



Planning Commission Minutes

County of Ventura • Resource Management Agency

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

December 15, 2022

1. **8:30 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
David Edsall, Assistant County Counsel
Dave Ward, Planning Director
Susan Curtis, Assistant Planning Director
Mindy Fogg, Planning Manager - Commercial & Industrial Permits
Thomas Chaffee, Planner
Luz Juachon, Recording Secretary

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

4. **CONSENT ITEM**

Motion: Approve Planning Commission Resolution No. 22-32, Continued remote teleconference meetings of Planning Commission.

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

Motion carried: 5-0

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

5. **PUBLIC COMMENTS** – None.

6. APPROVAL OF MINUTES FOR NOVEMBER 17, 2022

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the November 17, 2022, Meeting Minutes.

Moved by: Commissioner King, **Seconded by:** Vice-Chair Boydstun

Motion carried: 4-0 with Commissioner Aidukas abstain.

Yes: Commissioners Garcia, King, Vice-Chair Boydstun and Chair McPhail

7. PROJECT:

A. CASE NUMBER: PL22-0152 AND PL22-0153

Appellant: Climate First, Replacing Oil and Gas (CFROG)

Applicant: ABA Energy Corporation

PROJECT DESCRIPTION: This is an appeal of the Planning Director's issuance of two Zoning Clearances. The Applicant requests that the Planning Commission issue two Zoning Clearances (Case Nos. ZC22-0937 and ZC22-0938) to certify that the re-drilling of two existing oil wells is authorized by a Special Use Permit (SUP) previously granted by the County of Ventura. The Appellant requests that the Planning Commission decline to issue the requested Zoning Clearances until environmental review is conducted (Appeal Case Nos. PL22-0152 and PL22-0153).

PROJECT LOCATION: Southwest of the intersection of East Wooley Road and South Rice Road. The subject wells are located between 1,000 and 1,700 feet from the boundary of the City of Oxnard, in the unincorporated area of the County of Ventura.

ASSESSOR'S PARCEL NUMBER (APN): 217-0-030-105

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: Exempt pursuant to Sections 21080(b)(1), 15268(a), and 15369.

COMMISSIONERS DISCLOSURES: None.

CASE PLANNER: Thomas Chaffee

EMAIL: thomas.chaffee@ventura.org

Recommended Action

Approve staff recommendations.

Case Planner Thomas Chaffee presented the staff report.

Presentation of Public Speaker:

- Alan Adler, owner of ABA Energy Corporation
- Haley Ehlers, CFROG representative
- Julie Henszey
- Jack Breuker
- Dulanie Ehlis Labarre
- Karina Kaye
- John Brooks
- Helen Conly

Chair McPhail called for a brief recess at 10:31 a.m. and resumed the hearing at 10:41 a.m.

Zoom Speakers

- Robert McPherson
- Leslie Purcell
- Michael Maulhardt
- Roger Moon
- Carol Holly
- Tracy Hunckler
- Ben Oakley
- Kat Selm
- Rose Ann Witt
- Daniela Aguirre
- John Henkelman
- Odette Moran
- Maria Navarro
- Olivia Simonson
- Geordie Scully

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions for PL22-0152 and PL22-0153 as identified in the staff report and errata memo.

Moved by: Commissioner King **Seconded by:** Chair McPhail

Motion failed: 3-2

No: Commissioners Aidukas, Garcia, and Vice-Chair Boydston

Yes: Commissioner King and Chair McPhail

Commissioner Aidukas asked if the commission could make a different motion as the motion failed. County Counsel Barnes responded no since the matter has been decided unless someone would like to reconsider their vote. He also added that the applicant has the right to appeal the decision to the Board of Supervisors.

Chair McPhail called for a five-minute break at 12:24 p.m. and resumed the hearing at 12:27 p.m.

8. DISCUSSION:

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

- Recognition of service for Planning Commissioners Nora Aidukas and Jim King.

Planning Director Ward honored both Commissioners King and Aidukas for their years of service as Planning Commissioners and presented them each with a plaque of appreciation.

County Supervisor Linda Parks spoke and expressed her gratitude for Commissioner Aidukas' years of service to the Planning Commission.

Planning Director Ward also announced that the next Planning Commission meeting is scheduled on January 19, 2023, and the item for consideration is the Bed and Breakfast Inn at 335 E. Villanova Road in Ojai Valley.

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

9. MEETING ADJOURNMENT

Chair McPhail adjourned the meeting at 1:00 p.m.



Luz Juachon, Recording Secretary
Ventura County Planning Division