

Coastal Zoning Ordinance Amendment Findings

This exhibit provides an analysis of consistency with the California Coastal Act for topics addressed by the proposed Local Coastal Program (LCP) amendments pertaining to the County of Ventura's ("County") Oil and Gas Permitting Regulations which are set forth at Article 5, Section 8175-5.7 of the County's Coastal Zoning Ordinance (CZO)).

The California Coastal Act requires that local governments create LCPs (consisting of land use plans and implementing ordinances) to carry out the policies of the Coastal Act at the local level. Once an LCP is certified by the California Coastal Commission (Coastal Commission), responsibility for issuance of most coastal development permits is delegated to the local government.

Land use development within the County's unincorporated coastal zone is governed by the County's Coastal Area Plan (CAP), the CZO, and two adopted Categorical Exclusion Orders (Order E-83-1 and amendment E-83-1A). The CAP is the County's coastal area land use plan addressing the type, location, and intensity of land uses, applicable resource protection and development policies and, where necessary, a listing of implementing actions. In order to ensure that policies in the CAP are interpreted in a manner consistent with the Coastal Act, the policies of the Coastal Act (Sections 30200 through 30265.5) have been incorporated by reference as policies of the CAP. The CAP was certified by the Coastal Commission in June 1982.

In order to realize the broad objectives and policies outlined within the CAP, the CZO contains standards that control the form and function of future development. It includes more detailed zoning or implementing ordinances designed to carry out the policies of the CAP and was certified by the Coastal Commission in 1983. The Categorical Exclusion Orders are independent documents adopted by the Coastal Commission in accordance with section 30610(e) of the Coastal Act. Ventura County's Categorical Exclusion Order E-83-1 became effective in September 1986 and was amended once (E-83-1A) in May 1987.

The proposed CZO amendments (Exhibits 5 and 6 to the Planning Commission staff report dated July 30, 2020) require that all existing oil and gas exploration and production operations be automatically subject to the oil development and operational standards set forth in Sections 8175-5.7.7 and 8175-5.7.8, and require a new conditional use permit (CUP) or discretionary permit site plan adjustment or modification for any new oil and gas exploration and production operation, or component thereof, consisting of one or more of the following: (1) any new well unless specifically identified by location and number in an active discretionary permit issued under this Chapter; (2) the re-drilling or deepening of any existing well unless specifically authorized by an active discretionary permit issued under this Chapter; or (3) any permanent structure unless specifically identified by an active discretionary permit issued under this Chapter, or the structure replaces an existing

structure with the same dimensions at the same location. The proposed amendment is evaluated below for consistency with the Coastal Act.

The Coastal Commission must certify proposed LCP amendments if, as set forth in Coastal Act sections 30512 through 30513, the amendments are in conformance with Coastal Act policies and the amendments are adequate to carry out the provisions of the CAP. The Coastal Commission also must make related findings for certification as set forth in the California Code of Regulations, title 14, section 13540. Based on the evaluations conducted for these subject areas, as presented in the below Coastal Act Consistency Table, the Planning Division found that all findings can be made for the proposed CZO amendments. For example, the table demonstrates why the proposed LCP amendments are consistent with the applicable Coastal Act policies and are adequate to carry out the provisions of the CAP. Specifically, the proposed LCP amendments would result in the discretionary review of many future development proposals that might otherwise only be subject to ministerial review. Discretionary review, using existing CAP policies, would result in enhanced protection of resources for these developments.

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**California Coastal Act (CCA) or
Coastal Area Plan (CAP) Policy**

Consistency Discussion

Subject: Public Access & Recreation

PRC Section 30210 Access; recreational opportunities; posting

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

PRC Section 30211 *Development not to interfere with access*

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

PRC Section 30212 *New Development Projects; provision for access; exceptions*

- (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.
- (b) For purposes of this section, "new development" does not include:
 - (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.
 - (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10%, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

Consistent. All Conditional Use Permits (CUPs) for oil and gas exploration and development are required to be consistent with the following public access and recreation policies of the Coastal Act and the CAP. Currently, however, there is limited opportunity for the County to re-evaluate approved projects to address potential environmental or regulatory changes that may occur over time. The proposed amendments would ensure protection of coastal public access and recreation resources over time by allowing the County to periodically analyze oil and gas exploration and development CUPs for consistency with all applicable CAP policies and CZO provisions that may exist at the time of permit renewal or permit denial, including any new or modified public access and recreation provisions.

In addition, increasing the amount of compliance/site restoration surety and insurance from what is currently required by County ordinance, and incorporating measures to assure additional funding for proper plugging and abandonment of oil and gas wells that have been idle for 15 years or more in accordance with State law, will lessen the likelihood of adverse impacts to public access and recreation resulting from operator(s) that may be unavailable or unwilling to address such issues.

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p>(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10%, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.</p> <p>(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.</p> <p>(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.</p> <p>(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.</p>	
<p>PRC Section 30220 <i>Protection of certain water-oriented activities</i></p> <p>Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.</p>	
<p>PRC Section 30222 <i>Private lands; priority of development purposes</i></p> <p>The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.</p>	

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<p>PRC Section 30223 Upland areas Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.</p>	
<p>CAP Access Policy for General Access (All Subareas) In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.</p>	
<p>CAP Access Policy for General Access (All Subareas) In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.</p>	

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**California Coastal Act (CCA) or
Coastal Area Plan (CAP) Policy**

Consistency Discussion

Subject: Marine & Biological Resources

PRC Section 30230 *Marine resources; maintenance*

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Consistent. All oil and gas exploration and development CUPs are required to be consistent with the following policies related to marine and biological resources in the Coastal Act and the CAP. However, currently, there is limited opportunity for the County to re-evaluate approved projects to address potential environmental or regulatory changes that may occur over time.

The proposed amendments would ensure protection of sensitive marine and biological resources over time by allowing the County to periodically analyze oil and gas exploration and development CUPs for consistency with all applicable CAP policies and CZO provisions that may exist at the time of permit renewal (or permit denial) including any new or modified provisions related to marine and biological; and conduct an evaluation at the time of proposed permit renewal to determine whether any new permit conditions are warranted to address and mitigate potential adverse impacts to sensitive marine and biological resources, or whether such operations should continue.

In addition, the proposed amendments would allow the County to increase the amount of compliance/site restoration surety and insurance from what is currently required by County ordinance; and incorporate measures to assure additional funding for plugging and abandonment of oil and gas wells that have been idle for 15 years or more, in accordance with State law. Based on the evidence included in the record, and as reported by the State, long-term idle oil and gas wells can pose risks to marine and biological resources ranging from water

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
	<p>contamination to releases of toxic substances into the environment. As stated in the staff report, the current surety and insurance requirements are likely not adequate to cover permit noncompliance, well abandonment, and site restoration. The proposed amendments provide additional financial assurance for these instances, which would help to ensure continued protection of, and prevent adverse impacts to, marine and biological resources.</p>
<p>PRC Section 30231 <i>Biological productivity; water quality</i></p> <p>The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	
<p>PRC Section 30232 <i>Oil and hazardous substance spills</i></p>	

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p>Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.</p>	
<p>PRC Section 30240 <i>Environmentally sensitive habitat areas; adjacent developments</i></p> <p>(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.</p> <p>(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.</p>	
<p>CAP Environmentally Sensitive Habitats, Coastal Dunes Policies</p> <p><u>Section 4.2.9 Environmentally Sensitive Habitats (ESHA), North Coast</u></p> <p>B.4 Criteria set forth in the adopted Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and Other Environmentally Sensitive Wet Habitats" will be used in evaluating projects in [creek] corridors. <i>(North and South Coast Subarea Policy only)</i></p> <p><u>Section 4.3.10 Environmentally Sensitive Habitats Areas (ESHA), Central Coast</u></p> <p>A.2 Activities leading to degradation, erosion or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, filling, or dumping.</p> <p>B.1 All projects on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act.</p> <p>B.4 Habitat mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation</p>	

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California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
<p>or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.</p>	
<p>CAP Environmentally Sensitive Habitats, Creek Corridors and Wetlands Policies</p> <p><u>Section 4.4.10 Environmentally Sensitive Habitats Areas (ESHA)</u></p> <p>B.1 Applicant for any coastal project, including shoreline protective devices, will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater or oil, and runoff from streets and parking areas. Findings to be made will include, but not be limited to, proper wastewater disposal.</p> <p>C.2 All projects on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.</p>	
Subject: Land Use & Development	
<p>PRC Section 30244 <i>Archaeological or paleontological resources</i></p> <p>Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p>	<p>Consistent. All oil and gas exploration and development CUPs are required to be consistent with the following land use and development policies in the Coastal Act and the CAP. However, currently, there is limited opportunity for the County to re-evaluate approved projects to address</p>

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<p>PRC Section 30250 <i>Location, existing developed area</i></p> <p>(a) New residential, commercial, or industrial development, except as otherwise provided in this division shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the useable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.</p> <p>(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.</p>	<p>potential environmental or regulatory changes that may occur over time. The proposed amendments would allow the County to periodically analyze oil and gas exploration and development CUPs for consistency with all applicable land use and development CAP policies and CZO provisions that may exist at the time of permit renewal, including any new or modified provisions; and conduct an evaluation at the time of proposed permit renewal (or permit denial) to determine whether any new permit conditions are warranted to address and mitigate environmental and other potential adverse impacts, or whether such operations should continue.</p> <p>In addition, the proposed amendments would allow the County to increase the amount of compliance/site restoration surety and insurance from what is currently required by County ordinance and incorporate measures to assure additional funding for plugging and abandonment of oil and gas wells that have been idle for 15 years or more, in accordance with State law. As stated in the staff report for this item, the County's and State's current surety and insurance requirements are likely not adequate to cover permit noncompliance, well abandonment, and site restoration. The proposed amendments provide additional financial assurance for these instances, which would help to ensure continued protection of, and help to prevent adverse impacts to, important coastal resources. Further, improperly abandoned and restored oil well sites and facilities can render land unusable, so ensuring proper abandonment and restoration will benefit future county land use and development.</p>
<p>PRC Section 30251 <i>Scenic and visual qualities</i></p> <p>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	
<p>PRC Section 30255 <i>Priority of Coastal-Dependent Developments</i></p> <p>Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>	

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p>PRC Section 30260 <i>Location or expansion</i></p> <p>Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.</p>	
<p>PRC Section 30261 <i>Tanker facilities; use and design</i></p> <p>Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore de-ballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.</p>	

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p>PRC Section 30262 <i>Oil and gas development</i></p> <p>a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:</p> <ol style="list-style-type: none"> (1) The development is performed safely and consistent with the geologic conditions of the well site. (2) New or expanded facilities related to that development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts. (3) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of those structures will result in substantially less environmental risks. (4) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers. (5) The development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence. (6) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the California Geologic Energy Management Division (CalGEM) determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems. 	

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p>(7) (A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.</p> <p>(B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline.</p> <p>(C) The following guidelines shall be used when applying subparagraphs (A) and (B):</p> <ul style="list-style-type: none"> (i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following: <ul style="list-style-type: none"> (I) Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development. (II) Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves. (ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B). (iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling island, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary adjustments, or an increase in the number of well heads, on or after January 1, 2003. (iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport. 	

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<p align="center">California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy</p>	<p align="center">Consistency Discussion</p>
<p><u>Section 4.2.3 – (North Coast); Section 4.4.3 – (South Coast) - Agriculture</u></p> <p>1. Soils will be conserved, and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.</p>	
<p><u>Section 4.2.5 – (North Coast); Section 4.3.6 – (Central Coast); Section 4.4.6 (South Coast) – Energy and Industrial Facilities</u></p> <p>D.3. All surface activities, including those regulated by CalGEM related to the development of onshore oil and gas resources in the coastal zone are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-8.7) for a list of standard oil development design and operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and the location.</p> <p>D. 13. Owners/operators shall notify both the County of Ventura Planning Division and any other designated affected State agencies (e.g., CalGEM, CSFM, SLC, LARWQCB) of any intent to decommission and/or remove any pipelines and/or facilities. Upon completion of pipeline construction or removal of pipelines and/or facilities, the site shall be restored to the approximate previous grade and condition. Upon removal or decommissioning of pipelines and/or facilities, an assessment of the surrounding soils shall be conducted by a qualified licensed expert, e.g., a licensed geologist or registered professional civil engineer, to determine whether or not those soils are contaminated. If the soils are found to be contaminated, a soil remediation plan delineating the method and timing of remediation shall be prepared and submitted to the County Planning Division and the Los Angeles Regional Water Quality Control Board for their review and approval. All excavated materials shall be replaced in reverse order with topsoil replaced at grade level and compacted if necessary. All sites previously covered with native vegetation shall be re-seeded with the same or recovered with the previously removed vegetation materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.</p>	

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<p>D.20. Upon decommissioning of off-shore facilities that contain on-shore facilities and/or pipelines (or “components”), a phasing plan shall be submitted delineating the timeline for disposition of the on-shore facilities.</p> <p>D.21 Coastal Act sections 30101, 30101.3, 30255, and 30260, will be used as the criteria by the County to determine, on a case-by-case basis, whether onshore or offshore oil and gas development and an energy-related industrial facility supporting such development is defined as “coastal-dependent development” or “coastal-related development”, based on the specific geographic, technological, and economic characteristics of the project being proposed.</p>	
<p>Subject: Coastal Hazards</p>	
<p>PRC Section 30253 <i>Minimization of adverse impacts</i></p> <p>New development shall do all of the following:</p> <ul style="list-style-type: none"> (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geological instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. <p>Where appropriate, protect special communities and neighborhoods that. Because of their unique characteristics, are popular visitor destination points for recreational uses.</p>	<p>Consistent. All oil and gas exploration and development CUPs are required to be consistent with the following coastal hazard policies in the Coastal Act and the CAP. However, currently, there is limited opportunity for the County to re-evaluate approved projects to address potential environmental or regulatory changes that may occur over time. The proposed amendments would allow the County to periodically analyze oil and gas exploration and development CUPs for consistency with all applicable CAP policies and CZO provisions related to hazards that may exist at the time of permit renewal, including any new or modified provisions; and conduct an evaluation at the time of proposed permit renewal to determine whether any new permit conditions are warranted to address and mitigate hazards and other potential adverse impacts, or whether such operations should continue.</p> <p>In addition, the proposed amendments would allow the County to increase the amount of compliance/site restoration surety and insurance from what is currently required by County ordinance and incorporate measures</p>

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	<p>to assure additional funding for plugging and abandonment of oil and gas wells that have been idle for 15 years or more in accordance with State law. Based on the evidence included in the record, and as reported by the State of California, long-term idle oil and gas wells can pose environmental hazard risks. As stated in the staff report, the current surety and insurance requirements are likely not adequate to cover permit noncompliance, well abandonment, and site restoration. The proposed amendments provide financial assurance for these instances, which would help to ensure that risks of hazard impacts are avoided or minimized.</p>
<p><u>Section 4.2.4 - (North Coast); Section 4.3.4 – (Central Coast); Section 4.4.4. (South Coast) - Hazards</u></p> <ul style="list-style-type: none"> - New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards. (North and Central Coast only) - All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary. (North, Central and South Coast) - New development shall be sited and designed so as not to cause or contribute to flood hazards or lead to the expenditure of public funds for flood control works. (North, Central and South Coast) - A landscaping plan for fire and erosion control will be submitted for any new development located in high fire hazard areas. As many native plants as feasible should be used. Information on kinds and sources of these plants are available through the County. (North and South Coast) - The flood plain of the Santa Clara River will be limited to open space of agricultural uses to minimize flood hazard risk. (Central Coast only) 	

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<p><u>Section 4.4.5 – (South Coast) – Beach Erosion</u></p> <p>1. Construction or maintenance of shoreline structures will be limited to only those projects needed to protect existing development, public recreation, and existing roads from beach erosion. (<i>South Coast Subarea Policy only</i>)</p>	
<p>Subject: General Coastal Resources</p>	
<p>PRC Section 30001 <i>Legislative findings and declarations; ecological balance</i></p> <p>The Legislature hereby finds and declares:</p> <ul style="list-style-type: none"> (a) That the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem. (b) That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation. (c) That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction. (d) That existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone. 	<p>Consistent. All Conditional Use Permits (CUPs) for oil and gas exploration and development are required to be consistent with the general coastal resource policies of the Coastal Act. Currently, however, there is limited opportunity for the County to re-evaluate approved projects to address potential environmental or regulatory changes that may occur over time. The proposed amendments would ensure protection of the state's natural resources and to promote public safety, health and welfare to protect public and private property, wildlife, marine and other ocean resources over time by allowing the County to periodically analyze oil and gas exploration and development CUPs for consistency with all applicable CAP policies and CZO provisions that may exist at the time of permit renewal or permit denial, including any new or modified public access and recreation provisions.</p> <p>In addition, increasing the amount of compliance/site restoration surety and insurance from what is currently required by County ordinance, and incorporating measures to assure additional funding for proper plugging</p>

Coastal Zoning Ordinance Amendment Findings

California Coastal Act (CCA) or Coastal Area Plan (CAP) Policy	Consistency Discussion
	<p>and abandonment of oil and gas wells that have been idle for 15 years or more in accordance with State law, will lessen the likelihood of adverse impacts to public access and recreation resulting from operator(s) that may be unavailable or unwilling to address such issues.</p>