

### 3.0 ENVIRONMENTAL SETTING

#### 3.1 PROJECT SITE

**Project Site Characteristics.** The proposed project site is located in the eastern portion of the Upper Ojai Valley in the unincorporated area of Ventura County, approximately 5.5 miles east of the City of Ojai (Figure 3.1-1). The project area is predominately open space with some low-density residential development and agricultural uses (e.g., orchards). Numerous oil and gas operations have been developed in the project area and throughout the Ojai Oil Field. Oil exploration and production in this area has been ongoing since 1869 and several hundred wells have been drilled. The well credited as the first commercial oil producer in the State of California, Ojai No. 6, is located about one mile from the project site.

The project site is located on a 19.83-acre property (APN 040-0-220-165) and is approximately 2,800 feet north of State Route 150, and approximately 450 feet north of Koenigstein Road (Figure 3.1-2). Oil and gas production operations on the project site, which is referred to as the Agnew Lease, were initiated in 1976 and authorized by Conditional Use Permit 3543 (CUP 3543). Under CUP 3543 the project site operator is authorized to produce oil and gas, and transport the oil and gas by tanker truck to market.

The oil and gas facilities located at the project site are operated by Carbon California Company, LLC. A graded pad that is approximately two acres in size has been developed on the project site, and the following oil and gas production equipment has been installed on the pad:

- Three oil wells: Agnew 1 (API No. 11120696); Agnew 2 (API No. 1120802); and Agnew 3 (API No. 111211930)
- One 500-barrel crude oil storage tank
- One 500-barrel wash tank
- Two 250 barrel produced water tanks
- One oil loading facility
- A flare to incinerate produced gas.
- Lighting and electrical equipment
- Local pipelines

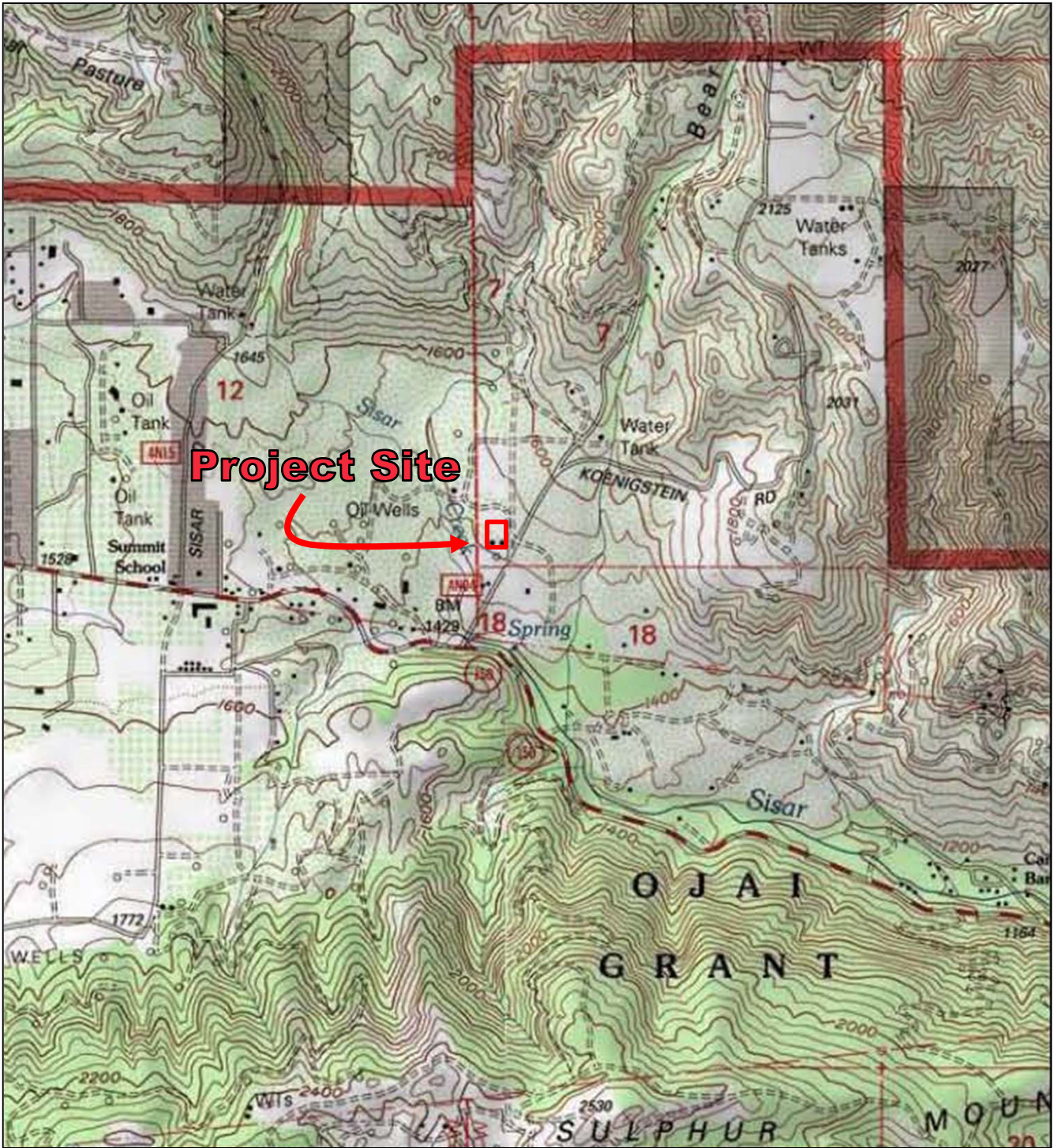
The portion of the existing well pad that would be used for the installation of the two proposed oil wells is devoid of vegetation. Sparse native vegetation is located around the perimeter of the well pad (Figure 3.1-3). Areas in the vicinity of the well pad recently burned during the 2017 Thomas Fire.



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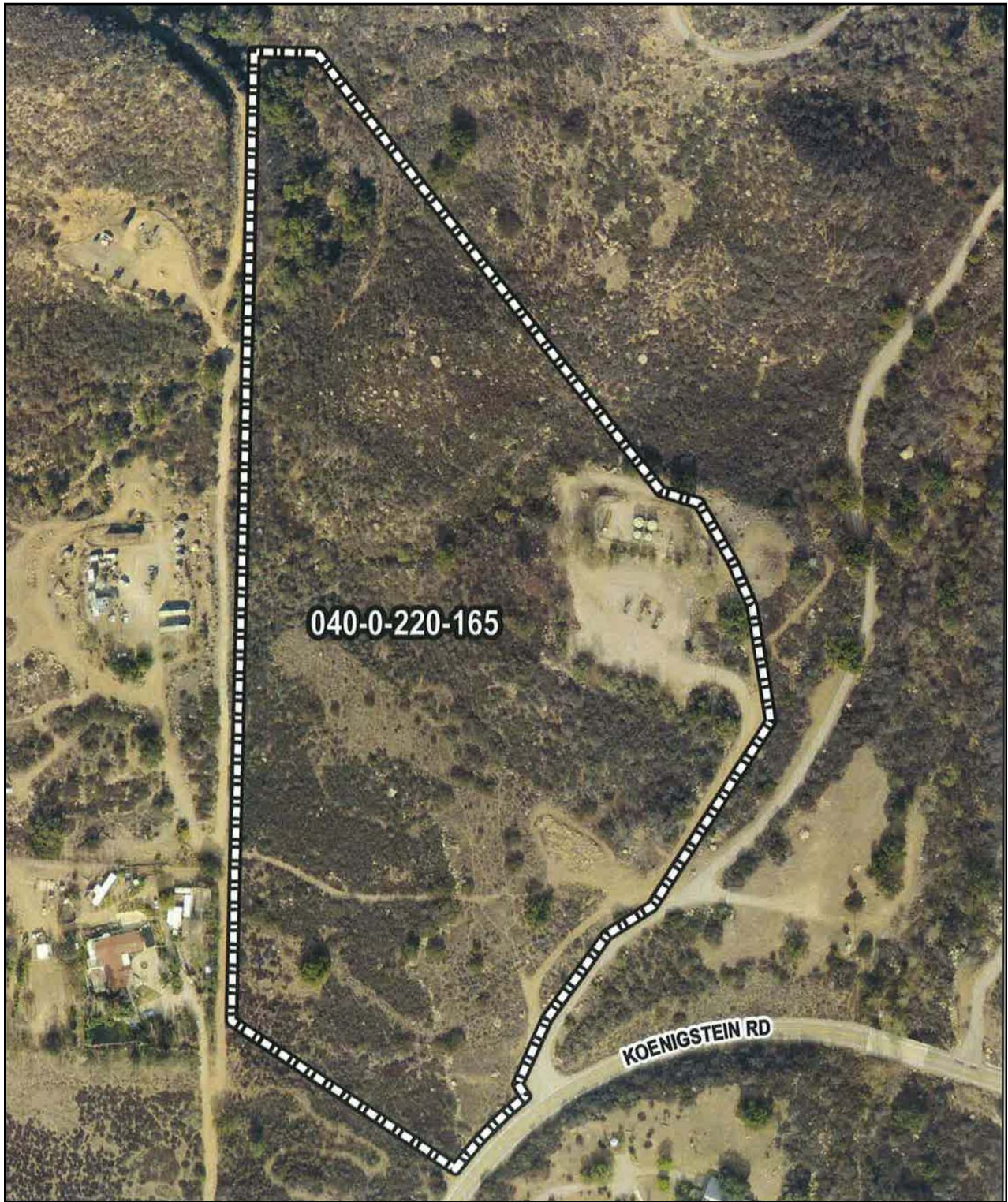
**Figure 3.1-1**  
Regional Location



One Inch = Approx. 1,500 ft.

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**Figure 3.1-2**  
 Project Location



Source: Ventura County RMA, 2016



One Inch = Approx. 2,000 ft.

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**Figure 3.1-3**  
Project Site Aerial Photo

**Project Site Access.** Regional access to the project site is from State Route 150. Vehicles accessing the project site from State Route 150 turn northward onto Koenigstein Road, cross a bridge over Sisar Creek, then travel approximately 2,100 feet northward to the intersection of paved private road. After turning left onto the private road and traveling northward approximately 400 feet, vehicles then turn left onto a dirt access driveway and proceed approximately 300 feet to the project site.

CUP 3543 currently requires that large trucks access the project site by using a private road that intersects with State Route 150 at a location approximately one-half mile west of Koenigstein Road. That road, however, relied on a dry weather crossing (i.e., an “Arizona crossing”) over Sisar Creek. The crossing was destroyed by flooding in 1995 and has not been replaced. Since 1995, Koenigstein Road and the access route described above provide the only access to the project site. Since there is currently no authorized access road for tanker trucks to remove produced fluids from the project site, the existing wells are not operational at this time.

**Project Area Oil Truck Traffic.** The 2016 FSEIR prepared for the proposed project estimated that based on fluid production data for the 21 oil wells accessed from Koenigstein Road the wells generated approximately one large truck trip per day. Specifically, the 2016 FSEIR reported that between 1995 and 2014, the wells produced a total of 247,141 barrels of fluid (oil and water). Depending on the capacity of the tanker trucks used (capacity typically ranges between 100 and 180 barrels) the amount of produced fluid would have required between 1,373 and 2,471 tanker truck loads to transport the fluid from the project area. The transportation of this fluid would have resulted in approximately 2,746 and 4,942 one-way truck trips over a 20-year period between 1995 and 2014. The average daily truck trips generated by the existing oil production operations between 1995 and 2014 ranged between 0.4 and 0.7 one way trips per day, or approximately one truck traveling to and from the project area on Koenigstein Road per day.

**Project Site Traffic.** Using recent fluid production data for the three oil wells located on the project site, (2015 through 2017), during that period the existing wells produced a total of 11,893 barrels of fluid ([conservation.ca.gov/well](http://conservation.ca.gov/well) search, accessed October 1, 2018). Depending on the capacity of the tanker trucks used, the amount of produced fluid would have required between 66 and 119 tanker truck loads to transport the fluid from the project site. The transportation of this fluid would have resulted in approximately 132 and 238 one-way truck trips over the three year period. The average daily number of truck trips generated by the existing oil production operation between 2015 and 2017 ranged between 0.12 and 0.22 one way trips per day, or less than one truck traveling to and from the project site on Koenigstein Road per day. Fluid production data and related truck trip generation for the three project site oil wells is summarized on Table 3.2-1.

Due to the low volume of fluid produced by the three existing oil wells at the Agnew Lease (the project site), one truck (one trip in and one trip out) per day to remove produced fluids from the site is typically adequate. The same truck that serves the Agnew project site also serves the other oil well projects located along Koenigstein Road (i.e., the Nesbitt Lease, ADP Federal, and

MP Lane) because those facilities are operated by the proposed project applicant and those wells also produce low fluid volumes.

**Table 3.2-1  
Estimated Existing Large Truck Trips: 2015-2017**

| <b>Time Period</b>   | <b>Total Fluid Exported (bbls)</b> | <b>Number of Truck Loads</b> | <b>Number of One-Way Truck Trips</b> | <b>Number of Days in Time Period</b> | <b>Average Daily One-Way Truck Trips</b> |
|--|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|--|
| <i>Estimate Truck Trips Based on a Hauling Capacity of 180 Barrels</i> |                                    |                              |                                      |                                      |  |
| 2015-2017  | 11,893                             | 66                           | 132                                  | 1,095                                | 0.12                                     |
| <i>Estimate Truck Trips Based on a Hauling Capacity of 150 Barrels</i> |                                    |                              |                                      |                                      |  |
| 2015-2017  | 11,893                             | 79                           | 158                                  | 1,095                                | 0.14                                     |
| <i>Estimate Truck Trips Based on a Hauling Capacity of 100 Barrels</i> |                                    |                              |                                      |                                      |  |
| 2015-2017  | 11,893                             | 119                          | 238                                  | 1,095                                | 0.22                                     |

Source: <https://secure.conservation.ca.gov/WellSearch>. Accessed October 1, 2018.

Based on recent traffic counts (ATE, 2019; Appendix C) approximately 200 average daily trips occur on Koenigstein Road. The oil wells and associated gas flare located at the project site are currently not in operation. Project site operations were suspended by Ventura County until the project’s permitting process has been completed. Therefore, the existing oil production facility is not currently generating any vehicle traffic.

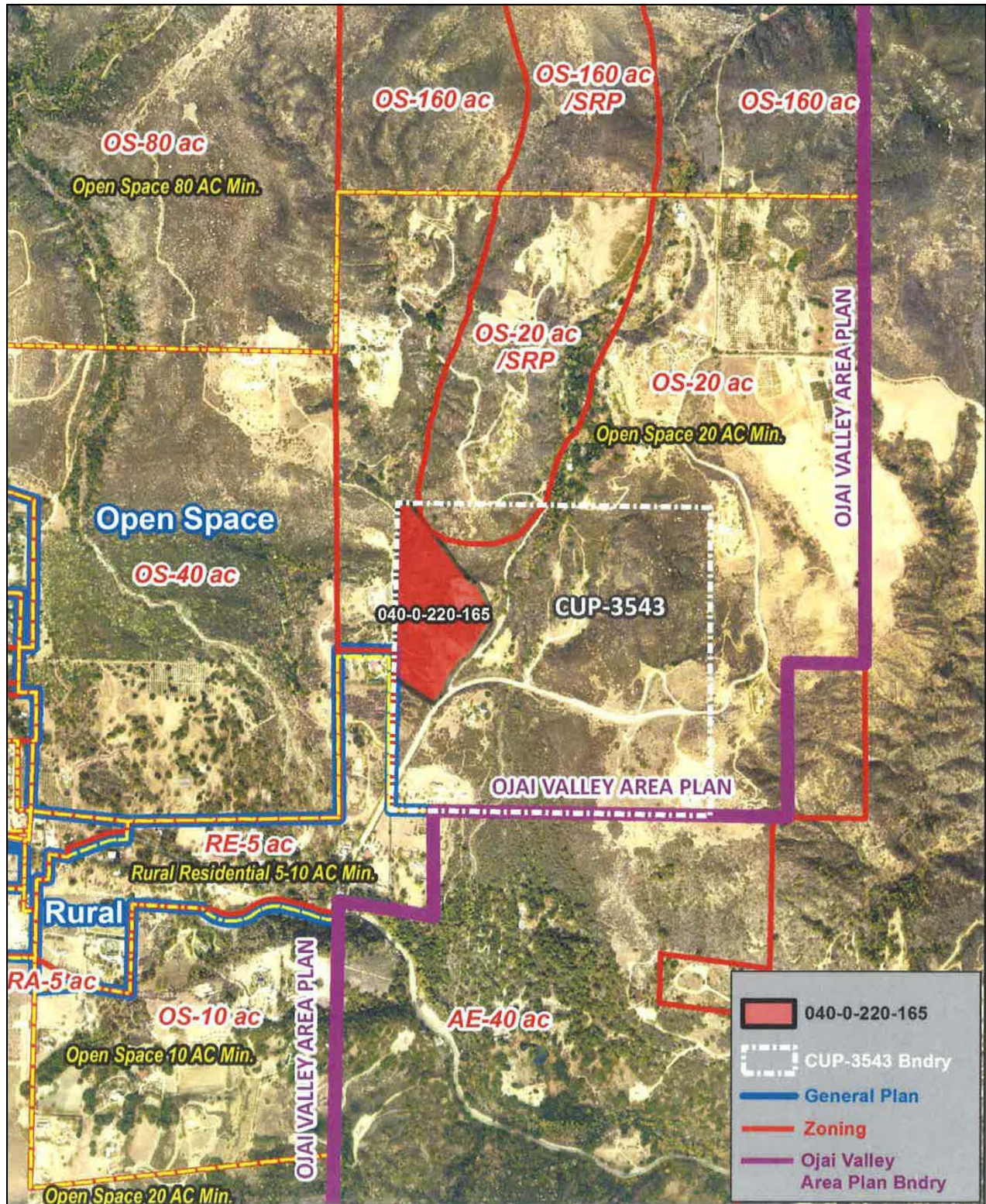
### **3.2 ZONING AND LAND USE DESIGNATIONS**

The project site’s Land Use designation is “Open Space.” The site is zoned “OS-20” (Open Space, 20-acre minimum lot size). The land use and zoning designations of the project site and properties near the project site are depicted on Figure 3.2-1.

### **3.3 LAND USE PLANNING**

The existing oil well operation located on the project site was authorized by the County’s approval of CUP 3543. The CUP encompasses approximately 160 acres, including the proposed project site (APN 040-0-220-165) and the following additional Assessor’s parcels: 040-0-220-175, 040-0-220-185, 040-0-220-195, 040-0-220-205, 040-0-220-245, 040-0-220-255, 040-0-220-265. The approximate boundaries of CUP 3543 are depicted on Figure 3.2-1.

The project site is located within the boundaries of the Ojai Valley Area Plan, which was adopted by the Board of Supervisors on July 18, 1995. The Ojai Valley Area Plan encompasses approximately 74,000 acres, and in general it identifies the distribution, location, types and intensity of land uses within the planning area. The Plan also provides policies related to development within the planning area.



One Inch = Approx. 1,600 ft.



Source: Ventura County RMA, 2016

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Figure 3.2-1

Land Use and Zoning Designations

### 3.4 SURROUNDING LAND USES

Land uses near the project site consist predominately of open space with scattered residences and agricultural buildings that are located on large lots. The residence closest to the project site is located approximately 800 feet to the southwest. Additional active and plugged oil wells are also located near the proposed project site. The nearest oil wells are located approximately 700 and 900 feet to the west and southwest of the project site. Land uses adjacent to Koenigstein Road between State Route 150 and the project site also include of a mix of interspersed residences, agricultural buildings, and oil well operations. The land use characteristics of the area near the project site are depicted on Figure 3.3-1.

Sisar Creek is located approximately 1,800 feet west and 2,800 feet south of the project site. Sisar Creek originates in the Topatopa Mountains north of the project site, and the creek flows into Santa Paula Creek approximately two miles east of the project site. Sisar Creek is an ephemeral stream, meaning it has long periods with little or no flow, and short periods of flow in response to storm events. A smaller ephemeral stream in Bear Canyon is located approximately 300 feet east of the project site.

### 3.5 CUMULATIVE PROJECTS

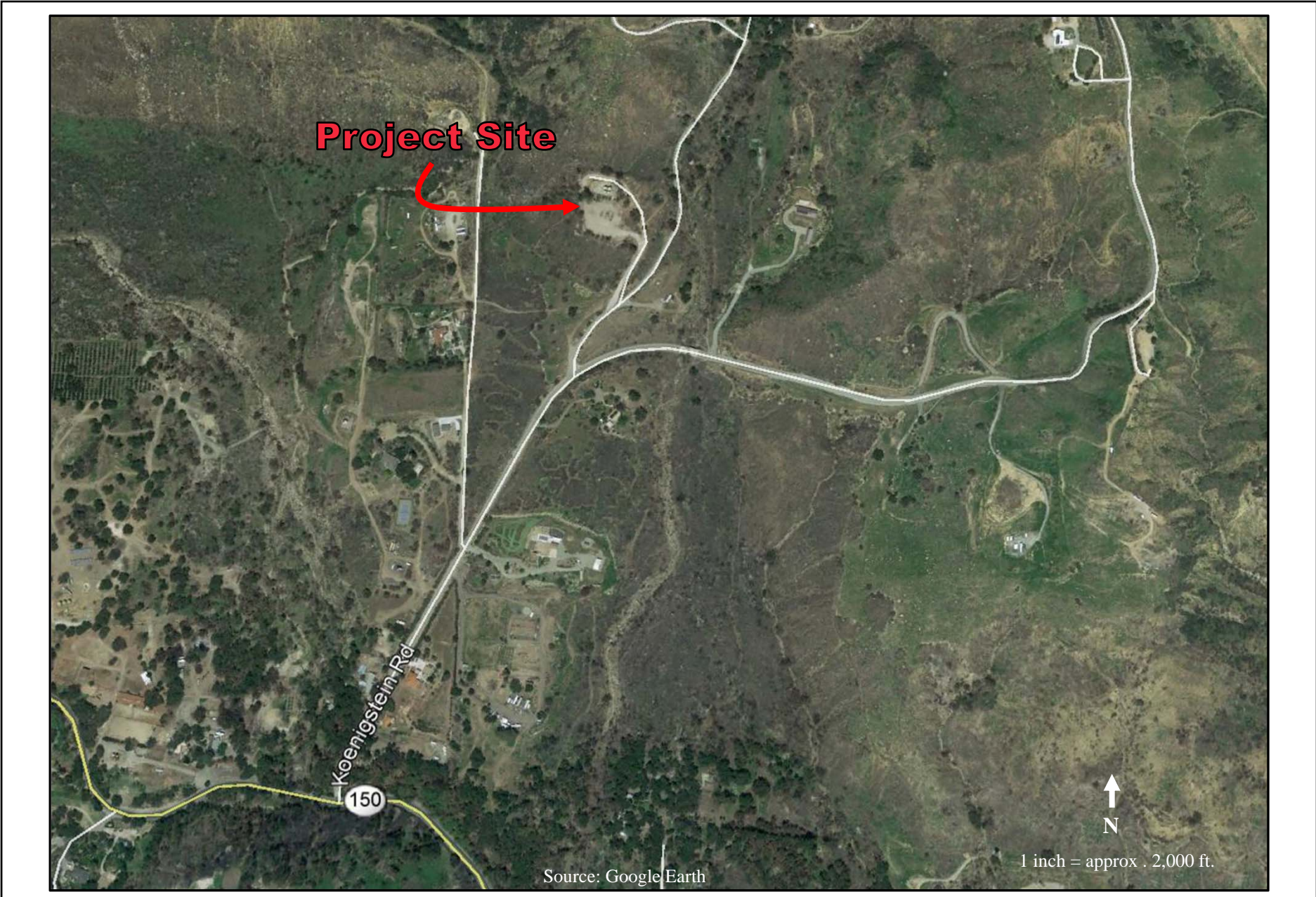
The cumulative impacts analysis included in this RSEIR is based on a list of other projects that may generate impacts to which the proposed project may also incrementally contribute. The following is a list of County pending and approved projects within the vicinity of the proposed project site. Cumulative projects were identified using the Planning Division's Pending and Approved Project lists as of May, 2019, and contact with Planning Division staff.

Potential cumulative development projects located in the vicinity of the proposed project site are identified below:

1. **PL18-0103.** This is a request for a Parcel Map Waiver/Lot Line Adjustment for two legal lots located approximately 500 feet west of the proposed Agnew lease project site. This was approved by the Planning Director on May 28, 2019.
2. **PL17-0129.** This is a request for a Planned Development Permit Minor Modification to establish a home school/vocational training program to be located within an existing 5,000 square foot general store. This project is located adjacent to State Route 150, approximately 0.6 mile west of the Agnew lease project site. This project is pending a decision by the Planning Division.
3. **PL17-0112.** This is a request for a Conditional Use Permit to install a 50-foot tall stealth wireless communication facility. This project is located adjacent to State Route 150, approximately three miles west of the Agnew lease project site. This was approved by the Planning Director on August 7, 2019.



4. **PL15-0187.** This project (Bentley) is a permit modification to allow the continued use and maintenance of nine existing oil wells, and to allow full time flaring of all oil well produced natural gas due to the loss of access to a gas sales pipeline. This project was approved by the Board of Supervisors on January 15, 2019.
  
5. **PL15-0060.** This project (Nesbitt and Harth) allows the testing, drilling, production, reworking and maintenance (excluding hydraulic fracturing) of nine proposed oil and gas wells and two existing wells (a total of 11 wells) on the Harth drilling pad; the testing, production, reworking and maintenance of two oil production wells located on the Nesbitt Lease; and the operation of existing equipment on the Harth Lease associated with the storage, processing, and transporting of oil, gas, and water. . The new wells would be located on an existing well pad. This project is located approximately one mile east of the Agnew lease project site. Access to the Nesbitt project site is from State Route 150 and Koenigstein Road. This project was approved by the Board of Supervisors on November 15, 2016.



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Figure 3.3-1  
Project Area