Planning Commission Minutes
County of Ventura · Resource Management Agency · Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 · (805) 654-2478 · ventura.org/rma/planning

April 7, 2016

1. **8:36 A.M. MEETING CALLED TO ORDER BY CHAIR AIDUKAS**

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

3. **ROLL CALL**
   
   **Commission:**
   - Carin Kally
   - Nora Aidukas, Chair
   - Stephen Onstot, Vice-Chair
   - Maggie Kestly
   - Richard Rodriguez

   **County Staff:**
   - Kim Prillhart, Planning Director
   - Brian Baca, Commercial/Industrial Permits Manager
   - Susan Curtis, General Plan Update Manager
   - Mike Villegas, APCD, Air Control Pollution Office
   - Kristina Boero, Case Planner
   - Shelley Sussman, Case Planner
   - Clay Downing, RMA Tech
   - Abagale Taylor, RMA Intern
   - Jeffrey Barnes, County Counsel
   - Anna Hall, Recording Secretary

4. **PUBLIC COMMENTS**

   None.

5. **APPROVAL OF MARCH 10, 2016 MINUTES**

   Commissioner Kally, District 1, moved to approve the March 10, 2016 minutes. Motion seconded. Motion carried 4-1, with Commissioner Kestly abstaining.

6. **APPROVAL OF MARCH 17, 2016 MINUTES**

   Commissioner Onstot, District 3, moved to approve the March 17, 2016 minutes. Motion seconded. Motion carried 4-1, with Commissioner Kestly abstaining.

7. **GENERAL PLAN UPDATE** – Applicant: County of Ventura

   Planning Division staff report and overview of the General Plan Update final work program and schedule, Community Engagement Strategy and Planning Commission roles and responsibilities in the process.
Planning Director Kim Prillhart provided an overview to the Commission regarding the General Plan Update being presented, introducing the program’s staff and consultant team.

Jim Harnish and Ted Holzem, planning consultants with Mintier Harnish LP, presented the Planning Commission Work Session #1 Project Overview and Orientation PowerPoint, highlighting and further describing information included in the Planning Division staff report.

8. **PL13-0158**—Applicant, Mirada Petroleum Company

Consideration of an application for a modified conditional use permit (CUP) to authorize the continued operation of an existing oil and gas facility for an additional 25 years, the installation and operation of three new oil wells and the re-drilling of one existing well. The requested permit would also authorize the use of Koenigstein Road by project-related vehicles (including tanker trucks) for access to the project site from State Highway 150.

Project Location: Adjacent to Koenigstein Road, about 2,000 feet north of Highway 150
APN: 040-0-220-165

Planning Director Kim Prillhart explained why Case PL13-0158 is being presented to the Commission.

A PowerPoint presentation was provided to the Planning Commission by Jeff Barnes (County Counsel), Mike Villegas (VCAPCD Air Pollution Control Officer), and Brian Baca (Planning Division). Jeff Barnes presented information on the Ventura County Land Use Regulation Framework. Mike Villegas presented information on the APCD’s Air Quality Assessment Guidelines, Permitting Process, Compliance Inspections, and Emission Forecasts. Brian Baca presented information on the Project Description, the Environmental Process, and the Staff Recommendation.

Staff Brian Baca presented the Staff Report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed final subsequent environmental impact report (SEIR; Exhibit 6), and has considered all comments received during the public comment process;

2. **CERTIFY** that the SEIR (Exhibit 6):
   
a. Has been completed in compliance with the California Environmental Quality Act ("CEQA");
b. Was presented to the Planning Commission and that the Planning Commission reviewed and considered the information contained therein prior to approving the project; and,

c. Reflects the Planning Commission's independent judgment and analysis;

3. **CERTIFY, APPROVE and ADOPT** the SEIR (Exhibit 6), CEQA Findings for project approval (Exhibit 12), and the Mitigation Monitoring and Reporting Program included as a project condition of approval (Exhibit 7, Condition No. 30);

4. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance, based on the substantial evidence presented in Section F of this staff report and the entire record;

5. **GRANT** modified CUP No. PL13-0158, subject to the conditions of approval (Exhibit 7); and

6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

**Commission’s Disclosures:**

Commissioner Kestly had no disclosures.

Commissioner Rodriguez and Onstot stated they were familiar with area. Commissioner Rodriguez stated he visited the site, parked, observed the location from different sides of the roads, and took pictures.

Commissioner Kally stated she observed the location on a recent trip, observing traffic and noticed oil oozing out of rock, puddling of oil, and sulfur odor.

Commissioner Aidukas stated she drove to the area, observed traffic, observed oil wells, braking activity, guardrail scrapes, and signage.

**Presentation of Public Speakers:**

Supporting Staff’s recommended action:

Peter Goldenring, (applicant)
Lynn Gray Jensen
Opposing Staff's recommended action:

Kit Stolz  
Valerie Levett  
Rain Perry  
John Brooks  
Richard Holly  
Carol Holly  
John Davis  
Russ Baggerly  
Steve McClary  
Steve Colome  
Helen Conly  
Judy Harriman  
Anneliese Anderle  
Marianne Ratcliff  
Todd Shuman

Planning Commission Deliberation and Vote:

Commissioner Onstot, District 3, moved to include Exhibits 14, 15, A, B, C, D, E, F, G, H, I, J, and K after the published the staff report, to take the staff recommended actions, and grant the modified CUP.

Motion seconded. Motion carried 4-1, with Commissioner Rodriguez dissenting.

9. DISCUSSION:

a) Report by the Planning Director on Board Actions and Other Matters

Planning Director, Kim Prillhart, gave an overview and update of the Commission’s upcoming schedule of hearings. Director Prillhart updated the Commissioners on items sent to the Board of Supervisors previously heard by the Commission.

b) Items the Planning Commission may wish to introduce –

Commissioner Kally and Rodriguez inquired to Caltrans placement regulations regarding safety/warning lights, signage, and truck crossing signs at intersections. Director Prillhart advised she would follow up with the County’s Transportation Director and Caltrans with a request to make a presentation to the Commission regarding these regulations.

Commissioner Rodriguez informed Director Prillhart of the Community’s Outreach Medical Marijuana Meeting sponsored by the Behavioral Health and Sheriff’s Department taking place April 29th in Thousand Oaks. Director Prillhart stated she will be attending this meeting.
10. **MEETING ADJOURNMENT**

Chair Aidukas adjourned the meeting at 2:30 welcoming Maggie Kestly to the Planning Commission.

Anna Hall, Recording Secretary
Ventura County Planning Commission