

Oil and Gas Extraction Goals, Programs, and Policy Excerpts

Ventura County El Rio/Del Norte, North Ventura Avenue, Ojai Valley, and Piru Area Plans

Area Plans are part of the County's General Plan and provide long range plans that comply with County policies and are the basis for future land use development in a specifically defined area.

This page lists all of the applicable Goals, Programs, and Policies of the Area Plans in unincorporated Ventura County, as they relate to oil and gas extraction. For Goals, Programs, and Policies for the Coastal Area Plan, please see the separate document that [can be found by clicking here](#).

El Rio/Del Norte Area Plan

Programs

- U Reclamation of Oil and Gas Sites** - The Planning Division shall continue to work with the El Rio/Del Norte Municipal Advisory Council and oil and gas exploration and production operators to determine appropriate uses for the reclamation of exploration and production sites consistent with the goals and policies of the County General Plan, the El Rio/Del Norte Area Plan, and applicable ordinances.

Policies:

Oil and Gas Resources

- **ED-36.2 Oil and Gas Exploration and Production Permits** - The County shall require oil and gas exploration and production permits to utilize "Best Available Control Technology" (BACT), as outlined by Air Pollution Control District Rules and Regulations.
- **ED-36.3 Collection and Use of Gases Emitted from Oil Wells** - The County shall require gases emitted from oil wells to be collected and used or removed for sale or proper disposal, if feasible. The County should only allow flaring or venting in cases of emergency or testing purposes.

- **ED-36.4 Limit on New Refining Facilities** - The County shall prohibit new refining facilities within the El Rio/Del Norte Area Plan boundary.
- **ED-36.5 Retention Basins and Oil Separators Requirements** - The County shall condition, as appropriate discretionary development that has the potential to deposit a significant amount of sedimentation, oil residue, or other urban pollutants into the surface water drainage system to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from runoff do not significantly impact downstream surface water quality and biological resources. The County shall require control devices used in the oily separators to be properly maintained for the life of the authorized use.

North Ventura Avenue Area Plan

Policies:

Land Use and Community Character

- **NV-1.4 New or Expansion of Existing Industrial or Oilfield Industrial Development** - New industrial or oilfield industrial development or an expansion of existing industrial or oilfield industrial development may occur only if it can be shown through additional analysis that such areas will be protected from a 100-year flood. Any flood protection measures necessary to protect existing development in the Floodplain shall minimize adverse impacts and changes to the river channel.

Ojai Valley Area Plan

Goals:

- **OV-37** - To ensure compatibility between oil and gas exploration and production and neighboring land uses.
- **OV-56** - To control oil and gas exploration/development, landfills and other industrial development which are site specific sources of air pollution by imposing conditions in order to move toward achieving State and Federal mandated air quality standards.

Programs

- **HH Conditions on Oil and Gas Permits** - The County shall enforce conditions applied to conditional use permits for oil and gas exploration and development to the maximum extent feasible in order to protect the health and welfare of the citizens and the character of the Ojai Valley.

Policies:

Oil and Gas Resources

- **OV-37.1 Oil and Gas Exploration and Production Technology Requirement** - The County shall require oil and gas exploration and production permits to utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations.
- **OV-37.2 Oil and Gas Production Site Landscape Requirement** - If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, the County shall require oil and gas production sites to be landscaped in accordance with an approved landscape plan.
- **OV-37.3 Oil and Gas Drill Site Location Restriction** - The County shall not permit drill sites that would be silhouetted on a prominent ridge as illustrated by the Scenic Resource Protection Overlay Zone on Figure OV-3 (Resource Map).
- **OV-37.4 Refining Facilities Restriction** - The County shall prohibit refining facilities within the Ojai Valley.
- **OV-37.5 Landscaping - Oil and Gas Production** - If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, oil and gas production sites shall be landscaped in accordance with an approved landscape plan.

Noise

- **OV-54.3 Muffler Requirement for Heavy Construction** - The County shall require mufflers to be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities.

Water Supply

- **OV-62.1 Effects on Water from Oil and Gas Exploration and Production** - The County shall require that new oil and gas exploration and production activity does not significantly affect the quality or quantity of the water supply.

Piru Area Plan

Goals:

- **P-49** - To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.
- **P-50** - To ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.
- **P-51** - To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

Programs

- FF Blanket Oil Permit Modification** - The County shall require existing "blanket" oil permits which allow unlimited drilling to be modified on a case-by-case basis, as problems occur, and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.

Policies:

Oil and Gas Resources

- **P-51.1 Zoning Ordinance Compliance** - The County shall require oil operators to adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.
- **P-51.2 Oil Truck Traffic Impacts** - The County shall condition oil development permits to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.
- **P-51.3 Production Site Screening Requirement** - The County shall require all production sites to be screened from any public road, or residence located within 500 yards, by natural terrain or vegetation which will reach the height of production equipment within five years.
- **P-51.4 Oil Refining** - The County shall prohibit oil refining in the Piru Area of Interest.