hole Borer; Fusarium wilt on celery and cilantro

I203-2  
cont.

#### *Solutions & Policy guidance*

- The top two resources I recommend drawing from are here:
  - Roadmap for Integrated Pest Management [https://www.cdpr.ca.gov/docs/pestmgmt/ipm\\_roadmap.pdf](https://www.cdpr.ca.gov/docs/pestmgmt/ipm_roadmap.pdf)
  - Roadmap to an Organic California: Policy Report <https://www.ccof.org/roadmap-organic-california>

I203-3



- Run off should be limited by reducing the use of certain herbicides and pesticides and by preventing soil erosion and retaining onsite eroded sediments that could contain residual pesticide; increase rain water infiltration through building soil health
- IPM solutions; ban glyphosate and other toxic herbicides, toxic synthetic pesticides from public landscape management. There are many local governments which have already adopted such policy<sup>4</sup>
- County Agriculture Commissioner has a large role in supporting local agriculture practices and the County should invest in Ag Commission staff with relevant expertise
- As outlined in a report by UCLA Law<sup>5</sup>, the Ag Commissioner should:
  - Assure consideration of alternatives to synthetic pesticides
  - Collaborate with the CA Department of Pesticide Regulation to track, study and advise regarding cumulative effects. Please see report for more detail.
- Ventura County Agricultural Commission issues permits to pesticide applicators; they are responsible for pest detection, management, and prevention and should engage in documented discussion as part of their permit process about IPM
  - IPM offers a pest management system that prevents outbreaks, saves farmers money and builds ecological systems instead of degrading them. It primarily supports the Sustainability Goal #5. IPM is misplaced in the Niche and Specialty Agriculture Goal #3. The General Plan should be updated to reflect the relevance and feasibility of this management approach.
- The narrative that pesticides (used outside of an IPM strategy) are needed for food security within the County is unsubstantiated. Omit Policy AG 4.4 to frame all pest management policy under IPM.

I203-3  
cont.

## **2. Ag land as a resource**

### *Issues to consider*

- The impacts of tillage and exposed soil are not addressed in this report. These aspects of our farming system in Ventura County create an environment susceptible to erosion, nutrient and water runoff, less water retention, less carbon sequestration potential
- Between 2004 and 2016, land designated as Prime Farmland decreased by 6,216 acres or 13.17 percent, according to the Background Report
  - Important Farmland declined by approximately 7.5 percent (p9-9)
  - Impacts of farmland conversion to the environment include less permeable land, less potential carbon sequestration, less potential ecosystem services
- The impact of local agricultural practices such as pesticide & NPK use, tilling, monoculture, and bare soil that lack cover crops, on the changing quality and condition over time of Important Farmland.
  - These factors all lead to the degradation of soil quality, water retention, biological ecosystems, and economic vitality of the agriculture sector

I203-4

<sup>4</sup> Gosia Wozniacka, *Community-Led Efforts to Ban Glyphosate in Public Spaces Pick up Speed* (2019). <https://civileats.com/2019/12/17/community-led-efforts-to-ban-glyphosate-in-public-spaces-pick-up-speed/>

<sup>5</sup> Tim Malloy, *Governance on the Ground*. <https://law.ucla.edu/centers/environmental-law/emmett-institute-on-climate-change-and-the-environment/publications/governance-on-the-ground/>

- Rates and causes of local erosion should be discussed.

*Policy solutions*

- Identify, develop and promote technical and financial support for building healthy soil.
- Collaborate with our local Cooperative Extension
- Funding is available for farmers through CDFA's Healthy Soils Program  
<https://www.cdfa.ca.gov/oefi/healthysouls/>

I203-4  
cont.

### **3. Food Security**

*Issues to consider*

- The lack of institutional or community attention to barriers to food security
- Supply chains are vulnerable to road damage from earthquakes, extreme weather events and floods.
- Exporting 60% of county production to foreign countries impacts their capacity to achieve food security. Exporting increases greenhouse gas emissions.
- Address the carbon footprint and quality as well as food security implications from 85% of food consumed in Ventura County being sourced outside the County.

*Policy solutions*

- Identify and remove barriers to marketing and increased consumption of local agriculture products; strengthen Policy AG-4.1 to localize food supply
- Adopt the Good Food Purchasing Program at the City level and include school districts in these efforts. <https://goodfoodpurchasing.org/>
- Require a growing measurable proportion of food purchased by county hospital, jail and cafeteria be from local sources
- Encourage and recognize school districts and businesses that steadily increase procurement of products grown in the county
- Assure that buy-local policy includes all agriculture products, not just fresh produce

I203-5

### **4. Water**

*Issues to consider*

- Background Report does not discuss surface water and ground water quality or contamination baseline data or impacts on ecosystems, humans and agriculture
  - This report should include existing levels of sediment, agricultural inputs including nutrients and pesticides, and other pollutants from other industries such as chloride and other salts.
- Report acknowledges that drought reduced crop values in the 2013-2014, which was the 2<sup>nd</sup> lowest rainfall since 1930
  - Specific farm and soil management practices can improve soil health and water retention
- Ag water sources in 2013: Only 4.2% was recycled water, according to the Background Report
- Report outlines how many gallons of water are used to grow 1 pound food of various crops, but does not include how much of our water is exported to other countries in agriculture products

I203-6

<ul style="list-style-type: none"> <li>• Ag water sources: Surface water 8.8% <ul style="list-style-type: none"> <li>◦ Diverting surface water causes ecosystem damage and reduces river flow</li> </ul> </li> <li>• This report lacks an assessment of and commentary on over-fertilization and excess irrigation. UCCE should be consulted for relevant studies such as excess nitrogen in strawberries by local advisor Andre S. Biscaro.</li> <li>• It should be noted if and when there is a lack of available data from UCCE, CDFA, and other resource agencies in order to help shape their research agenda priorities.</li> </ul> <p><i>Policy solutions</i></p> <ul style="list-style-type: none"> <li>• Increase water efficiency and retention through building healthy soil, which means encouraging cover crops, low or no till, crop rotation and reducing inputs.</li> <li>• Establish measurable and enforceable goals for water conservation and use of recycled water for all sectors</li> <li>• Increase infrastructure and ability to use more recycled water throughout the County.</li> <li>• Support growers with financial and technical resources to adopt practices that retain more water</li> </ul>	<p>I203-6 cont.</p>
<p><b><u>5. Regulatory setting</u></b></p> <ul style="list-style-type: none"> <li>• There are 7 Area plans in our county, which are listed in the Background Report and contain goals and policies related to agricultural resources. <ul style="list-style-type: none"> <li>◦ These Area Plans should consider environmental impact review and hyper localized mitigations for the affected area.</li> </ul> </li> <li>• According to the Background Report: <ul style="list-style-type: none"> <li>◦ The Farmland Protection Policy Act is a federal law to minimize loss of prime agricultural land.</li> <li>◦ The Farmland Mapping and Monitoring Program requires counties to report land converted to or from agricultural land every two years <ul style="list-style-type: none"> <li>▪ We should be tracking and monitoring the causes and outcomes of loss that occurs in Ventura County.</li> <li>▪ The causes should be addressed thoroughly in the Land Use Element.</li> <li>▪ The climate impacts of this loss should be better understood, discussed and mitigated.</li> </ul> </li> </ul> </li> </ul>	<p>I203-7</p>
<p><b><u>6. General comments &amp; recommendations</u></b></p> <ul style="list-style-type: none"> <li>• The Background Report and draft EIR lack a discussion of how to build healthy soils and their important role in climate change mitigation, as well as water supply, reducing drought, and reducing flooding. The benefits to farmers and local ecosystems and biodiversity are also essential factors to highlight.</li> <li>• The Background Report outlines that buying local commodities has gained traction in recent years due to climate change concerns and its potential effects on crop production. <ul style="list-style-type: none"> <li>◦ Therefore, the structure of our local markets and supply chains must be included in this discussion.</li> <li>◦ Mitigations should center on building out our regional supply chain infrastructure to increase local sales (only 15% of our local production is currently consumed within County)</li> </ul> </li> </ul>	<p>I203-8</p>

- Food security and long-term economic stability are weakened by long-distance exports. Regional export of agricultural products also reduces local consumption and misses the opportunity for local economic development | I203-8 cont.
- Greenhouse gas emissions inventory does not cover emissions associated with exports and imports | I203-9
- Section 9.2 Agricultural Production; Existing Conditions discusses weather patterns such as average temperature and moisture
  - This section lacks a discussion of climatic changes over time. Ventura is fastest warming county in lower 48 states<sup>6</sup>. The unpredictable changes occurring at a faster rate than even before will require agile adaptation and mitigation of further climate change specifically through preventative pest management and practices that retain water. | I203-10
- All figures and tables should be current: Table 9-8 Top 10 Commodity Sales and subsequent tables are 2015 data. 2018 data is available. |

#### Summary of Recommendations

- IPM is about prevention instead of treating the symptoms and should be the most predominate pest management strategy in our County.
- Create infrastructure for consideration of alternatives and cumulative effects of pesticides.
- Adopt programs and policies for building soil health
- Consider all barriers to food security
- Assess water quality as indicator of all land management practices
- Assess energy and water embodied in exports
- Reference the resources included in this policy recommendation letter, specifically regarding a roadmap moving forward towards IPM and organic. | I203-11

If we do not consider all of these factors, which contribute to and exacerbate climate change, then the factors that are considered and outlined in the Existing Conditions section will soon be obsolete.

Thank you for you consideration. Please feel free to reach out with questions or for further discussion.

Submitted by  
 Tessa Salzman  
 M.S. Agriculture, Food & Environment Policy  
 M.A. Urban & Environmental Policy & Planning  
 707-845-5846  
 tessajsalzman@gmail.com  
 Ventura, CA 93001

<sup>6</sup> Scott Wilson, *Fires, floods and free parking: California's unending fight against climate change* (2019).

<b>Letter I203</b>	<b>Tessa Salzman</b> February 27, 2020
------------------------	---

- I203-1 The comment provides introductory language outlining concerns that are responded to below; see responses to comments I203-2 through I203-10. This comment does not raise a significant environmental issue for which a response is required.
- I203-2 The comment summarizes issues related to existing pesticide and nutrient management that are not included in the Background Report. The effects of these existing practices are appropriately excluded from the draft EIR because the 2040 General Plan would not increase agricultural land use, expand the use of pesticides, or promote agricultural practices that reduce soil health. The data characterizing existing conditions in the County provides a reasonable representation of conditions to inform an analysis of potential effects in the draft EIR. Note that the 2040 General Plan includes Policies AG-3.2 and AG-3.3, which encourage and support the use of Integrated Pest Management practices and provide information on how to do so. Similarly, Policy AG-5.1 encourages the use of inorganic, nitrogen-based fertilizers to reduce nitrogen emissions.
- I203-3 The comment suggests additional topics related to solutions and policies for pesticide and nutrient management that could be considered in the 2040 General Plan and suggests omission of Policy AG-4.4. This comment is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I203-4 The comment outlines additional concerns about current agricultural processes. As described above, the environmental effects of existing agricultural operations that would not be affected by implementation of the 2040 General Plan are correctly omitted from the evaluation of impacts in the draft EIR. The draft EIR evaluates the potential for conversion of farmland as a result of the 2040 General Plan in Section 4.2, "Agriculture and Forestry Resources." The effects (e.g., increased impermeability, loss of carbon sequestration potential, effect on natural ecosystems) that could result from the identified potential for conversion is evaluated throughout the draft EIR.
- The policy suggestions are not related to the environmental impacts identified in the draft EIR. Therefore, no further evaluation is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I203-5 The comment suggests additional topics and policy solutions related to food security that could be considered in the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

I203-6 The comment provides a listing of issues related to agriculture and water use that for consideration, some of which are derived from the Background Report and some that are supplemental, and provides suggestions that could support water efficiency in the agricultural sector. Water quality and sources of contamination are described in Chapter 10, “Water Resources,” of the Background Report. The comment highlights existing conditions and agricultural practices where the commenter identifies an area of concern, but is not related to potential environmental impacts associated with implementation of the 2040 General Plan or the analysis and conclusions in the draft EIR.

Note that the 2040 General Plan includes policies to encourage sustainable and regenerative farming (such as Policy AG-5.1, which encourages reduced use of nitrogen-based fertilizers, and Policy AG-5.4, which encourages water-saving irrigation techniques), as well as three policies (WR-6.1 through WR-6.3) intended to sustain the agricultural sector by ensuring and adequate water supply through water efficiency and conservation. These policies are evaluated in the draft EIR.

I203-7 The comment suggests that the Area Plans should include mitigation to address agricultural concerns, but does not provide specific information about what this mitigation would be or how such mitigating policies would address impacts identified in the draft EIR. The comment also suggests that the County should develop a program that builds on the data required by the Farmland Mapping and Mitigation Program to track and monitor the causes and outcomes of loss of agricultural land so that these causes can be addressed through the Land Use Element. The comment also suggests that evaluation of any effect on climate caused by the conversion of agriculture should be evaluated. Note that the Area Plans are part of the 2040 General Plan evaluated in the draft EIR. Refer to Master Response MR-2 for additional discussion of how the Area Plans were included in the development of the 2040 General Plan.

Section 4.2, “Agriculture and Forestry Resources,” in the draft EIR concludes that potential loss of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance as a result of future development under the 2040 General Plan would be significant. The conversion is unavoidable despite the addition of feasible mitigation, including a new policy that the County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory is conditioned to avoid direct loss of Important Farmland as much as feasibly possible (Mitigation Measure AG-1) and an Implementation Program that would require the establishment of conservation easements as compensatory mitigation (Mitigation Measure AG-2). The applicability of the commenter's suggestion to track and address the causes of loss of farmland through the Land Use Element is acknowledged. However, because it is not clear what changes would be made in the Land Use Element and how these changes would address the conversion of farmland in a manner not already provided in the 2040 General Plan or mitigation measures in the draft EIR, the suggestion cannot be considered further. No revisions to the draft EIR have been made in response to this comment.

- I203-8      The comment summarizes why the Background Report and draft EIR should include discussion of local markets and supply chains. However, EIRs are not required to treat a project's economic or social effects as significant effects on the environment (CEQA Guidelines, § 15131). Social and economic effects need only be considered in an EIR where there is a clear link between those economic or social effects and physical environmental changes. The economic issues raised in this comment would not result in any adverse physical changes to the environment not already addressed in the draft EIR. Refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I203-9      See Master Response MR-1 for detailed information pertaining to the development of the GHG inventory prepared for the 2040 General Plan and draft EIR.
- I203-10     This comment suggests inclusions of climatic changes over time in the discussion of agricultural production and an update to data provided about agricultural sales by commodity in Table 9-8 of the Background Report. This information is immaterial to the analysis and conclusions in the draft EIR regarding the potential environmental effects of implementing the 2040 General Plan. No changes to the draft EIR have been made in response to this comment. Refer also to Master Response MR-6 regarding Background Report content.
- I203-11     The comment summarizes more detailed comments provided above; see responses to comment I203-2 through I203-10. This comment is a concluding statement and does not raise a significant environmental issue for which a response is required.

**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Tuesday, February 25, 2020 8:38 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

**Letter  
I204**

**You have a NEW Comment**

**Name:**  
Thomas L Erickson  
**Contact Information:**  
tomatbob@yahoo.com

**Comment On:**  
proposals

**Your Comment:**

Please ensure that all flaring and venting in all new oil wells is prohibited, except in cases of emergency or testing purposes. Thank you.

I I204-1

<b>Letter I204</b>	<b>Thomas L Erickson</b> February 25, 2020
------------------------	---

I204-1      Refer to Master Response MR-4, Section MR-4.F Flaring, regarding the findings and conclusions related to flaring in oil and gas operations.



**From:** VC2040.org Comments <alan.brown@ventura.org>  
**Sent:** Sunday, February 23, 2020 4:53 PM  
**To:** Downing, Clay; General Plan Update; Curtis, Susan; Sussman, Shelley  
**Cc:** Brown, Alan

<p><b>Letter I205</b></p>
-------------------------------

**You have a NEW Comment**

**Name:**

Thomas McCormick

**Contact Information:**

tom3ojai@gmail.com

**Comment On:**

Appendix B. Climate Change

**Your Comment:**

NASA, working with the California Air Resources Board using InfraRed sensing while flying over California have determined that a third of California methane emissions can be traced to super emitters in the oil industry. In Ventura County, NASA has identified five methane super emitters at oil facilities. The General Plan must include regulation to eliminate methane emissions.

I205-1

<p><b>Letter I205</b></p>	<p><b>Thomas McCormick</b> February 23, 2020</p>
-------------------------------	--

I205-1

The comment refers to the National Aeronautics and Space Administration and methane “super-emitters,” and states that the 2040 General Plan must include regulations to eliminate methane emissions. Refer to Master Response MR-1 for detailed information pertaining to the development of the greenhouse gas inventory prepared for the 2040 General Plan and draft EIR.



TIMOTHY F. MALLOY  
PROFESSOR OF LAW

Letter  
I206

SCHOOL OF LAW  
BOX 951476  
LOS ANGELES, CALIFORNIA 90095-1476  
Phone: (310) 794-5278  
Email: Malloy@law.ucla.edu

February 27, 2020

Susan Curtis, Manager, General Plan Update Section  
Ventura County Resource Management Agency,  
Planning Division  
800 S. Victoria Ave., L #1740  
Ventura, CA 93009-1740

Re: Comments Regarding Draft General Plan EIR

Dear Ms. Curtis:

I am writing to provide comments on the Draft General Plan EIR. The Background Report and the Draft EIR do not adequately address the impact of pesticide use in the agricultural sector. In its discussion of Environmental Impacts and Mitigation Measures, the Draft EIR identifies impacts associated with the use of pesticides as a concern. It describes the role of the County Agricultural Commissioner's office in evaluating the use of restricted materials but does discuss the efficacy of the program beyond reference to the 2018 report of the Ventura County Grand Jury.<sup>1</sup> That Grand Jury report focused primarily on implementation of monitoring requirements, concluding that "the monitoring of fumigants like 1,3-D, methyl bromide and chloropicrin utilized in County agriculture demonstrates that levels of drift are below cumulative harmful levels."<sup>2</sup> The Draft EIR then concludes that pesticide exposure would not be addressed further.<sup>3</sup> The draft Background Report likewise describes the restricted permitting process but does not evaluate its effectiveness.<sup>4</sup>

The Grand Jury report did not address the efficacy of the restricted materials permitting program. Two recent reports by researchers at UCLA evaluated the restricted materials permitting system. Those reports concluded the restricted permitting system throughout California, including in Ventura County, does not comply with two regulatory requirements established to implement the substantive requirements of CEQA. First, in approving the application of restricted materials, county officials fail to ensure the performance of meaningful alternatives analysis (AA), meaning systematic evaluation of safer alternatives such as more benign pesticides or cultural practices.<sup>5</sup> Second, in assessing the impacts of restricted materials, county officials do not perform cumulative impacts assessment (CIA), defined as consideration of the additive or

I206-1

<sup>1</sup> Draft Environmental Impact Report: Ventura County 2040 General Plan (January 2020) at 4.2-5 to 4.2-6.

<sup>2</sup> Ventura County Grand Jury, Final Report: Pesticide Monitoring Near Schools and Day-Care Centers (April 25, 2019) at 5.

<sup>3</sup> Draft Environmental Impact Report: Ventura County 2040 General Plan (January 2020) at 4.2-5 to 4.2-6.

<sup>4</sup> Ventura County 2040 General Plan Update Background Report (January 2020) at 9-39.

<sup>5</sup> Timothy Malloy, *et al.*, *Governance on the Ground: Evaluating Pesticide Regulation in California* (2019).

Comments of Timothy Malloy  
February 27, 2020  
Page 2

synergistic effects of exposing workers, bystanders and environmental receptors to multiple pesticides.<sup>6</sup>

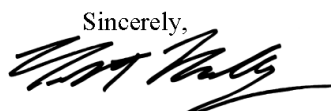
The research focused on mixtures of three restricted materials — chloropicrin, Telone and metam salts — that are frequently used on high-value crops such as strawberries, tomatoes, tree nuts and stone fruits. The UCLA report demonstrated that their combined adverse effects can be greater because the materials may interact to increase damage to cells and can reduce the body's ability to remove or neutralize toxic substances. Using data from the Pesticide Research Institute, which collaborated with UCLA, the research examined the area near Rio Mesa High School in Ventura County from July 26 to August 3, 2013. The air modeling showed contemporaneous exposure to multiple pesticides at locations such as schools, day care centers and parks.<sup>7</sup> The Ventura County Grand Jury report did not address the impact of cumulative exposure to mixtures of pesticides. Copies of the UCLA reports can be found at <https://law.ucla.edu/centers/environmental-law/emmett-institute-on-climate-change-and-the-environment/publications/governance-on-the-ground/> and <https://law.ucla.edu/centers/environmental-law/emmett-institute-on-climate-change-and-the-environment/publications/exposure-and-interaction/>

I206-1  
cont.

Given these identified deficiencies in the restricted materials permitting system, pesticide exposure should not have been excluded from further analysis in the Draft EIR. The EIR should examine how the existing deficiencies impact pesticide exposures and consider implementation of measures to mitigate these problems in the goals of the General Plan.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me via e-mail at [malloy@law.ucla.edu](mailto:malloy@law.ucla.edu). (Please note that the comments represent my views only. Use of the UCLA letterhead is for identification purposes only.)

I206-2

Sincerely,  
  
Timothy F. Malloy

<sup>6</sup> Timothy Malloy, *et al.*, *Governance on the Ground: Evaluating Pesticide Regulation in California* (2019); Virginia Zaunbrecher, *et al.*, *Exposure and Interaction: The Potential Health Impacts of Using Multiple Pesticides* (2016).

<sup>7</sup> Virginia Zaunbrecher, *et al.*, *Exposure and Interaction: The Potential Health Impacts of Using Multiple Pesticides* (2016).

<b>Letter I206</b>	<b>Timothy F. Malloy</b> February 27, 2020
------------------------	---

- I206-1      The comment states that the Background Report and draft EIR do not adequately address the existing impacts of pesticide use in the agricultural sector; refer to Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR. The comment addresses the draft 2040 General Plan, a report produced by the Ventura County Grand Jury, and the efficacy of the restricted materials permitting program and is not related to the adequacy of the draft EIR. The draft EIR includes a discussion of the several ways in which the existing use and regulation of pesticides is addressed by the County (pages 4.2-5 and 4.2-6). The draft EIR correctly omits analysis of the impacts of pesticide and herbicide because such uses are not reasonably foreseeable future activities resulting from 2040 General Plan implementation. In addition, an EIR is not required to mitigate existing environmental problems. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I206-2      The comment provides the preferred contact for the individual. The County has noted the information appropriately for future reference.

005 MAR 07 1207

Letter  
I207

Timothy Shaw McGrath  
c/o Hoffman, Vance & Worthington  
1000 S. Seaward Avenue  
Ventura, CA 93001

February 24, 2020

Ventura County Board of Supervisors  
Attn: RMA Planning Division  
General Plan Update  
800 Victoria Avenue L#1740  
Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I207-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I207-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I207-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I207-4

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I207-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I207-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I207-7

In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I207-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I207-9

Sincerely,



Timothy Shaw McGrath

**Letter  
I207****Timothy Shaw McGrath**  
February 24, 2020

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I207-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I207-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I207-3      Refer to response to comment I4-3 regarding water availability and cost.
- I207-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I207-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I207-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I207-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I207-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I207-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.



Letter  
I208

FEB 27 2020 AM 10:57

Tina Rasnow (805) 236-0266

February 26, 2020

Ventura County Board of Supervisors  
Hall of Administration  
800 South Victoria Ave.  
Ventura, CA 93009

Re: General Plan Amendment Environmental Impact Report

Dear Honorable Members of the Board of Supervisors:

We are heartened to see more comprehensive environmental protection measures included the General Plan objectives, as outlined in the Environmental Impact Report, but disappointed that so much focus is still placed on aesthetics as opposed to true health and safety concerns. We also feel that the General Plan Amendment falls short of tackling the full extent of the climate crisis and its likely impact on Ventura County. The new General Plan should provide a blueprint to guide us into the future, but in elevating aesthetics to equal standing with true health and safety issues, it fails as a roadmap to navigate the growing environmental and social challenges of the future.

1. For example, when it comes to telecommunications towers, the emphasis on disguising or hiding them, including protecting the view of the ridgelines, does a great disservice to community health, because cell towers are safest when located away from people. Ridgelines that provide excellent coverage, but are not located near schools, businesses or homes are an ideal location for telecommunications towers, far safer than flagpoles, church steeples, and strip mall facades. This is particularly true as the cell phone carriers migrate to 5G which emits far more EMF and RF than the earlier versions of transmission.

I208-1

2. While maintaining open space is important, the SOAR initiative allows those with existing homes to veto new development, particularly low income and affordable housing, which is desperately needed to provide shelter for our service worker sector. If lower wage earners cannot afford to live near where they work, the commute required increases congestion and air pollution, deteriorating the quality of life for the whole community.

3. Given that the General Plan is projected to take us to 2040, and the existential threat the climate crises poses, we think far more needs to be done to cease fossil fuel extraction and transition to 100% renewables in the short term. We need to have a comprehensive public transit system based on renewable energy, methods for harvesting rain water so

I208-2

1000 South Ventu Park Road, Newbury Park, California 91320  
(805) 405-1472 [www.rasnowpeak.com](http://www.rasnowpeak.com)



Honorable Board of Supervisors  
February 26, 2020  
Page Two

less storm water runoff goes to the sea, and planning on what portions of our coast line we may have to abandon to sea level rise.

4. The book, *Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming*, edited by Paul Hawken (Penguin Books, 2017), compiles the results of research from hundreds of the world's top scientists and climate experts, and identifies specific actions that governments and local communities can take to reverse global warming. Our General Plan should incorporate those drawdown solutions that can be undertaken on a local level, many of which are surprisingly simple. For example, reduced food waste and encouraging people to adopt a more plant-rich diet can have a profound effect on reducing green house gasses. So can good family planning clinics and incentives to reduce procreation rates. A most effective and inexpensive drawdown action would be to implement regenerative agricultural methods here in Ventura County. By transitioning away from chemical fertilizer and pesticide use, no-till land management, and building soil with organic material, including biochar, we can sequester carbon in the soil while building its quality and productivity, eliminating contamination of ground and surface water, and improving air quality.

5. We do not have to invent solutions to address the current and growing environmental and social challenges. Other forward thinking regions are tackling these challenges and can provide us with a template that can be tailored to our own local conditions. For example, on Salt Spring Island in British Columbia, the community is faced with a housing crisis similar to our own in Ventura County. Strict development restrictions and limited residential units have priced housing beyond the reach of many residents. Meror Krayenhoff, a global consultant on rammed earth building methods and featured on *The Nature of Things* with David Suzuki, suggested that a compliance driven, as opposed to vision driven, policy paradigm can result in anarchic, subversive response when the populace thumbs their noses at regulations that don't represent the will and needs of the population. He proposes a number of innovative solutions, including encouraging the use of local, renewable materials in building. Ventura County, with access to rock, sand, straw bales and other renewables, can become a beacon for permitted home building solutions for the rest of California, and the nation. Green projects could get reduced permitting fees and priority in the permit queue, with a single point advisor. For example, composting toilets should not only be permitted, but encouraged, as it is wasteful in the extreme to use precious potable water to flush away human waste.

6. We suggest Ventura County consider concepts implemented elsewhere, such as Seattle granting a 25-30% increase in allowable floor area and increased height limits for Living Building Challenge ("LBC") projects (See <https://living-future.org/lbc/>); or New Zealand's SIREWALL community center project, which made approval contingent upon demonstrating reconciliation with Maoris, training opportunities for youth, a high environmental standard that the community (of all ages) supported, that it would elevate the well-being of the community, and encourage responsible tourism. (See [https://www.nzherald.co.nz/northern-advocate/news/article.cfm?c\\_id=1503450&objectid=12076863](https://www.nzherald.co.nz/northern-advocate/news/article.cfm?c_id=1503450&objectid=12076863))

7. Ventura County can embrace LBC requirements that buildings be net positive in terms of water, energy, sewage and liquid waste, and contain no red-listed toxic materials, express beauty in terms of spirit, inspiration, and education, create health and happiness through such things as biophilia, among other inspiring attributes.

I208-2  
cont.

Honorable Board of Supervisors  
 February 26, 2020  
 Page Three

8. While the General Plan is intended to cover the length of a generation, it would not be at all unsound to at least contemplate the next seven generations, consistent with indigenous cultural tradition. Measuring progress with such a long term view will require a different framework than juggling one climate or housing emergency after another. Priorities and decision-making can be measured in a rational and holistic manner, with careful thought for the generations yet to come.

I208-2  
 cont.

9. The General Plan should explicitly reflect the County's Climate Action Plan and its evolution. Achieving net zero CO2 emissions (and sequestration) will require a rapid ending to oil and natural gas extraction (and certainly no expansion, no granting new leases, new pipeline permits, etc. It should encourage green energy generation and storage in both distributed and centralized manners.

10. Wildfires are clearly changing in their severity and nature. The County should lead in research and experimentation with methods of fire protection and damage mitigation, such as (un)controlled small burns, and unconventional methods advocated by <http://californiachaparral.com> -- including ember barriers and sprinklers, which are more effective and ecologically sound than enormous denuded hillsides.

I208-3

11. Our General Plan needs to steer our county toward good land and resource stewardship. To recap, aesthetics play far too important a role in our land use planning, particularly because "beauty is in the eye of the beholder," and what one person sees as creative genius, another sees as a monstrosity. Land use regulations should be focused on environmental safeguards that protect air, water, and soil while at the same time meeting the food and shelter needs of our communities.

12. As Meror Krayenhoff has stated, "We are in a time when the scale of the emergencies we face need to be addressed with solutions of a corresponding scale. These emergencies also have urgency. . . . [W]ithout governance that can act with pace, boldness, courage and the power to implement, we are wasting our time." We hope that Ventura County acts with such pace and boldness to adopt a General Plan that guides us in a new direction of carbon drawdown, while promoting innovation in design, building, and conservation for generations to come.

I208-4

Thank you for your kind consideration.

Sincerely,



Tina Rasnow and Dr. Brian Rasnow on behalf of the  
 Rasnow Family

<b>Letter I208</b>	<b>Tina Rasnow and Dr. Brian Rasnow</b> February 26, 2020
------------------------	--

- I208-1      The comment addresses the draft 2040 General Plan’s treatment of aesthetics relative to health and safety, and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I208-2      The comment provides recommendations for climate change policies that could be included in the 2040 General Plan and is not related to the adequacy of the draft EIR. Note that the Climate Action Plan is embedded in the 2040 General Plan. Refer to Master Response MR-1 for discussion of the draft EIR’s detailed quantitative and qualitative analysis of the 118 policies and 45 implementation programs included in the 2040 General Plan to reduce greenhouse gas (GHG) emissions in the county and the seven feasible mitigation measures included in the draft EIR to address the potentially significant GHG impacts of the 2040 General Plan and achieve additional GHG emissions reductions. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I208-3      The comment states that the “County should lead in research and experimentation” related to wildfire protection and damage mitigation. The comment is not related to the adequacy of the draft EIR. Therefore, no response is required. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.
- I208-4      The comment summarizes the contents of the comment letter. This comment is a concluding statement and does not raise a significant environmental issue for which a response is required.

**From:** Tom Erickson <tomatbob@yahoo.com>  
**Sent:** Saturday, February 22, 2020 4:29 PM  
**To:** General Plan Update  
**Subject:** Decisively addressing the climate crisis

**Letter  
I209**

Greetings. As a long-time Ventura County resident, I wanted to be sure to let you know how worried I am about the climate crisis. The news is so bleak, and decisions made for our general plan are going to be crucial for our lives. Please do everything you can to phase out oil and gas production and consumption as soon as possible, and accelerate the cleanup of toxic sites. The time for dithering on this is way past!

Thank you, Tom Erickson

I209

**Letter  
I209**

**Tom Erickson**  
February 22, 2020

I209-1

Refer to Master Response MR-4, Section MR-4.J, “Potential to Stop Issuing Permits for New Wells (Phase Out Oil and Gas Operations)”, regarding the findings and conclusions related to phasing out oil and gas operations. The remainder of the comment addresses implementation of the 2040 General Plan and is not related to the adequacy of the draft EIR. However, this comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 S. Victoria Ave., L #1740  
 Ventura, CA 93009-1740

Letter  
 I210

[GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

Dear Ms. Curtis:

I am writing to call your attention to significant flaws in the process, data, and conclusions of the Ventura County General Plan, Draft EIR, and supplemental documents.

My great grandfather, Mark McLoughlin (1843-1914), was a true Ventura County pioneer, purchasing his first 318 acres of undeveloped land in Ventura County in 1875. He was a hard-working visionary, revered by his community. With his son—my grandfather, James Patrick McLoughlin—he raised livestock and farmed the land, providing jobs and feeding the growing towns of Oxnard and Ventura.

I210-1

Our land, in a vitally important location on Olivas Park Drive across from the Ventura Marina, has been in the family, and part of the economic fabric of the community, for 100 years. And we want it to be part of the future of this community, with a flourishing economy, a thriving job market, and unsurpassed quality of life for its residents.

But the General Plan and DEIR do not describe a viable path for us as landowners going forward.

I will begin with some specific issues regarding language in the Coastal Area Plan, 4-82-83 and 4-94-95. Part of our land is located in the Central Coastal Zone, adjacent to the Ventura Marina, on Olivas Park Drive at Harbor Blvd. The only conclusion the Plan draws about our land is the statement that, “unlike the Preble area, services are not readily available to the Olivas lands.” This is false. Our property has access to all utilities, water, main roads, and the freeway. Indeed, easements on our property serve surrounding areas with utilities.

I210-2

The Plan also claims that our property is “not included in the City’s sanitation district because of problems with water pressure.” This language is irrelevant and incorrect. There is no evidence that there are water pressure issues, and the sanitation district’s pipelines actually traverse our property.

While we do not know the original source of these misstatements, such misrepresentations—now repeated in the Plan—threaten to diminish the value of our land in relation to the Preble property. And, of course, they undermine the goal and the value of the Plan itself.	I210-2 cont.
The General Plan also speaks of the widening of Olivas Park Drive, our southern boundary. This would have a direct impact on our property. But the Plan does not address how this would happen or how it would affect our land.	
Damaging misstatements about our property also appear In the DEIR. Contrary to the portrayal in the DEIR, our property has significant infrastructure in place, as well as prime accessibility to the highway and the harbor. In fact, with easy access to the marina and beach community, and with the railroad as part of our eastern boundary, our land is uniquely suited to be an important part of future economic development in the area. We are entitled to have all these matters corrected.	I210-3
I would also like to raise some additional concerns:	
1. The General Plan and DEIR continue to ignore the 28% increase in the homeless population in our community.	I210-4
2. According to the General Plan, if we were to build an acre of low income / worker housing we would need to buy two replacement acres of same Ag land to be placed into perpetual agricultural preservation. This is unrealistic and infeasible, and certainly not in line with the State government’s housing policies.	I210-5
3. The EIR does not adequately address the enormous “indirect impacts” that will occur as a result of implementing the General Plan, calling them “less than significant.”	I210-6
4. The General Plan contains policies that will increase the costs of normal farming operations, making it difficult for farming to remain profitable.	I210-7
5. The Plan does not adequately evaluate the impacts of increased competition for water in our community.	I210-8
The EIR is a flawed document, full of errors, that does not disclose all impacts, direct and indirect, caused by the General Plan. It was obviously rushed—completed in six weeks. It is inaccurate and incomplete, and fails to provide members of the community with the information that they are legally entitled to. This EIR should be corrected and reconsidered, and a reasonable time period should be allowed for meaningful and thoughtful community input.	I210-9
Sincerely,	

<b>Letter I210</b>	<b>Toril Raymond</b> February 27, 2020
------------------------	---

This comment letter repeats many of the same comments provided in Letter I9. The responses below provide cross references to the portions of Letter I9 where responses to the same comments have already been provided.

- I210-1      Refer to response to comment I9-2 regarding the history of the McLoughlin family and their land in Ventura County.
- I210-2      Refer to response to comment I9-3 regarding statements in the Coastal Area Plan.
- I210-3      Refer to response to comment I9-4 regarding the adequacy of the draft EIR.
- I210-4      Refer to response to comment I9-5 regarding analysis of social and economic issues in the draft EIR.
- I210-5      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I210-6      Refer to response to comment I9-7 regarding the adequacy of the draft EIR.
- I210-7      Refer to response to comment I9-8 regarding analysis of social and economic issues in the draft EIR.
- I210-8      Refer to response to comment I9-9 regarding water supply.
- I210-9      Refer to response to comment I9-10 regarding the adequacy of the draft EIR.

**Letter  
I211**

The County did not conduct a complete analysis of impacts in regard to conversion of farmland.

The EIR erroneously and without supporting evidence states "the General Plan would not result in any other changes that due to location and nature would result in conversion of farmland."

This statement is simply not true and the EIR itself contradicts this statement.

The EIR acknowledges the impacts of both economic burdens and decrease in water supply for irrigation (page 4.2-3). As water supplies decrease and costs to obtain that water increase, land will be removed from agricultural use. This is a direct significant impact that will convert ag land.

Actual issues impacting agriculture in Ventura County that contribute to the conversion of ag land are:

- 1) water
- 2) economics (extremely expensive area to do ag)
- 3) lack of farmworker supply and housing
- 4) increased regulatory burden from increasing compatibility issues from urban/ag interface.

County analyzed NONE of these issues. And proposed no mitigation to address any of these issues.

The EIR needs to be corrected and recirculated.

I211-1

I211-2



<b>Letter I211</b>	<b>Toril Raymond</b> No date
------------------------	---------------------------------

- I211-1      The commenter states that decreased water supplies and increased costs are a significant impact that would convert agricultural land use. Refer to response to comments I2-4 and I4-3 regarding water availability and cost.
- The commenter asserts that economics contribute to the conversion of agricultural land non-agricultural use. However, EIRs are not required to treat a project's economic or social effects as significant effects on the environment (State CEQA Guidelines, § 15131). Social and economic effects need only be considered in an EIR where there is a clear link between those economic or social effects and physical environmental changes. The economic issues raised in this comment would not result in any adverse physical changes to the environment not already addressed in the draft EIR.
- Lack of farmworker supply and housing are also referenced as an issue that contributes to the conversion of agricultural land use to non-agricultural. CEQA Guidelines Section 15126.2(a) explains that “[a]n EIR shall identify and focus on the significant effects of the proposed project on the environment.” Therefore, only the impacts of agricultural changes caused by adoption of the 2040 General Plan need to be addressed in the EIR. Lack of farmworker supply and housing are not an environmental impact related to agriculture changes caused by the implementation of the 2040 General Plan EIR and no further response is required to address this issue.
- Lastly, the commenter cites an “increased regulatory burden from increasing compatibility issues from urban/ag interface” as an issue that contributes to the conversion of agricultural land non-agricultural use. Refer to response to comment A13-9 regarding impacts related to urban-agriculture interface and response to comment O32-15 regarding competition for water, the cost of agriculture in the county, lack of farmworker housing, and regulatory burdens.
- I211-2      Refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Jack Breuker <jack.vcei@gmail.com>  
**Sent:** Thursday, February 27, 2020 8:46 PM  
**To:** General Plan Update  
**Subject:** Forwarding General Plan Feedback

Letter  
I212

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

A friend of mine sent the following comments but the email bounced back. I am re-sending it on his behalf. Commenters name is "Walt Beil". His email is [docdoggr@gmail.com](mailto:docdoggr@gmail.com). Please respond to him.

27 February 2020

Ventura County Resource Management Agency  
 800 S. Victoria Ave  
 Ventura, CA 93009

To whom it may concern:

My name is Walt. I have worked in the local oil and gas industry for many years. I am writing because many local oil and gas employees have expressed deep concern about the overall direction that the 2040 General Plan Update appears to be taking. I have reviewed the Draft Environmental Impact Report (DEIR) document and believe it unfairly targets the industry with the goal of shutting down local oil and gas production completely.

The DEIR recognizes the importance of the oil and gas industry when it states, "The County shall promote the extraction of mineral resources locally to minimize economic costs and environmental effects associated with transporting these resources." With this in mind, it is troubling that the DEIR then proposes several new policies that would further restrict local production, therefore jeopardizing the livelihoods of hundreds of workers in our industry.

I212-1

Policy COS-7.8, for example, essentially prohibits oil and gas producers from flaring except in emergency cases. Flaring is an industrywide practice that operators use to burn off excess natural gas that cannot be captured or used in other ways. It is used as a safety practice used to safeguard workers on site and preserve local air quality. It is the most environmentally friendly alternative to releasing excess natural gas into the atmosphere or back into the ground. The alternatives do not adequately explain the impacts of restricting flaring.

I212-2

The DEIR acknowledges that the policies included in the General Plan Update would result in the construction and operation of new pipelines (Page 4.8-38). The DEIR does not go far enough to show that construction and operation of new pipelines for the conveyance of oil, gas and produced water is feasible and will result in GHG emissions reductions. In addition, the policies promoting new pipelines are contradictory to proposed policies related to fault lines.

I212-3

The General Plan is critical to the county's future success. API Coastal Chapter firmly believes that it should be used to strike a balance between economic vitality and environmental protection, not unfairly regulate the oil and gas industry out of the county.

I212-4

With regards,

Walt Beil  
 Ventura

<b>Letter I212</b>	<b>Walt Beil</b> February 27, 2020
------------------------	---------------------------------------

- I212-1      The comment expresses concern related to oil and gas industry restrictions and subsequent effects to those employed by the industry. This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
- I212-2      Refer to Master Response MR-4, Section MR-4.F Flaring, regarding the findings and conclusions related to flaring in oil and gas operations.
- I212-3      Refer to Master Response MR-4, Section MR-4.G Pipeline Requirements, regarding the findings and conclusions related to the conveyance of oil and produced water from oil and gas operations.
- I212-4      The comment summarizes API Coastal Chapter's beliefs regarding the oil and gas industry as it relates to the 2040 General Plan. This comment is a concluding statement and does not raise a significant environmental issue for which a response is required.

<p>Letter I213</p>
------------------------

Dear County Supervisors and members of the Planning Commission:

I am deeply concerned about our future if we do not take significant action to curb green house gas emissions. Fossil fuel use is driving climate change. The impacts associated with climate change include droughts, fires, forced migration of animal and humans (which is one of the treats to national security), sea level rise, spread of disease and threats to biodiversity, to name a few. Also fossil fuels threaten the ocean ecosystem (because of acidification), reduce air quality, pose threats to our water supplies, are a fire threat (note recent refinery fires), and threaten economic stability because of volatile fossil fuel markets. Current levels of CO<sub>2</sub> are at historic highs yet we still put more into the atmosphere. The scary thought to me is that it takes decades for nature to take CO<sub>2</sub> out of the atmosphere. Estimates range from 30 – 90 years (Ref: *Archer, David (2009). "Atmospheric lifetime of fossil fuel carbon dioxide". Annual Review of Earth and Planetary Sciences. 37. pp. 117–34*). Other literature cites ranges from 20 – 200 years. So even if we stop all GHG emissions today, the earth will still be coasting to a warmer climate for decades.

### **Oil Production**

I am concerned that Ventura has oil operations that I feel pose a risk. Some financial advisors are advising investment firms to be wary of fossil fuel investments. As renewable and green energy become increasingly less costly than fossil fuels and the projected displacement of petrol fueled cars by EVs, the market for fossil fuels will drop dramatically in the 2020s causing many oil operations to drop out of the market, leaving stranded assets. (Ref: See works by authors Ross Tessian and Tony Seba. Blackrock Investments.) So, not only could oil operations in Ventura become uneconomical, there is a risk to Ventura that cleanup of abandoned operations will be dropped on Ventura's doorstep.

Oil production threatens the health of residents located close oil operations. Benzene, toluene, and hydrogen sulfide, among others, pose health risks, especially to children. To many in the community this is an environmental justice issue. Wells must be properly shutdown to insure safe environment for the community.

I213-1

I recommend phasing out oil operations in the county as soon as possible and cleaning up the operation sites before they become a County financial liability.

### **Transportation**

Technology will disrupt transportation in the 2020s. Many transportation experts are predicting economics will price petrol-fueled vehicles out of the market mid 2020s. Why, because EV's will be cheaper to produce, cheaper per mile to drive and much cheaper to maintain. (They have typically about 18 moving parts compared to 1,000+ moving parts for a petrol car.) Also, battery improvements will lead to cheaper, longer range, faster charging and longer lasting batteries. Already there are many Teslas that have more than 250,000 miles on their batteries and Tesla estimates that their new batteries will last to about 1 million miles). Note that electric vehicles don't use much, if any, oil for lubrication. This will lessen the roadway oil runoff and its associated impacts. And EVs are quieter.

Autonomous electric vehicles will start to come online in the 2020s. This will start a dramatic change in the transportation model. Ride hailing of autonomous vehicles will become the norm. In the future, most people will not own cars – It will be cheaper to just hail a ride with your smartphone. Just tell your phone where you want to go and when, and the ride hailing service will send an autonomous vehicle to pick you up. I envision most future urban transportation will be done this way. (Ref Three Revolutions: Steering Automated, Shared and Electric Vehicles to a Better Future by Daniel Sperling, 2018).

This revolution will mean less land is needed for parking and many parking lots may be repurposed. Transportation over long distances could be done with rail lines and the last miles be done with hailed autonomous vehicles. Rail lines could be built in the medians of many of the existing highways. One specific project could be a light rail connecting CSUCI to the 101 Freeway (Camarillo MetroLink Station). Autonomous trains could provide continuous and on demand service to greatly increase travel convenience. This could be modeled after airport transportation light rails, such as at Hartsfield Airport in Atlanta. (An aside, rail service should be used where possible in place of vehicles with rubber tires to reduce hazardous air particulates). Because of the coming changes, the County should carefully look at the wisdom of investing in road expansions with the possibility that fewer cars will be on the roads in the future.

Also note that the authors Ross Tessian and Tony Seba, to name a few, predict that these changes to will occur quicker than we think, maybe less than a decade.

### **Economics**

Many of the investments in renewal energy will pay for themselves in less than a decade. Implementation of renewable projects should be viewed as an investment. To me it is a no-brainer.

I would encourage the County to assist home owners, builders and apartment owners to find financing for renewal and energy saving investments. Maybe bundling, facilitated by government agencies, would create opportunities for more and less expensive funds to be available.

Renewables have few external costs, whereas fossil fuels have many such as climate change impacts, air pollution, water pollution, health hazards, fire hazard, security costs (domestic and foreign), subsidies, spills, and oil runoff from vehicles to name a few. We all pay for these hidden costs. Considering these costs make the renewables even more attractive.

I213-1  
cont.

### **Other**

In the future homes and buildings should run only on electricity – Use heat pumps for heating and cooling, hybrid electrical water heaters and electrical cooking appliances.

Solar panels on rooftops & batteries for housing increases grid stability, reliability and security. It reduces electrical distribution costs and reduces the need for peaker plants. Peaker plants will be a thing of the past.

Environmental justice is a problem in the County, especially near oil operations. Environment justice should be given a heavy weight in considering the future projects to protect Ventura citizens, especially the children.

### **Comments on some specifics:**

#### **CTM-6.6 Policy CTM-6.5: Electric Vehicle Charging Stations.**

Comment: Electric vehicles could offer electrical grid stabilization at a low capital cost by utilizing part of their storage to supply power during high electrical demand or when other renewals are not available. This applies to EVs used for personal as well as ride hailing services. As such, charging during daylight hours becomes very desirable and thus charging stations

should be required at all public buildings and parking lots. Businesses should also offer charging at their facilities. Charging hubs that have storage capability to allow for very rapid charging, say, less than 10 minutes, should be built and possibly located at under utilized sites.

**Policy COS-8.10: Battery Energy Storage Systems.**

Comment: County buildings and critical services should be backed-up using battery storage. This battery storage could be part of a Virtual Power Plant concept (need to coordinate with electrical utilities) and could bring revenue to the County by supply excess capacity during peak demand. Back-up has become very important due to disruptions in electrical service due to fires and fire prevention. These comments also apply to **Implementation Program T: Energy Consumption Performance.**

I213-1  
cont.

**Policy PFS-7.6: Smart Grid Development.**

Comment: Smart grid development is vitally needed to stabilize the grid through both load leveling and utilizing electrical storage efficiently. Battery storage can instantly respond to load variations which will greatly improve efficiency and reduce reserve power levels from variable sources. County building should be equipped with storage and made part of the smart grid.

Thank you for you time and consideration.

Respectfully,

Wayne Morgan  
Ventura, CA

**Letter  
I213****Wayne Morgan**  
February 27, 2020

I213-1

The comment addresses policies of the draft 2040 General Plan related to electric vehicle charging, battery energy storage, and smart grids, expresses concerns about climate change and oil production, and provides commentary about transportation technologies, the economics of renewable energy, and other topics. Refer to Master Response MR-4 regarding the comment to phase out oil production in the county. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration prior to making a decision on adopting a final 2040 General Plan.

Additionally, the comment expresses concerns about environmental justice. Environmental justice is a social concept that melds concepts of racism, classism, and sexism with environmental conditions and advocates for the equitable distribution of environmental hazards. The federal government evaluates environmental justice pursuant to the National Environmental Policy Act to ensure the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies. The California Environmental Quality Act focuses on physical environmental changes, however, and EIRs are not required to treat a project's economic or social effects as significant effects on the environment (State CEQA Guidelines, § 15131). Social and economic effects need only be considered in an EIR where there is a clear link between those economic or social effects and physical environmental changes. The social and economic issues raised in this comment would not result in adverse physical changes to the environment not already addressed in the draft EIR.

EPIC GROUP

Letter  
I214VIA ELECTRONIC MAIL: [GeneralPlanUpdate@ventura.org](mailto:GeneralPlanUpdate@ventura.org)

February 25, 2020

Ventura County Board of Supervisors  
 Attn: RMA Planning Division  
 General Plan Update  
 800 Victoria Avenue L#1740  
 Ventura, California 93009-1740

Dear Board of Supervisors and Staff:

We are writing this letter to urge the Board of Supervisors to reconsider moving forward with the Draft General Plan EIR. The draft EIR has been accelerated to the point that too many issues and impacts have not been properly addressed or studied. These impacts and the corresponding mitigation measures will have severe impacts to land owners and especially those, like us in the agricultural industry and other productive economic segments.

I214-1

Our family has been involved in the agricultural industry for more than 100 years in Ventura County. We have owned numerous land holdings that remain in the family to this date. We have farmed throughout Ventura County and hope to continue to do so in the future.

The Draft EIR is deficient on many levels. CEQA requires that all mitigation measures must be technically and economically feasible. Numerous proposed mitigation measures are neither. We have in the past attempted to identify land and any owners that would be open to sell their development rights for land that was converting from agricultural to commercial use. Not only did we not find anyone that would do so, no one would even quote a price. The only positive response from numerous land owners were that you can buy my property for full market value and then you can do what you want. There is not a project that can be built by adding double land cost to the equation. This was very recently experienced based on proposed policies at LAFCo. These policies were eventually not enacted due to the inability to purchase development rights in an economical feasible manner. This was when LAFCo was contemplating an acre for acre ag preserve. The new policy that is proposed in the 2040 General Plan is requiring 2 acres for every 1 acre of land converted from ag to any other use. This will eliminate the ability to add any new required ag buildings or even farm worker housing. The Draft EIR must study these impacts, since they are not feasible.

I214-2

The Draft EIR also deals with water in a manner that is not properly studied. There is no analysis on increased water costs and diminishing availability of water. Without reasonable water costs and supply, there is no agricultural industry.

I214-3

The General Plan indicates that agriculture is a high priority in the County. However, new policies and requirements in the General Plan add additional mitigation measures that will make ag virtually

I214-4

1601 EASTMAN AVENUE, SUITE 100  
 VENTURA, CALIFORNIA 93003  
 (805) 642-4773 FAX (805) 642-4662



impossible. These include new setbacks, limiting types of fumigants pesticides and fertilizers. The General Plan also requires the conversion of all farm equipment to be all electric. Again, not feasible. The costs to purchase new pumps, farm equipment and other existing fuel using equipment will increase operational costs to a point that the County crops will not be competitive in the open market. These new mitigation measures are not sufficiently studied and again are not economically feasible.

I214-4  
cont.

The Draft EIR is extremely difficult to read and understand. The background reports are lacking in depth of what has been studied other than numerous general statements and very poor mapping. Detailed studies must be added to sufficiently identify impacts and the related mitigation measures for both direct and indirect impacts on the agricultural industry. It is our understanding that reports and studies need to be timely prepared. However numerous studies are older than 5 years. Not timely.

I214-5

After numerous devastating wildfires over the last few years, which significantly impacted ag, the General Plan continues to lay out limiting mitigation measures for fire prevention. The Wildlife corridor eliminates any ag operation or fire prevention in the proposed corridor areas. This is also a major concern not studied in the Draft EIR.

I214-6

The Draft EIR for the 2040 General plan does not provide adequate analysis for the expansion of permanent bike paths and pedestrian walking trails throughout the County. These impacts are very severe due to constant conflicts from trail users and ag operations. Spraying, dust, odors from ag operations, along with impacts created by the trail users. These are usually theft, vandalism, litter and pet waste. The proposed mitigation measures require additional setbacks from these trails which renders additional land unusable for ag operations.

I214-7

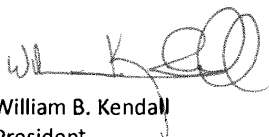
In addition to the above comments on the agricultural aspects and related land use concerns of the DEIR, the undersigned is also a mineral owner directly interested in the impacts on oil and gas production of the DEIR and related General Plan 2040 proposed provisions. In these documents there is a total failure to address the economic impacts of the various policies proposed in violation of the requirements for this process, including but not limited to the loss of royalty income to a large group of County residents. I join in the detailed comments on the various deficiencies and concerns identified in the DEIR as described in the concurrent submissions on behalf of Aera Energy and other operators delivered this week to the County.

I214-8

Please look at the long-term consequences of these General Plan policies and mitigation measures. We formally request additional studies and a revised Draft EIR that will properly look at these and many more issues. The DEIR must be corrected with details of the revisions. Then it can be recirculated.

I214-9

Sincerely,



William B. Kendall  
President  
Epic Group

<b>Letter I214</b>	<b>William B. Kendall</b> February 25, 2020
------------------------	--

This comment letter repeats many of the same comments provided in Letter I4. The responses below provide cross references to the portions of Letter I4 where responses to the same comments have already been provided.

- I214-1      Refer to response to comment I4-1 regarding the adequacy of the draft EIR.
- I214-2      Refer to Master Response MR-5 regarding the feasibility of Mitigation Measure AG-2.
- I214-3      Refer to response to comment I4-3 regarding water availability and cost.
- I214-4      Refer to response to comment I4-4 regarding economic feasibility of 2040 General Plan policies that could affect agricultural operations.
- I214-5      Refer to response to comment I4-5 regarding the commenter's request for detailed studies and Master Response MR-6 for discussion of how the County appropriately uses the Background Report to describe the existing environmental setting in the draft EIR.
- I214-6      See response to comment O32-30 for a discussion of the potential for 2040 General Plan policies and programs that encourage tree planting and preservation for a discussion of the potential to increase wildland fire hazard.
- I214-7      Refer to response to comment I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths.
- I214-8      The commenter refers to letters submitted by Aera Energy. See responses to Letters O5 and O6.
- I214-9      Refer to response to comment I4-9 regarding adequacy of the draft EIR and Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.

**From:** Bill Miller <wamsranch@aol.com>  
**Sent:** Wednesday, February 26, 2020 12:29 AM  
**To:** Curtis, Susan <Susan.Curtis@ventura.org>  
**Subject:** 2040 General plan comment

**Letter  
I215**

Ventura County fails to adequately analyze for impacts to farmland.

The EIR has policies that will create and expand the bike paths and pedestrian trails throughout the County. Some of these proposed areas are in or adjacent to existing ag land. But the County failed to analyze impacts on ag land from these projects.

These projects will result in the direct loss of ag land (through paving a bike land or path) and in the indirect loss of ag land through increasing public access to working ag lands and encouraging theft, vandalism, and trespassing.

In addition, as the public has more access to working farmlands, there will be an increase of complaints of odors, dust, noise, etc.

The County must protect ag land from encroachment caused by increasing public access across ag lands-propose a mitigation measure to establish a set-back (on non-ag land) that prevents the construction of any bike path network or public trail on or adjacent to ag lands.

Sincerely, William A. "Bill" Miller

*When we have socialism...what is  
your fair share of what someone  
else has worked for?*

I215-1

<b>Letter I215</b>	<b>William A Miller</b> February 26, 2020
------------------------	--

- I215-1      The comment states that the draft EIR does not adequately analyze potential impacts to farmland, and provides an example of indirect impacts to farmland related to the development/expansion of adjacent bike paths and pedestrian trails. Refer to responses to comments O7-8 and I4-7 regarding potential incompatibilities with adjacent bicycle and pedestrian paths. The potential for development under the 2040 General Plan to directly cause conversion of Important Farmland to nonagricultural use is addressed in Impact 4.2-1. The draft EIR concludes that impacts would be significant and unavoidable, even after implementation of Mitigation Measures AG-1 and AG-2. This conclusion covers all development undertaken pursuant to the 2040 General Plan, and therefore includes development of bicycle paths.

Ventura County Resource Management Agency, Planning Division  
 Attn: Susan Curtis, Manager, General Plan Update Section  
 800 South Victoria Avenue, L#1740  
 Ventura, CA 93009-1740

Letter  
 I216

Re: Comments on Ventura County General Plan DEIR

Dear Ms. Curtis:

I am a part of the McLoughlin Family. We have been farming in Ventura County for approximately 150 years. We currently own 300 acres of agricultural property off of Olivas Park Road in the County of Ventura near the Ventura Marina on Harbor Rd, in proximity to the City of Ventura.

The McLoughlin family has farmed this land and other parcels for generations going back to 1863. It remains our desire to continue this legacy, however, in the face of never-ending changes to the regulatory environment, we again find ourselves attempting to ascertain how new policies and programs as proposed in the draft 2040 General Plan will impact and challenge our ability to serve as stewards of this heritage.

It had been our hope that the DEIR would provide some clarity and insight into how the new policies and programs within the revised General Plan would impact our farming operation. That, however, is not the case. Simply said, we believe the General Plan Update and subsequent Environmental Impact Report fail to adequately analyze or study impacts on the farming industry.

With that said, we would like to specifically present the following:

- The Background report Table 6-26: Transportation Department Planned Capital Projects lists sections of roadways the County plans for expanded capacity or widening, along with the scope of those enhancements. It also covers in length the plan to add bike paths and bike lanes in accordance with existing County wayfarer plans. The DEIR, however, never analyzes the loss of farmland resulting from these changes in infrastructure – it's not even mentioned as a possibility in the DEIR.

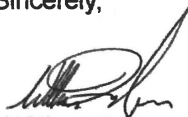
Olivas Park Road between Victoria and Harbor is listed as one of the areas planned for road widening, a stretch of roadway that borders the entire eastern portion of our farmland and property. While the impact on our farming operation and financial losses due to property loss are clearly quantifiable, the report fails to list or quantify these impacts.

- In Section 3-8, The DEIR states that because there will be no "substantive" change to the agricultural, open space, or rural designations, the General Plan Update (GPU) will be consistent with SOAR. No further details beyond this conclusory statement are provided. There is no way for the reader to come to his or her own conclusion on whether the GPU will result in inconsistencies with SOAR that might lead to physical environmental impacts. There is no description of the changes to the Agriculture, Open Space, and Rural policies to determine whether they are in fact non-substantive.

Given the length and breath of the Draft General Plan update and CEQA analysis, we made an attempt to focus our initial review and subsequent comments to issues specific to agriculture and farming. It's clear that the 2040 General Plan will impact the Ventura County local economy across sectors – all of which influence the ability to live and work in this region. The DEIR's lack of analysis of those economic impacts, calls into question the legitimacy of both the draft General Plan update, and the CEQA analysis. As such, we respectfully request that the DEIR be recirculated in the hopes that further study will resolve these shortcomings.

I216-4

I appreciate your consideration.  
Sincerely,



William Taylor



Kasey Taylor

**Letter  
I216**

**William Taylor and Kasey Taylor**  
February 27, 2020

This comment letter repeats many of the same comments provided in Letter I8. The responses below provide cross references to the portions of Letter I8 where responses to the same comments have already been provided.

- I216-1 Refer to response to comment I8-12 regarding the history of the McLoughlin family, and the adequacy of the 2040 General Plan and draft EIR.
- I216-2 Refer to response to comment I8-3 regarding roadway expansion, addition of bike paths and lanes, and the resulting loss of farmland and impacts related to farming operations.
- I216-3 Refer to response to comment I8-4 and Master Response MR-2 regarding the 2040 General Plan's consistency with the Save Open Space and Agricultural Resources initiative.
- I216-4 Refer to response to comment I8-5 regarding analysis of economic issues in the draft EIR. Also, refer to Master Response MR-7, which explains in detail why recirculation of the draft EIR is not required.