



Planning Commission Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

July 7, 2022

1. **8:33 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydstun, Vice-Chair	District 1
Nora Aidukas	District 2
Earl McPhail, Chair	District 3
Jim King	District 4
Veronica Garcia	District 5

County Staff

Jeff Barnes, County Counsel
Dave Ward, Planning Director
Susan Curtis, Assistant Planning Director
Clay Downing, Climate Action Plan Implementation Program Administrator
Luz Juachon, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **CONSENT ITEM**

Motion: Approve Planning Commission Resolution No. 22-19, Continued remote teleconference meetings of Planning Commission.

Moved by: Commissioner Aidukas, **Seconded by:** Commissioner Garcia

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice Chair Boydstun & Chair McPhail

5. **PUBLIC COMMENTS** – None.

6. **APPROVAL OF MINUTES FOR JUNE 16, 2022**

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the June 16, 2022, Meeting Minutes.

Moved by: Commissioner Garcia, **Seconded by:** Commissioner King

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice Chair Boydstun & Chair McPhail

7. PROJECT

Applicant – County Executive Office staff acting as Program Administrator of the Ventura County Climate Emergency Council (CEC)

PROJECT DESCRIPTION: The applicant requests review and consideration of proposals from the Ventura County Climate Emergency Council requesting that the Ventura County Board of Supervisors create a Climate Change Public Outreach and Education Program and adopt a resolution supporting efforts to cap methane leaks from Oil and gas wells and pipelines.

PROJECT LOCATION: Countywide

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: N/A

COMMISSIONERS DISCLOSURES: N/A

COUNTY REPRESENTATIVE: Clay Downing, Program Administrator

EMAIL: clay.downing@ventura.org

Program Administrator Clay Downing presented the staff report. The following recommended actions were presented to the Planning Commission:

- 1. RECEIVE AND FILE** a report and presentation from staff regarding two CEC recommended proposals;
- 2. PROVIDE A RECOMMENDATION** by minute order to the Ventura County Board of Supervisors regarding a CEC request for the Ventura County Board of Supervisors to create a Climate Change Public Outreach and Education Program, with a General Plan Amendment if required; and
- 3. PROVIDE A RECOMMENDATION** by minute order to the Ventura County Board of Supervisors regarding a CEC request for the Ventura County Board of Supervisors to adopt a resolution supporting efforts to cap methane leaks from oil and gas wells and pipelines.

Presentation of Public Speakers:

Ron Whitehurst

Jan Dietrick

Julie Henszey

Richard Baldwin

Zoom Speakers:

Liz Campos
Rose Ann Witt
Ben Oakley

Chair McPhail called for a recess at 10:05 a.m. and resumed the hearing at 10:12 a.m.

Planning Commission Deliberation and Vote:

Motion #1: Move to approve Recommendation Nos.1 and 2 (create a Climate Change Public Outreach and Education Program).

Moved by: Vice-Chair Boydstun **Seconded by:** Commissioner Aidukas

Motion carried: 4-1

Yes: Commissioners Aidukas, Garcia, Vice Chair Boydstun & Chair McPhail

No: Commissioner King

Chair McPhail called for a brief recess at 10:54 a.m. and resumed the hearing at 11:03 a.m.

Motion #2: Move to adopt Recommendation No. 3 the Planning Commission asks the Board of Supervisors to consider the following:

1. Consider clarifying CEC charter and purpose which included reference to quantifiable reductions to Greenhouse Gas Emissions;
2. Consider quantifying the Greenhouse Gas emissions from idle, abandoned, and orphaned wells to the extent available;
3. Consider adding the actual Greenhouse emissions numbers attached to Greenhouse Gas emissions 2030, 2040 GHG reduction targets and goals in the General Plan;
4. Consider Todd Collart's letter dated July 6, 2022.

Moved by: Commissioner Garcia **Seconded by:** Commissioner Aidukas

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice Chair Boydstun & Chair McPhail

8. DISCUSSION:

a) Report by the Planning Director on Board actions and other matters.

Planning Director Ward clarified that the next Planning Commission meeting will be on July 28 not on July 21. At this hearing, the commission will review and consider Amendments to Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance related to establishing a 15-year term to renew and extend Conditional Use Permits, updated Surety, and Insurance Requirements for oil and gas operations. There is also a request for professional study to identify idle oil and wells in the unincorporated area of Ventura County

Planning Director Ward announced that proposed draft Oil and Gas Ordinance Amendment will be published on the Planning website (<https://vcrma.org/en/proposed-oil-and-gas-regulations>) and available for review on Friday, July 8, 2022.

Prohousing Designation Program by Housing and Community Development (HCD) – Planning Director Ward reported back on Commissioner Garcia's inquiry about Ventura County's status on Prohousing designation. He stated that this is part of the Housing Element's program item to pursue. He explained that HCD developed a scoring system on how to qualify for the designation -- 30 points or more that the local jurisdiction had already achieved to receive the designation. At present, the County's score is 26 points for its current programs as well as some other planning programs to pursue in the implementation of its Housing Element. He mentioned some of the Planning Division's upcoming work efforts that might help the County to get the needed points, i.e., updating the Density Bonus Ordinance to comply with state law, measures to reduce the cost of transportation infrastructure and encourage active transportation, looking at permitting middle housing uses by allowing duplex and triplex by right or in an existing low density existing single family residential (*this requires the Board of Supervisor's approval and direction to staff*). Staff completed implementation of Development Review Committee Fee Waiver for 100% affordable projects. He was hopeful that these work efforts along with other planning work efforts over the next calendar year will get the County the needed 30 points. He also reaffirmed that seeking the Prohousing Designation requires involvement and support of the Board of Supervisors if they elect for the County to apply for the designation.

Electrification – Planning Director Ward provided some context about the topic and mentioned that the County has a work plan on Energy Efficiency and Reach Code – umbrella package of a whole range of building design and construction efforts. One of the current projects of Reach Code is amending the County's Building Code where the electrification requirement is included. The Board of Supervisors last fall gave staff direction to prioritize the electrification project and supported the funding for consultant services. Currently, the County is finalizing the draft ordinance and anticipate having the public outreach in August. This project is tentatively scheduled to go back to the Board of Supervisors in October. This project is not coming to Planning Commission for consideration since this is a building code ordinance amendment and not a zoning ordinance amendment. Planning staff will ensure that the Planning Commission will be notified when public outreach is held in August. This work effort for the Reach Code is updating the state building codes which happens in the fall with months leading to January 2023.

b) Items the Planning Commission may wish to introduce.

Commissioner Garcia inquired about County's resource conservation in terms of water. She asked if the County requires submetering of water in multi-family development. Planning Director Ward responded that he would check and report back since that requirement is with the Building Official.

9. MEETING ADJOURNMENT

Chair McPhail adjourned the meeting at 11:28 AM.



Luz Juachon, Recording Secretary
Ventura County Planning Division