



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 28, 2022

1. **8:38 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydston, 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
David Edsall, Assistant County Counsel
Dave Ward, Planning Director
Shelley Sussman, General Plan Implementation Manager
Luz Juachon, Recording Secretary

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

4. **CONSENT ITEM**

Motion: Approve Planning Commission Resolution No. 22-20, Continued remote teleconference meetings of Planning Commission.

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

Motion carried: 5-0

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

5. **PUBLIC COMMENTS** – None.

6. **APPROVAL OF MINUTES FOR JULY 7, 2022**

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the July 7, 2022, Meeting Minutes.

Moved by: Commissioner King, **Seconded by:** Vice Chair Boydston

Motion carried: 5-0

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

7. PROJECT:

CASE NUMBER PL21-0099 and PL21-0100 – Applicant - County of Ventura

PROJECT DESCRIPTION: Public hearing to consider and make recommendations to the Board of Supervisors regarding Amendments to the Non-Coastal Zoning Ordinance (PL21-0099) and Coastal Zoning Ordinance (PL21-0100) related to Permit Terms, Surety, and Insurance Requirements for oil and gas operations.

PROJECT LOCATION: Countywide

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

COMMISSIONERS DISCLOSURES: N/A

CASE PLANNER: Shelley Sussman

EMAIL: shelley.sussman@ventura.org

Case Planner Shelley Sussman presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Commission has reviewed and considered this staff report and all exhibits hereto, and has considered all other materials and public comments received during the public comment and hearing processes; and
2. **ADOPT** a resolution (Exhibit 1) recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the Non-Coastal Zoning Ordinance and the Coastal Zoning Ordinance.
 - a. **CERTIFY** that the Board has reviewed and considered the Board letter and all exhibits hereto, the Planning Commission staff report and all exhibits thereto, and has considered all other materials and public comments received during the public comment and hearing;
 - b. **FIND** that the adoption of the proposed ordinance amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the project may cause a significant effect on the environment; **FIND** that because the project consists of regulations intended to benefit natural resources and the environment, it is also categorically exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308; **FIND** that no substantial evidence exists precluding the use of the above categorical exemptions based on the presence of unusual circumstances or any other

exception set forth in CEQA Guidelines section 15300.2; and **FIND** that adoption of the proposed ordinance amending the Ventura County Coastal Zoning Ordinance (Exhibit 4) is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.9 as an amendment to the County's Local Coastal Program;

- c. **FIND** that the proposed ordinance amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3) is consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and is in the interest of public health, safety and general welfare;
 - d. **FIND** that the proposed ordinance amending the Ventura County Coastal Zoning Ordinance (Exhibit 4) is consistent with the goals, policies and programs of the Ventura County General Plan, the Ventura County Coastal Area Plan, the Coastal Act (Exhibit 7) and good planning practices, and is in the interest of public health, safety and general welfare;
 - e. **ADOPT** the proposed ordinances amending the Ventura County Non-Coastal Zoning Ordinance (Exhibit 3) and Coastal Zoning Ordinance (Exhibit 4); and
3. **DIRECT** Planning Division staff, pursuant to Public Resources Code section 3206.5, to commission a professional evaluation to identify and prioritize Ventura County wells that should be plugged and abandoned, (i.e., those that have "no reasonable expectation of being reactivated"). This evaluation would be provided to the supervisor of CalGEM for a formal determination and identification of wells that should be plugged and abandoned in Ventura County.
4. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and the custodian of the documents and materials that constitute the record of proceedings upon which these decisions are based.

Chair McPhail called for a brief recess at 9:54 a.m. and resumed the hearing at 10:14 a.m.

Presentation of Public Speakers:

Marc Traut
Nora Traut
Olivia Simonson
Jane Farkas
Ryan Grau
Rita Hill
Trevor Zierhut

Todd Collart
Louise Lampara

Zoom Speakers:

Alan Adler
Kate Majestic
Ben Oakley
Mariza Sullivan
Samuel Monroe
Rose Ann Witt
Blake Zingerman
David Compton
Bryant Baker
Renata Billings
Dion Lobreau
John Brooks
Stephanie Caldwell
Candice Meneghin

Planning Commission Deliberation and Vote:

Motion: Approve staff recommendations for PL21-0099 and PL21-0100 as identified in the staff report with the Planning Commissioner's recommendations that the Board fully consider the fiscal impacts to the County of adopting the proposed ordinances with specific consideration given to 1) funding to support staff enforcement of the ordinance provisions, 2) funding to support legal defense of the ordinance provisions, 3) an analysis of expected costs to be incurred by the County associated with implementation of the ordinance provisions.

[Post-Meeting Note: Because a subset of public comments was unintentionally not included in the public record to the Planning Commission for this meeting, a subsequent meeting to consider the above item will be held on August 18, 2022.]

Moved by: Commissioner King **Seconded by:** Commissioner Aidukas

Motion carried: 3-2

Yes: Commissioners Aidukas, Garcia and King

No: Vice Chair Boydstun and Chair McPhail

8. DISCUSSION:

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

Planning Director Ward reported Planning Division item heard by the Board of Supervisors on July 26, 2022.

- Acceptance of the Coastal Commission modification to the Local Coastal Program Amendments related to Environmentally Sensitive Habitat Areas (ESHA) and Dark Sky provision relates to Santa Monica Mountains.

Planning Director Ward announced that the next Planning Commission hearing will be held on August 18, 2022.

b) Items the Planning Commission may wish to introduce. None

9. MEETING ADJOURNMENT

Chair McPhail adjourned the meeting at 12:23 PM.



Luz Juachon, Recording Secretary
Ventura County Planning Division