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LOCAL COASTAL PROGRAM AMENDMENT STAFF REPORT AND RECOMMENDATION

TO: Commissioners and Interested Persons
FROM: Alison Dettmer, Manager, Energy and Ocean Resources Unit
Robin Blanchfield, Coastal Energy Analyst
SUBJECT: Santa Barbara County Local Coastal Program Amendment
No. STB-MAJ-1-06: Updates to South Coast Oil and Gas Consolidation
Policies and Regulations

EXECUTIVE SUMMARY

BACKGROUND AND LCP AMENDMENT SUMMARY

On March 27, 2006, Santa Barbara County (County) submitted Local Coastal Program (LCP) Major Amendment STB-MAJ-1-06 to the Coastal Commission for certification. This amendment was deemed complete and filed on March 27, 2006.

LCP Major Amendment STB-MAJ-1-06 updates the oil and gas consolidation policies and regulations for the South Coast Consolidated Planning Area (SCCPA) in the County's Coastal Plan/Land Use Plan (CP/LUP) and Coastal Zoning Ordinance/Implementation Program (CZO/IP). The proposed amendments add policies and development standards for a new "Consolidated Pipeline Terminals" land use designation and applies that designation to the Gaviota oil and gas facility site. The proposed amendments are described in Exhibit 1 and summarized below:

CP/LUP amendments

- Revise Policy 6-6D to remove the "consolidated oil and gas processing site designation" from one of two such-designated sites in the County as the Gaviota site (Assessor Parcel

Numbers (APNs) 081-130-070, 081-130-068, and 081-130-053) is no longer used for processing oil and gas. Future consolidated processing needs can be accommodated at the Las Flores Canyon consolidated processing site (APNs 81-220-14 and 81-230-19) or other County locations, as appropriate.

- Add policies 6-13A through 6-13C to establish the “Consolidated Pipeline Terminal” land use designation and apply this designation to the Gaviota site.
- Repeal policies 6-13A through 6-13D, which will remove “Tank Farm Siting Criteria” from the coastal zone.
- Revise policy 6-5C to remove the definition for the “Gaviota and Las Flores Canyon Consolidated Planning Areas” and repeal the designation that allowed for onshore extended reach drilling to offshore oil and gas reserves from the Gaviota site. This would leave the Las Flores Canyon site as the only place where onshore-to-offshore drilling and production could occur in the SCCPA.
- Delete descriptive text in Chapter 3.6 preamble that is no longer accurate.

CZO/IP Amendments

- Delete references to the Gaviota oil and gas processing site in CZO/IP Sections 35-58, 35-69, 35-150, 35-154, 35-157, 35-158, and 35-170.2.
- Add CZO/IP Section 35-159 to establish and define *Consolidated Pipeline Terminals* with siting and development standards, and allow it as a permitted use in AG II and Coastal-Related Industry (MC-R) zone districts.

Under the Coastal Act and the County’s LCP policies and ordinances, onshore and oil and gas facilities that support offshore oil and gas developments are industrial developments that are allowed priority use in the coastal zone in order to provide for national energy interests and public welfare. In many cases — particularly in the County’s South Coast region — these onshore oil and gas facilities are located adjacent to or in coastal areas that have sensitive resources as well as offer prime scenic values, recreational use and agricultural use.

The number of oil and gas leases and projected future production offshore the South Coast region has decreased substantially since the SCCPA consolidation policies were certified by the Commission in 1988. The proposed amendments provide for foreseeable offshore oil and gas development, promote further consolidation of oil and gas processing at the Las Flores Canyon site, and consolidate new storage tank development at the Gaviota site. These actions will reduce the number of oil and gas facilities along the scenic Gaviota coast, facilitate the eventual abandonment and removal of industrial facilities (storage tanks) at the former Gaviota oil terminal site, restore some of the site’s rural integrity, and provide potential opportunities for additional recreational development in the area.¹

¹ The County’s Board of Supervisors initiated a rezone of this site in September 2004, along with the proposed CP/LUP and CZO/IP amendments; however, the rezone effort has been postponed, pending consideration of the ultimate disposition of the marine terminal site by PXP. This could include donation of all or part of the site to the Gaviota State Park, which is currently bifurcated by the terminal.

The County held duly noticed public hearings on the proposed amendments. The County has received numerous verbal and written comments in support of the proposed revisions from representatives of the oil industry, environmental groups, and government agencies: Plains Exploration and Development Company, California State Parks, Environmental Defense Center, League of Women Voters, Gaviota Coast Conservancy, and Get Oil Out.

STAFF RECOMMENDATION

Staff recommends that the Commission, after public hearing, **certify** the County's proposed Coastal Plan /Land Use Plan and Coastal Zoning Ordinance/Implementation Program Amendments as submitted in LCP Major Amendment STB-MAJ-1-06.

The appropriate resolutions and motions begin on page 4. Background and description of the LCP Amendment begin on page 7. The findings for approval of the Land Use Plan Amendment as submitted begin on page 10, the findings for approval of the Implementation Plan Amendment as submitted begin on page 16.

ADDITIONAL INFORMATION

Additional Information: Please contact Robin Blanchfield, California Coastal Commission, Energy and Ocean Resources Unit, 45 Fremont Street, Suite 2000, San Francisco, CA 94105. 415-904-5247; email to: rblanchfield@coastal.ca.gov.

SUBSTANTIVE FILE DOCUMENTS

See Appendix A for Substantive File list.

EXHIBITS

- Exhibit 1: Tracked Changes for CP/LUP and CZO/IP Revisions (Unsigned County Resolution 06-086 and Ordinance 4602)
- Exhibit 2: Signed County Resolution 06-086 and Ordinance 4602 (But Without Tracked Changes)
- Exhibit 3: Signed County Resolution 06-087 for Submittal of LCP Amendments
- Exhibit 4: Map of Gaviota Oil and Gas Facility Site and Vicinity

1 STAFF RECOMMENDATIONS, MOTIONS AND RESOLUTIONS

1.1 MOTION AND RESOLUTION 1: CERTIFICATION OF LAND USE PLAN AMENDMENT STB-MAJ-1-06 AS SUBMITTED

Motion:

I move that the Commission certify Amendment STB-MAJ-1-06 to the County of Santa Barbara Coastal Plan/Land Use Plan, as submitted by the County of Santa Barbara.

Staff Recommendation:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative (yes) vote of a majority of the appointed Commissioners.

Resolution to Certify:

The Commission hereby certifies Amendment STB-MAJ-1-06 to the County of Santa Barbara Coastal Plan/Land Use Plan and adopts the findings set forth below on the grounds that the amendment, as submitted, conforms to the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

1.2 MOTION AND RESOLUTION 2: CERTIFICATION OF IMPLEMENTATION PLAN AMENDMENT STB-MAJ-1-06 AS SUBMITTED

Motion:

I move that the Commission reject Amendment STB-MAJ-1-06 to the Santa Barbara County Coastal Zoning Ordinance/Implementation Program, as submitted by the County of Santa Barbara.

Staff Recommendation:

Staff recommends a **NO** vote. Failure of this motion will result in the approval of the Implementation Program amendment as submitted and the adoption of the following resolution and findings.

Resolution to Certify:

The Commission hereby certifies the County of Santa Barbara Coastal Zoning Ordinance/Implementation Program amendment STB-MAJ-1-06 and adopts the findings

set forth below on grounds that the implementation program, as submitted, conforms to, and is adequate to carry out, the provisions of the certified land use plan, and that certification of the implementation program will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the implementation program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the implementation program.

2 PROCEDURAL ISSUES

2.1 STANDARDS OF REVIEW

Coastal Act Section 30512 (c) provides:

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200).

Coastal Act Section 30513 provides:

The local government shall submit to the commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions which are required pursuant to this chapter.

...

The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of [the] land use plan with which the rejected zoning ordinances do not conform or which it finds will not be adequately carried out together with its reasons for the action taken.

The proposed amendments affect the coastal plan/land use plan (CP/LUP) and coastal zoning ordinance/implementation program (CZO/IP) components of the certified Santa Barbara County Local Coastal Program (LCP). The standard of review for land use plan amendments is consistency with the policies of Chapter 3 of the Coastal Act. Implementation program amendments must conform to, and be adequate to carry out, the policies of the certified Santa Barbara County CP/LUP. All Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County CP/LUP as guiding policies pursuant to Policy 1-1 of the CP/LUP.

2.2 PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in the preparation, approval, certification and amendment to any LCP.

The County held public hearings with the Planning Commission (January 25, 2006) and Board of Supervisors (March 21, 2006). These hearings were publicly noticed consistent with Sections 13552 and 13551 of the California Code of Regulations. Notice of the subject LCP amendment components was distributed to all known interested parties. In addition to the above public hearings, the County staff solicited input from industry stakeholders (*e.g.*, Western States Petroleum Association (WSPA) and Plains Exploration and Development (PXP)), environmental advocacy stakeholders (*e.g.*, Environmental Defense Center, League of Women Voters), and government agencies (*e.g.*, California State Parks) during the revision process.

The County has received numerous verbal and written comments in support of the proposed amendments from representatives of the oil industry, environmental groups, and government agencies: Plains Exploration and Development Company, California State Parks, Environmental Defense Center, League of Women Voters, Gaviota Coast Conservancy, and Get Oil Out.

2.3 PROCEDURAL REQUIREMENTS

Pursuant to Section 13551(b) of the California Code of Regulations, the County may submit a local coastal program amendment that will either require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The County Board of Supervisors Resolution 06-087 and Ordinance 4602 provide that the subject amendments shall take effect immediately upon the Commission's approval.

3 FINDINGS AND DECLARATIONS

The Commission finds and declares the following.

3.1 BACKGROUND:

Historically, oil and gas development has been the principal industrial activity in the coastal zone of Santa Barbara County. The policy and ordinance updates proposed in LCP Amendment STB-MAJ-1-06 reflect changed circumstances that have decreased the demand for onshore oil and gas infrastructure in the County's South Coast Consolidated Planning Area (SCCPA). Although the proposed amendments would apply throughout the County's coastal zone, there are limited existing sites and facilities that are directly affected by their adoption. The primary site that will be affected is the PXP Gaviota Oil and Gas Facility (APN 081-130-070). As shown in Exhibit 4, the PXP Gaviota Oil and Gas Facility is centrally located on the scenic and rural Gaviota Coast on the mountain-side of U.S. Highway 101. The parcels that comprise the Gaviota Oil and Gas Facility site are APNs 081-130-070, 081-130-068, and 081-130-053. However, only APN 081-130-070 includes the Gaviota Oil and Gas Facility and is designated for Coastal-Dependent Industry use. The other two parcels are designated and zoned AG II for agricultural use: APN

081-130-053 is developed with the Plains/All American Pipeline Pump Station (allowed in AG II), while APN-081-130-070 is undeveloped and used for animal grazing. The other component of the Gaviota facilities includes the idle Gaviota Oil Terminal that is located on the ocean-side of the U. S. Highway 101, across from the oil and gas facility.²

In 1988, the Commission certified the County LCP oil and gas consolidation policies to guide the siting of oil and gas processing and storage facilities in response to the leasing of more than 200 oil and gas tracts in state and federal waters offshore its coast. The County designated two sites on its south coast – Las Flores Canyon and Gaviota – as consolidated oil and gas processing sites. These designations restricted the onshore processing of oil and gas from offshore reservoirs along the County’s south coast in order to reduce and limit the potential for industrialization of the otherwise rural and scenic Gaviota coast (see Exhibit 4). Other processing facilities operating along the south coast were rezoned, making them legal non-conforming uses.³

The functions and intensity of the Gaviota Oil and Gas Facility site have decreased since the oil and gas consolidation policies and permit procedures for the SCCPA were certified. Originally, both oil and gas produced from the offshore Point Arguello field were processed at the Gaviota site. However, in 1998 Gaviota’s oil and gas processing operations were shifted to the offshore platforms, while the pipeline terminal operations remained onshore at Gaviota. In 2002, the County approved the operator’s request to remove excess processing and ancillary equipment from the Gaviota site. The primary purpose of the project was to reduce the visual impacts of the Gaviota site and attempt to recover initial project investments through the sale of reusable equipment.

Current operations at the Gaviota Oil and Gas Facility are now those of a pipeline terminal with the following functions.⁴

- Heating and pumping of oil received at the site from offshore platforms in order to meet specifications for injection into the Plains/All American Pipeline for transport to refineries.
- Oil storage tank capacity not to exceed 2½ times daily production rates. There are two oil storage tanks at the Gaviota Oil and Gas Facility site with a total storage of 50,000 barrels. One of the two tanks (40,000 barrels) stores the oil prior to its shipping to the common-carrier Plains/All American Pipeline for transport to refineries outside the County. The second tank holds 10,000 barrels. A third 40,000 barrel oil storage tank was approved by the County in 2004, but has not yet been built.

² Around 2002, Chevron sold its interests in the Point Arguello project, including the Gaviota Facility site, to Plains Resources (now Plains Exploration and Production Company, or PXP). PXP is now the operator of the Point Arguello offshore platforms and Gaviota onshore facility.

³ All but one of these facilities have undergone or are undergoing demolition and reclamation.

⁴ Pipeline terminals are major junctures between pipelines or between a pipeline and other modes of transportation (other than marine) that require specific operations in order to transfer product.

- Gas-fueled co-generation of steam and electricity, using natural gas produced by the offshore platforms. The steam is used to heat the crude oil. The electricity powers operations and excess is sold to the grid. A desalination plant also supports this operation, providing water to generate steam, and to serve other ancillary purposes. The co-generating plant is supported by five turbines.
- Other ancillary functions, including but not limited to a gas flare and an office building.

In 2004, PXP received County approval to install the Gaviota Bypass Project, which allowed the operator to ship crude oil directly to the Plains/All American Pipeline. This relieved the operator of the need for the Gaviota Oil Terminal tank farm on the south (ocean) side of Highway 101. The Bypass Project has been completed and essentially consolidated all onshore oil and gas activity at the Gaviota site to the north (mountain) side of the highway.

Meanwhile, the Las Flores Canyon consolidated site continues to provide oil and gas processing and oil storage facilities that support development of 16 federal leases, all contained within the Exxon-Mobil Santa Ynez Unit offshore the Gaviota coast.

Summary

In summary, since 1998, the Gaviota Oil and Gas Facility has been operating as a consolidated pipeline terminal rather than as a consolidated oil and gas processing facility. PXP has stated that it plans to continue to operate it as a consolidated pipeline terminal and provide equitable access to the common-carrier Plains/All American Pipeline. With regards to the idle Gaviota Oil Terminal, its owner has announced its intention to abandon the terminal in the near future. Although the former marine terminal's owner has yet to determine the ultimate disposition of the oil terminal site, consideration is being given to donating all or part of site to the Gaviota State Park, which is currently split by the oil terminal (see Exhibit 4).

3.2 LCP AMENDMENTS' DESCRIPTION

Under the Coastal Act, onshore oil and gas facilities that support offshore oil and gas developments are industrial developments that are allowed priority use in the coastal zone in order to provide for national energy interests and public welfare. In many cases — particularly in the County's South Coast region — these onshore oil and gas facilities are located adjacent to or in coastal areas that have sensitive resources as well as offer prime scenic values, recreational use and agricultural use.

The County LCP's existing SCCPA oil and gas consolidation policies were certified by the Commission in 1988 to provide guidance for siting onshore industrial facilities supporting offshore oil and gas development at a limited number of suitable locations and under appropriate conditions, consistent with the Coastal Act and good planning practice.

The proposed policy and ordinance amendments update and strengthen the County CP/LUP's SCCPA oil and gas consolidation policies by removing provisions for the development of

processing and storage facilities in areas where they are no longer needed while maintaining opportunities for future development where necessary.

The subject amendments provide for foreseeable energy-related development, reduce the number of onshore oil and gas facilities, promote further consolidation of oil and gas at the Las Flores Canyon Consolidated oil and gas processing site, and consolidate pipeline and storage tank facilities at the Gaviota site. These actions will facilitate the eventual abandonment and removal of industrial facilities (storage tanks) on the south (ocean) side of U.S. Highway 101 at Gaviota, restore some of the site's rural integrity, and provide potential opportunities for additional recreational development in the area.

The subject amendments, as described in Exhibit 1, include the following substantive changes to the County CP/LUP and CZO/IP:

1. *Establishment of a new Consolidated Pipeline Terminal designation, along with permitting requirements, and re-designation of the Gaviota Oil and Gas Facility on the north (mountain) side of U.S. Highway 101 (APN 081-130-070) as a Consolidated Pipeline Terminal.*

The subject amendments propose adding CP/LUP policies 6-13A through 6-13C and CZO/IP Section 35-159 (see Exhibit 1) to define the operations that will be allowed at a consolidated crude oil pipeline terminal, specify development and siting criteria, require common-carrier operation of the consolidated pipeline terminal, and change the land use designation of the Gaviota parcel APN 081-130-070 from Coastal-Dependent Industry to a Coastal-Related Consolidated Pipeline Terminal. This change reflects present day circumstances wherein the Gaviota facility is being used as a consolidated pipeline terminal, as described in Section 3.1.

2. *Repeal of the Consolidated Oil and Gas Processing Site Designation at Gaviota.*

The County CP/LUP (Chapter 3.6.4 Preamble, Policies 6-5B.2 and 6-6D) and CZO/IP (Section 35-58) currently identify two consolidated oil and gas processing sites in the SCCPA where oil and gas from offshore production may be processed for pipeline transport to refinery destinations. These are the Gaviota (PXP/Point Arguello project) and Las Flores Canyon (Exxon-Mobil Santa Ynez Unit project) sites.

The subject amendments propose deleting Gaviota as a Consolidated Oil and Gas Processing Site in CP/LUP policies 6-5B.2 and 6-6D and in CZO/IP Section 35-58, leaving the Las Flores Canyon Consolidated Oil and Gas Processing Site as the sole site within the SCCPA available for the processing of offshore oil and gas (Exhibit 1). This change reflects the current situation wherein the processing equipment has been, or is being, removed from the Gaviota site (see Section 3.1). The Las Flores Canyon processing site is located inland of the coastal zone and would retain its designation as a consolidated oil and gas processing site.

In the northern sector of the County, no consolidated processing sites are located within the coastal zone. The Lompoc Oil and Gas Plant, which currently processes oil and gas produced from Platform Irene, is located inland of the coastal zone.

3. *Repeal of the criteria for siting new oil storage facilities (tank farms) within the Coastal Zone.*

The LCP's existing crude oil tank farm siting policies (CP/LUP 6-13A through 6-13D) have had limited use due to: (a) adoption of SCCPA consolidation policies for oil and gas processing facilities in 1988; (b) the preference for overland pipelines over marine vessels for transporting crude oil to refineries; and (c) relinquishment of many offshore leases. The County completed a siting study in 2000 that addressed potential processing and oil storage sites if federal oil and gas leases offshore the County's northwestern coast were developed. This study demonstrated that sites inland of the coastal zone offer more favorable locations, based on several factors, including lower environmental impacts and access to rail.

The subject amendments propose repealing CP/LUP policies 6-13A through 6-13D, which would eliminate the potential for development of new crude oil storage tank facilities at sites in the coastal zone, other than at the newly designated "Consolidated Pipeline Terminal" site at Gaviota (see Exhibit 1). The repeal of these policies would not affect oil storage associated with existing pipeline pump stations or the Las Flores Canyon operations.

4. *Repeal of the definition for the Gaviota and Las Flores Canyon Consolidated Planning Areas. Extended reach drilling to offshore oil and gas reserves will only be permitted at the Las Flores Canyon consolidated oil and gas processing site, outside the coastal zone.*

The subject amendments propose eliminating the definition of "Consolidated Planning Area" from Section 35-58 of the CZO/IP and the corresponding designation from CP/LUP Policy 6-5C (Exhibit 1). In 1996, the industrial and agriculturally zoned parcels associated with the Gaviota and Las Flores Canyon consolidated oil and gas processing sites were identified in the Coastal Zoning Ordinance as Consolidated Planning Areas to accommodate development of nearshore oil and gas reservoirs using extended-reach drilling from onshore sites. Under amended CP/LUP Policy 6-5C and CZO/IP Section 35-58, extended reach drilling to offshore oil and gas reserves will remain a permitted use at the Las Flores Canyon Consolidated Processing Site, but will no longer be permitted at the Gaviota site.

3.3 CONSISTENCY OF CP/LUP AMENDMENT WITH COASTAL ACT CHAPTER 3 POLICIES

The standard of review for the County CP/LUP amendments is that they must be consistent with the Chapter 3 policies of the Coastal Act. The proposed CP/LUP amendments will be analyzed for consistency with the following Chapter 3 policies: §30255 (priority for coastal dependent and coastal-related development); §30250 and §30262 (consolidation of oil and gas facilities to avoid

and minimize individual and cumulative impacts); §30240 (protection of sensitive habitat); 30251 (protection of visual and scenic resources); and §30252 (public access).⁵

3.3.1 Consolidation of Coastal-Dependent and Coastal-Related Oil and Gas Development

Coastal Act §30255 states:

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.

Coastal Act §30250 states:

(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. . . .

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas. . . .

Coastal Act §30262 states:

a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met: . . .

(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. . . .

Onshore oil and gas facilities that support offshore oil and gas production are defined as coastal-related or coastal-dependent industrial developments pursuant to Coastal Act Sections 30101 and 30101.3, and under Coastal Act §30255 are allowed priority use in the coastal zone in order to provide for national energy interests and public welfare. In many cases these onshore oil and gas facilities are located adjacent to or in coastal areas that have sensitive resources as well as offer prime scenic values, recreational use and agricultural use. In order to balance the protection of these coastal resources, Coastal Act Sections 30250 and 30262, and the County's certified LCP policies and ordinances, require that oil and gas processing facilities be consolidated to the

⁵ All Chapter 3 policies of the Coastal Act have also been incorporated in their entirety in the certified County CP/LUP as guiding policies pursuant to Policy 1-1 of the CP/LUP.

maximum extent feasible and located at the minimum number of sites necessary to accommodate reasonably foreseeable future needs. The proposed amendments further the Commission's and the County's policies toward consolidating oil and gas facilities in order to protect the visual and recreational resources of the scenic Gaviota coast.

Coastal Related Consolidated Pipeline Terminal Designation

The PXP Gaviota Oil and Gas Facility site is currently designated as a Coastal-Related Consolidated Oil and Gas Processing site. The proposed re-designation of the Gaviota site to a Coastal- Related Consolidated Pipeline Terminal will not change its existing Coastal-Related Industry land use designation.⁶

The proposed designation of the Gaviota Oil and Gas Facility site (APNs 081-130-070, 081-130-068, and 081-130-053) as a Coastal Related Consolidated Pipeline Terminal site will require that the PXP Gaviota facility be operated as a common carrier facility and provide for access to pipeline transport of processed oil for other users, thus furthering the policies of the Coastal Act and County CP/LUP to consolidate oil and gas facilities. All future facilities developed under the proposed policies and regulations would occur within the industrialized area of the Gaviota site (APN 081-130-070) in the coastal zone and would be subject to the LCP's mitigation measures and development standards for protection of coastal resources.

Repeal of the Oil and Gas Consolidated Processing Designation

Since oil and gas processing capabilities were removed from the Gaviota site in 1998, it has been operated solely as a pipeline terminal. Oil production from the Point Arguello Unit is processed at the offshore platforms and transported to the Gaviota site for heating, metering, and storage prior to transport through the Plains/All American Pipeline to refinery destinations outside the County. In 2002, the County approved the operator's request to remove all unused processing equipment from the onshore Gaviota facility and much of that equipment has been dismantled and removed from the site (see Section 3.1).

Repeal of the existing consolidated processing site designation (CP/LUP policies 6-5B.2 and 6-6D) for the Gaviota site will not preclude reasonable future opportunities for oil and gas processing within the SCCPA. Under the proposed amendments, existing CP/LUP policy 6-6D would be revised to refer to the Las Flores Canyon site as the sole consolidated processing site in the SCCPA. Offshore oil and gas production that is currently processed onshore in the SCCPA can be accommodated at the Las Flores Canyon Consolidated Oil and Gas Processing Site. The likelihood that onshore processing facilities would be needed in the future at Gaviota or another onshore site on the Gaviota coast is low. Lessees of the currently undeveloped leases in

⁶ The Gaviota site was originally zoned Coastal-Dependent Industry; however, in 1991, the Commission certified the County's LCP amendment that changed the land use designation to Coastal-Related Industry. As a result, the existing facility is a non-conforming use. In the future, if PXP chooses to expand or change the facility (*i.e.*, storage tanks) they would be required to build the new facility pursuant to the Coastal-Related Industry permitting requirements.

the Bonito, Rocky Point and Sword Units and the operator of the Point Arguello Unit have indicated that any future development of these leases (if it were to occur) would use the existing Point Arguello platforms and would be processed and shipped in the same general manner that Point Arguello crude oil and natural gas are handled.

In addition, the repeal of the oil and gas processing consolidation designation for Gaviota will not preclude the potential to develop additional processing capacity outside the SCCPA. Additional sites, if needed in the future, may be considered through the County planning and zoning process. For example, the Lompoc Oil and Gas Plant is a consolidated facility use and potentially could provide processing capability for new production offshore the County's northern sector. In addition, there are suitable sites in the northern sector of the County where new processing facilities could be permitted if existing facilities could not accommodate new production. Thus, reasonable new processing capacity could be permitted by the County and made available if necessary.

Repeal of the Tank Farm Siting Criteria

Repeal of the tank farm siting criteria in the existing CP/LUP Policies 6-13A through 6-13D will have the effect of maximizing use of the designated Consolidated Pipeline Terminal site at Gaviota, as well as the existing Las Flores Canyon consolidated oil and gas processing site.

The proposed new CP/LUP policies 6-13A through 6-13D provide for adequate future additional storage capacity at the designated Gaviota Pipeline Terminal site (Exhibit 1). The Gaviota Oil and Gas Facility currently is permitted to add 40,000 barrels of new storage to its existing 50,000 barrels. The proposed amendments provide for another 40,000 barrels of storage that could be permitted at the site. Based on current and projected future oil production volumes, these 130,000 barrels of total storage capacity at the newly designated Consolidated Pipeline Terminal will be adequate for the SCCPA.

Repeal of the tank farm siting criteria will also continue the County efforts to focus future oil and gas processing and oil storage inland of the coastal zone in the northern sector of the County if leases offshore northwestern Santa Barbara County are developed. All other needs for pipeline terminals within the unincorporated area of the County would be satisfied at sites inland of the coastal zone. This includes terminals at the Las Flores Canyon oil and gas processing site, the Lompoc Oil and Gas Processing site, and, if necessary, a new site located in the northern sector of the County as discussed in previous studies and in accordance with established criteria and results of environmental review.

Repeal of Extended Reach Drilling as a Permitted Use for Gaviota Site

Under the proposed revisions to CP/LUP Policy 6-5C and corresponding CZO/IP Section 35-58 extended reach drilling to offshore oil and gas reserves would no longer be permitted at the Gaviota site, but would remain a permitted use at the Las Flores Canyon Consolidated Processing Site. This change in policy and regulations reflects current and reasonably foreseeable needs for extended reach drilling to offshore oil and gas reserves in the SCCPA.

In 1996, the Commission approved amendments to the County CP/LUP and CZO/IP to accommodate development of nearshore oil and gas reservoirs using extended-reach drilling from onshore sites. The designation was to accommodate the Molino Gas Project, which was proposing to use extended reach drilling from the Gaviota site to recover nearshore sweet gas from State Tideland leases offshore. In 2003, however, Harvest Natural Resources Inc. abandoned the Molino Gas project, removed all exploratory equipment from the site, and subsequently sold the onshore drillsite and relinquished three of its four offshore leases. The remaining lease is anticipated to be relinquished following cleanup of seafloor debris.

The proposed revisions accommodate reasonably foreseeable needs for offshore oil and development using extended reach drilling by continuing to allow extended reach drilling at the Las Flores Canyon site. The proposed revisions also further the Commission's and County's policies for protecting the recreational and scenic coastal resources of the Gaviota coast by reducing the number of oil and gas facilities in the region.

Conclusion

For the reasons stated above, the Commission finds the proposed amendments consistent with the consolidation policies for oil and gas development in Coastal Act Sections 30255, 30250, and 30262.

3.3.2 Protection of Environmentally Sensitive Resources

Coastal Act Section 30240 states:

(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.

(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.

The proposed CP/LUP Policy 6-13C provides:

New or modified storage tanks at a designated Consolidated Pipeline Terminal shall be located and designed so as to avoid significant adverse impacts and shall be in compliance with the polices and regulations of the Coastal Act and Local Coastal Program.

No potential impacts to sensitive habitats or species are anticipated to result from implementation of the proposed policies and ordinance amendments. The proposed policy will be implemented within the context of the CP/LUP's overarching environmental protection policies, as well as with the guidance of the incorporated Coastal Act policies provided by CP/LUP Policy 1-1. For example, the County's existing CP/LUP Policy 2-11 requires measures to avoid impacts to environmentally sensitive habitat areas.

New development that could be permitted under the amendments would be limited in nature, confined to the one existing developed site in the coastal zone (Gaviota Consolidated Pipeline Terminal site) and would be subject to protective provisions of the existing and proposed policy provisions as well as the existing permit conditions for the Gaviota facility.

For the reasons discussed above, the Commission finds the proposed amendments to be consistent with the sensitive resource protection policies of Coastal Act §30240.

3.3.3 Public Access

Coastal Act Section 30252 states:

Development should maintain and enhance public access to the coast ...

The six oil storage tanks at Gaviota Oil Terminal on the ocean-side of U.S. Highway 101, comprising 670,500 barrels of total storage capacity, will eventually be abandoned and the site restored for a non-industrial use. The oil terminal facility is no longer permitted to operate as a marine terminal and all six of the existing tanks are currently idle and not in working condition. The proposed amendments would facilitate the abandonment and removal of existing crude oil storage tanks at the Gaviota Oil Terminal.

The property is contiguous on two sides with Gaviota State Park and could be designated for public recreational uses in the future. The owner is in the process of determining the ultimate disposition of the marine terminal site and is considering donation of all or part of the site to the Gaviota State Park. Existing access to the site could provide safe public access from U.S. 101 via the freeway overpass at Mariposa Reina, as opposed to the current at-grade access available to motorists visiting Gaviota State Park.

For the reasons discussed above, the Commission finds that the proposed amendments are consistent with Coastal Act §30252 because they encourage and facilitate the removal of oil storage tanks in the coastal zone that can provide an opportunity for additional recreational uses.

3.3.4 Visual Resource Protection

Coastal Act Section 30251 requires the protection of scenic and visual qualities of coastal areas as a resource of public importance:

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.

The proposed CP/LUP policies encourage development that is sited and designed to protect scenic and visual qualities of the coastal zone. They will be implemented within the context of the CP/LUP's overarching policies for protection of scenic, recreational, and sensitive coastal resources, as well as with the guidance of the incorporated Coastal Act policies provided by CP/LUP Policy 1-1. The existing County LCP Policies 4-1 through 4-11 provide specific guidance for protecting the scenic and visual qualities of the Santa Barbara County coastal zone.

The proposed amendments would facilitate the abandonment and removal of large oil storage tanks currently located in the coastal zone at Gaviota and would limit processing of new oil and gas production to sites outside of the coastal zone, thus preserving visual qualities in this area. Structures and activities associated with pipeline transport of crude oil would continue at the existing Gaviota oil and gas facility. Expansion of oil storage capacity at the Gaviota site could be allowed up to a total capacity of 130,000 barrels. New storage tanks up to that limit would be required to be sited and designed to avoid or minimize their visibility from U.S. 101 and other locations, consistent with the CP/LUP Policy 6-13C and CZO/IP §35-159 development standards proposed for the Consolidated Pipeline Terminal designation (Exhibit 1)

For the reasons discussed above, the Commission finds that the proposed amendments are consistent with the visual resource protection policies of Coastal Act §30251.

3.4 ANALYSIS OF CZO/IP AMENDMENTS FOR ADEQUACY TO CARRY OUT THE CP/LUP

The standard of review for amendments to the County implementation program (CZO/IP) is that they must conform to, and be adequate to carry out, the policies of the certified County CP/LUP.

The subject amendments propose the addition of a new CZO/IP Section 35-159 that will establish and define *Consolidated Pipeline Terminals* with siting and development standards, and allow it as a permitted use in AG II (AG-II) and Coastal Related Industry (MC-R) zone districts. These new CZO/IP standards and permitting requirements are consistent with and adequate to carry out the *Consolidated Pipeline Terminal* policies and siting criteria proposed in the new CP/LUP policies 6-13A through 6-13D.

The proposed deletion of references to the Gaviota oil and gas processing site in CZO/IP Sections 35-58, 35-69, 35-150, 35-154, 35-157, 35-158, and 35-170.2 will ensure consistency with and be adequate to carry out the amended CP/LUP policies that: (1) repeal the designation of Gaviota as a consolidated oil and gas processing site, leaving Las Flores Canyon as the sole consolidated oil and gas processing site; (2) repeal the tank farm siting policies; (3) repeal the "Consolidated Planning Areas" designation for the Gaviota and Las Flores Canyon sites; and (4) restrict extended reach drilling for offshore oil and gas reserves from the coastal zone of the SCCPA by allowing it only at the inland Las Flores Canyon consolidated oil and gas processing site.

In addition, when the County adopted the subject amendments, it simultaneously adopted amendments to its Land Use Element and Inland Zoning Ordinance to ensure vertical and horizontal consistency between relevant elements of the Comprehensive (*i.e.*, General) Plan, and between the General Plan and implementing zoning regulations.

For the reasons stated above, the Commission finds that the CZO/IP amendments proposed in SB-MAJ-1-06 conform to and are adequate to carry out the proposed amendments to the County's certified CP/LUP.

4 CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency responsible for reviewing Local Coastal Programs for compliance with the CEQA. The Secretary of the Resources Agency has determined that the Commission's program of reviewing and certifying LCPs qualifies for certification under Section 21080.5 of the CEQA. In addition to making the finding that the LCP amendment is in full compliance with the CEQA, the Commission must make a finding that no less environmentally damaging feasible alternative exists. Section 21080.5(d)(2)(A) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not certify a LCP, "...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

As discussed in this report, the purpose of the County's proposed amendments are to strengthen the protection of the County's natural resources and environment by providing CP/LUP policies and CZO/IP regulations to consolidate crude oil pipeline terminals and their associated storage tank facilities.

Thus, the amendments, as proposed and submitted in LCP Amendment STB-MAJ-1-06 do not have any adverse impacts on the environment. To the contrary, they will result in significant beneficial effects. Accordingly, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the CP/LUP and CZO/IP amendments contained in LCP Amendment STB-MAJ-1-06, as proposed and submitted, are consistent with the provisions of the CEQA.

APPENDIX A
Substantive File Documents

DOCUMENTS

1. *Santa Barbara County LCP Amendments: Updates of Oil and Gas Consolidation Polices and Regulations, County Case Nos. 04GPA-00000-00016 and 04ORD-00000-00018.* Submitted to the California Coastal Commission for Certification, March 27, 2006. (Binder containing all the necessary filing documents, including the resolutions, ordinances, and Negative Declaration identified below.)
2. Resolution No. 06-087, Case Numbers 04GPA-0000-00018 and 04ORD-00000-00018, County of Santa Barbara. *In The Matter Of Submitting To The Coastal Commission Amendments To The Text And Maps Of The Santa Barbara County Local Coastal Program,* passed, approved, and adopted by the Board of Supervisors March 21, 2006.
3. Resolution No. 06-086, 04GPA-0000-00018, County of Santa Barbara. *In The Matter Of Adopting Amendments To The Coastal Land Use Plan To Update The South Coast Oil And Gas Consolidation Policies, Repeal Tank Farm Siting Policies In The Coastal Zone, And Add Permit Procedures For Consolidated Pipeline Terminals In The Coastal Zone,* passed, approved, and adopted by the Board of Supervisors March 21, 2006;
4. Ordinance 4602, Case Number 04ORD-00000-00018, County of Santa Barbara. *An Ordinance Amending Article II, Coastal Zoning Ordinance, Of Chapter 35 Of The Santa Barbara County Code By Amending DIVISION 2, Definitions, DAVISON 4, Zoning Districts, And DIVISION 9, Oil And Gas Facilities To Delete References To Gaviota As A Consolidated Oil And Gas Processing Site And Add A New Section 35-159 (Consolidated Pipeline Terminals),* passed, approved, and adopted by the Board of Supervisors March 21, 2006.
5. Negative Declaration, SCH #2005111102, dated January 2006. *Comprehensive Plan And Zoning Ordinance Amendments To Re-Designate Consolidated Oil & Gas Production, Processing, And Pipeline Terminal Sites Within The County's Coastal Zone And To Establish Permitting Requirements For Consolidated Pipeline Terminals. Directly Affected Parcels: APNs 081-130-070, 180-130-068 & 081-130-053.*

LETTER CORRESPONDENCE

March 24, 2006. From Doug Anthony, Santa Barbara County, to Alison Dettmer, California Coastal Commission. Letter of transmittal for submittal of above LCP Amendments.

EXHIBIT 1

**TRACKED CHANGES TO TEXT OF REVISED CP/LUP POLICIES AND CZO/IP ORDINANCES
(RESOLUTION 06-086 AND ORDINANCE 4602)**

(Approved, by the County Board of Supervisors, but not signed and dated.)

EXHIBIT 1a: UNSIGNED RESOLUTION WITH TRACKED CHANGES

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING
AMENDMENTS TO THE COASTAL LAND
USE PLAN TO UPDATE THE SOUTH
COAST OIL AND GAS CONSOLIDATION
POLICIES, REPEAL TANK FARM SITING
POLICIES IN THE COASTAL ZONE, AND
ADD PERMIT PROCEDURES FOR
CONSOLIDATED PIPELINE TERMINALS
IN THE COASTAL ZONE

RESOLUTION NO. 06-086

Case No. 04GPA-00000-00018

WITH REFERENCE TO THE FOLLOWING:

- A. Santa Barbara County seeks to minimize the proliferation of oil and gas processing and storage facilities within the Coastal Zone, while still accommodating current and potential future demand for such facilities, in order to avoid adverse impacts of oil and gas processing and storage on marine and coastal resources.
- B. The Santa Barbara County Board of Supervisors initiated, and the County Planning Commission has recommended, specific policy and ordinance amendments that would remove the consolidated oil and gas processing site designation from one of two such-designated sites in the County as that site (Gaviota) is no longer used for processing oil and gas and future consolidated processing needs can be accommodated at the other consolidated processing site (Las Flores Canyon) or other County locations, as appropriate.
- C. The Santa Barbara County Board of Supervisors initiated, and the County Planning Commission has recommended, specific policy amendments that would define a new land use designation of *Consolidated Pipeline Terminal* and would apply that designation to the Gaviota site to provide for current and potential future oil storage needs within the South Coast Consolidated Planning Area.
- D. The Board has held a duly noticed public hearing, as required by Section 65355 of the government Code, at which the amendments to the Coastal Plan were explained and comments invited from persons in attendance.
- E. It is now deemed in the interest of the orderly development of the County of Santa Barbara and important to the preservation of the health and safety of the residents of said County to amend the Coastal Plan as follows:

EXHIBIT 1a:
LCP Amendment
STB-MAJ-1-06
(Tracked Change Resolution)

Revise Preamble to Chapter 3.6, subsection titled “Oil and Gas Processing Facilities” to read as follows:

Paragraph 1:

~~The County currently has eight oil and gas processing facilities located in the coast zone, two of which are not in operation (Shell Western Molino and Texaco Gaviota). Currently, there are no oil and gas processing facilities located in the unincorporated area of the County’s Coastal Zone. The remaining six facilities process oil only, gas only, or both oil and gas from offshore fields (Unocal Government Point, ARCO Gaviota, Chevron Gaviota, Phillips Tajiguas, ARCO Dos Pueblos, and ARCO Ellwood). Other processing facilities that support offshore oil and gas development are located outside of the Coastal zone; they include Exxon’s oil and gas processing facility in Las Flores Canyon, POPCO’s gas processing facility in Las Flores Canyon, Unocal’s oil processing facility north of Lompoc, and Unocal’s Battles gas plant near Santa Maria. Although somewhat lower than previously anticipated, production will increase considerably above historic levels, possibly peaking during the mid-1990s and perhaps again sometime after year 2000. The associated demand to develop onshore processing, storing, and transporting facilities requires a special planning focus to address long term, land use, public safety, and environmental management concerns. The coastal zone area west of the City of Santa Barbara to Point Arguello is expected to be most affected by increased oil and gas production offshore. Consequently, this area plus a parallel strip of land outside of the coastal zone, *For planning purposes, the coastal strip between the City of Santa Barbara on the east and Point Arguello on the west, bounded by the ridge of the Santa Ynez Mountain Range to the north and the seaward boundary of the California Tidelands on the south* has been designated as the South Coast Consolidation Planning Area (SCCPA). Another parallel strip of land which follows to the east and has experienced much oil and gas development in the past has been designated as the Carpinteria Valley Consolidation Planning Area (CVCPA). Lastly, a larger area that runs north from the South Coast Consolidation Planning Area has been designated as the North County Consolidation Planning Area (NCCPA). Such designations allow the County to focus policies on reducing the proliferation of oil and gas processing facilities in the area, according to the particular characteristics of each area.~~

Paragraph 6:

Where

For areas inside the South Coast Consolidation Planning Area (as defined in policy 6-6B below) the County has designated Las Flores Canyon ~~and Gaviota~~ as *the* consolidated oil and gas processing sites *site* to minimize the industrialization of the South Coast.

Revise text in Section 3.6.4, LAND USE PLAN PROPOSALS, Oil and Gas Wells, Paragraph 5 to read as follows:

Where

Oil and gas wells dedicated solely to exploration or production of onshore oil and gas fields are permitted in Coastal Dependent Industry and Agriculture II designations and are conditionally permitted uses in Mountainous Areas, Open Lands, Rural Residential, and all other industrial classifications (refer to Table 3-1). Oil and gas wells dedicated to exploration or production of offshore oil and gas fields are permitted in Coastal Related

Industry and Agriculture II designations only within the ~~Gaviota and Las Flores Canyon Consolidated Planning Areas~~ Oil and Gas Processing Site as specified in policies 6-5B and 6-5C. By retaining the AG-II designation within the Consolidated ~~Planning Areas~~ Oil and Gas Processing Site, the County limits the use of industrially zoned (MC-R and MC-D) areas within the Consolidated Oil and Gas Processing Site ~~Sites~~ available for processing facilities; and also, by allowing exploration and production ~~on~~ in AG districts, but not processing, the County provides for the separation of processing and production to accommodate safety concerns.

Revise Policy 6-5B.2 to read as follows:

2. The voter approval requirement set forth in Section 1 above shall not apply to onshore pipeline projects or to onshore support facilities that are located entirely within ~~an~~ the-existing approved consolidated oil and gas processing site at Las Flores Canyon (designated as of June 13, 1995 as APN 81-220-14, 81-230-19) or the former, but no longer existing or approved, consolidated oil and gas processing site at Gaviota (designated as of June 13, 1995 as APN 81-130-07, 81-130-52, 81-130-53).

Revise Policy 6-5C to read as follows:

Policy 6-5C: Exploration or production of offshore oil and gas reservoirs (including reservoirs which traverse the mean high tide line) from onshore sites shall be restricted to locations within the Las Flores Canyon ~~and Gaviota Consolidated Oil and Gas Planning Areas~~ Processing Site which ~~are comprised of~~ comprises the parcels identified in Policy 6-5B.2 above. Such exploration and production is compatible with AG-II and MC-R designated land uses within ~~these two~~ this Consolidated ~~Planning Areas~~ Oil and Gas Processing Site.

Revise Policy 6-6D to read as follows:

The oil and gas processing sites site at Gaviota (~~APNs 81-130-07, 81-130-52, and 81-130-53~~) and Las Flores Canyon (APNs 81-220-14 and 81-220-19 as of September 7, 2004) ~~are~~ is designated as the consolidated sites site for processing oil and gas production from offshore reservoirs and zones. Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA shall be processed at ~~these two sites~~ this site.

Repeal Policies 6-13A through 6-13D as follows:

~~Policy 6-13A: In considering applications for oil storage facilities required for oil transportation, alternative sites shall be considered and evaluated and compared on environmental attributes including, but not limited to, the following (as listed alphabetically):~~

- ~~1) Air Quality;~~
- ~~2) Cultural Resources;~~
- ~~3) Geology and Soils;~~
- ~~4) Habitat Quality;~~
- ~~5) Land Use;~~
- ~~6) Marine Ecology;~~

- 7) Noise;
- 8) Safety;
- 9) Species of Special Concern; and
- 10) Visual

~~Policy 6-13B: The oil storage facility site shall meet or exceed each of the environmental performance standards described below. Where the best available siting and project design alternatives including onsite mitigation do not meet these standards, compensating off site mitigation may be allowed, except for on site factors directly affecting public health and safety. Sites and facilities which do not require off site mitigation are preferred to those that do, except in those cases in which an off site mitigation program in combination with the proposed facility configuration is more environmentally preferable than reasonable alternative.~~

~~Oil Storage Facility Environmental Performance Standards:~~

- ~~1) The facility shall not have a significant visual impact.~~
- ~~2) No known or potential significant habitat for locally rare or regionally endemic species shall be adversely affected by the facility.~~

~~Policy 6-13C: The oil storage facility site shall further meet or exceed each of the environmental goals described below. Where the best available siting and project design alternatives do not meet these goals, compensating offsite mitigation may be allowed except for on site factors directly affecting public health and safety. Sites and facilities which do not require off site mitigation are preferred to those that do, except in those cases in which an offsite mitigation program in combination with the proposed facility configuration is more environmentally preferable than reasonable alternatives.~~

~~Oil Storage Facility Environmental Goals:~~

- ~~1) To ensure public health and safety, human exposure to risk of an accident at the tank farm shall be limited to an aggregate of 240 person hours per day on average, exclusive of facility employees within one half (1/2) mile of the proposed facility;~~
- ~~2) Not more than 1.6 acres or their equivalent of high productivity terrestrial habitat (equivalent to 1025 acres of industrial use land) shall be disturbed;~~
- ~~3) Not more than 0.064 acres or their equivalent of high productivity marine habitat (equivalent to 1.19 acres of sandy beach) shall be disturbed by a ballast water treatment outfall associated with a marine terminal;~~
- ~~4) The facility shall comply with all standards established in the Noise Element of the Comprehensive Plan and no residents or educational facility shall be subject to greater than a 9dB increment above baseline in ambient noise level.~~
- ~~5) No significant cultural resources shall be adversely affected.~~

~~The interpretation of the Coastal Zoning Ordinance shall not result in less resource protection than mandated by Environmentally Sensitive Habitat Areas (ESHA) protection policies and other policies contained within this Coastal Plan.~~

~~Oil storage facilities at a capacity to accommodate oil transportation requirements shall be consolidated to the maximum extent feasible within one site unless it can be shown that environmental impacts of such a facility are greater than providing such storage capacity at multiple sites.~~

~~In the event that attainment of one or more of these goals is not feasible, a facility may be approved if the County finds that the aggregate facility impacts are less environmentally damaging than any reasonable available alternatives and that the project is fully consistent with other County policies.~~

~~Policy 6-13D: No lands designated for recreation, educational, commercial, resort/visitor serving commercial, or residential use shall be redesignated for use as an oil storage facility site. Any redesignation from uses other than those prohibited shall be accompanied by mitigation to fully offset the land use impacts of that redesignation.~~

Add New Policies 6-13A through 6-13C, including brief preamble as follows:

Consolidated Crude Oil Pipeline Terminal

Crude oil pipeline terminals constitute major junctures between pipelines or between a pipeline and other modes of transportation that require specific operations in order to transfer product. Within the County's Coastal Zone, pipeline terminals for crude oil are operated by oil companies, serve transportation of oil and gas extracted from offshore reservoirs, and, therefore, are coastal-related developments pursuant to Section 30101.3 of the California Public Resources Code. Such terminals generally comprise facilities to heat and pump the oil for transportation to refineries, and may also include limited storage capacity and gas-fired co-generation of steam and electricity primarily to support heating and pumping operations. Crude oil pipeline terminals may coincide with oil and gas processing facilities, onshore production facilities, or may occur at separate locations onshore.

Where: The County deems it in the interest of orderly development and important to the preservation of the health, safety and general welfare of its residents to consolidate the use and location of pipeline terminals within the Coastal Zone, and to mitigate adverse affects to the environment where such terminals occur.

Crude oil pipeline terminals located with processing facilities shall be governed by the consolidated siting restrictions for processing facilities contained in LCP Policies 6-6B through 6-6G. Crude oil pipeline terminals located separately from processing facilities shall be governed by the following 6-13 policy series. For the purpose of these policies, pipeline terminals refer to the following operations:

- 1) Heating and pumping of crude oil;
- 2) Limited tank storage of crude oil onsite;
- 3) Gas-fired cogeneration of steam and electricity for the primary purpose of fueling onsite operations; and
- 4) Any necessary ancillary structures or improvements.

Policy 6-13A. Consolidation of Oil Pipeline Terminals.

Parcel 081-130-070 (as delineated on County zoning and parcel maps as of January 1, 2004) is designated as a coastal-related Consolidated Pipeline Terminal. This designation serves to identify and limit locations for installation

and operation of oil and gas pipeline terminals in the County's Coastal Zone. This designation shall automatically become null and void upon the abandonment of the Gaviota Consolidated Pipeline Terminal.

Policy 6-13B. Shared Use of Consolidated Oil and Gas Pipeline Terminals.

Consolidated crude oil pipeline terminals shall be operated as common carriers, required to provide fair, equitable, and nondiscriminatory access to all shippers.

Policy 6-13C. Mitigation of Impacts.

New or modified oil storage tanks at a designated Consolidated Pipeline Terminal shall be located and designed so as to avoid significant adverse impacts and shall be in compliance with the policies and regulations of the Coastal Act and Local Coastal Program.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. Pursuant to the provisions of Section 65356 of the Government Code, this Board adopts the foregoing amendments to the Coastal Plan.
2. A copy of this Resolution shall be made available pursuant to Section 65357 of the Government Code.

PASSED, APPROVED, AND ADOPTED this 14th day of March 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Join Gray, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
County Clerk of the Board

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By _____
Deputy Clerk of the Board

By _____
Deputy County Counsel

EXHIBIT 1b: UNSIGNED ORDINANCE SHOWING TRACKED CHANGES

ORDINANCE No. 4602

AN ORDINANCE AMENDING ARTICLE II, COASTAL ZONING ORDINANCE, OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE BY AMENDING DIVISION 2, DEFINITIONS, DIVISION 4, ZONING DISTRICTS, AND DIVISION 9, OIL AND GAS FACILITIES TO DELETE REFERENCES TO GAVIOTA AS A CONSOLIDATED OIL AND GAS PROCESSING SITE AND ADD A NEW SECTION 35-159 (CONSOLIDATED PIPELINE TERMINALS)

CASE No. 04ORD-00000-00018

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

Section 35-58, Definitions, DIVISION 2 (DEFINITIONS) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

~~GAVIOTA AND LAS FLORES CANYON CONSOLIDATED OIL AND GAS PLANNING AREAS: That area of the Coastal Zone comprised of APNs 81-130-07, 81-130-52, and 81-130-53 (in their entirety). Part of this Planning Area supports the Gaviota Consolidated Oil and Gas Processing Site; the remaining area is reserved for possible future onshore support facilities for offshore oil and gas development. That area of the Coastal Zone comprised of APNs 81-230-19 and 81-220-14 (in their entirety). Part of this Planning Area supports the Las Flores Canyon Consolidated Oil and Gas Processing Site; the remaining area is reserved for possible future onshore support facilities for offshore oil and gas development.~~

SOUTH COAST CONSOLIDATED OIL AND GAS PROCESSING ~~SITE~~ SITES The site sites supporting the Las Flores Canyon Oil and Gas Processing Facility (The the industrially zoned portions of APNs 81-220-14 and 81-230-19), and the Gaviota Oil and Gas Processing facility (APNs 81-130-07, 81-130-53, and the industrially zoned portion of APN 81-130-52). Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA must be processed at these two sites this site.

<p>EXHIBIT 1b: LCP Amendment STB-MAJ-1-06 (Tracked Change Ordinance)</p>

SECTION 2

Section 35-69.4, Uses Permitted With a Major Conditional Use Permit, DIVISION 4 (ZONING DISTRICTS) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

4. Uses Permitted with a Major Conditional Use Permit.
 9. Exploration and production of offshore oil and gas reservoirs from onshore locations, including exploratory and production wells, pipelines, temporary storage tanks, dehydration and separation facilities, and temporary truck terminals located with the ~~Gaviota~~ or Las Flores Canyon Consolidated Oil and Gas *Processing Site Planning Areas*, subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.
 10. Consolidated pipeline terminal, subject to being designated for such use in Policy 6-13A and B of the Coastal Plan and the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.

SECTION 3

Section 35-150.1, Voter Approval, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

2. The voter approval requirement set forth in 1 above shall not apply to onshore pipeline projects or to onshore support facilities that are located entirely within ~~an~~ *the* existing approved consolidated oil and gas processing site at Las Flores Canyon (designated as of June 13, 1995 as APN 81-220-14, 81-230-19) or the *former, but no longer existing or approved, consolidated oil and gas processing site at Gaviota* (designated as of June 13, 1995 as APN 81-130-07, 81-130-52, 81-130-53).

SECTION 4

Section 35-154, Onshore Processing/Treatment Facilities Necessary or Related to Offshore Oil and Gas Development, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

- Sec. 35-154. Onshore Processing Facilities Necessary or Related to Offshore Oil and Gas Development.
 - 4B. Findings Required for Approval of Development Plans for Facilities in the South Coast Consolidation Planning Area.

- d. The expansion of existing facilities or construction of new facilities are to be located at a ~~County-designated~~ consolidated oil and gas processing site as designated in the Coastal Plan of the County's Comprehensive Plan. ~~at Gaviota or Las Flores Canyon.~~

SECTION 5

Section 35-157, Oil and Gas Pipelines, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

Sec. 35-157. Oil and Gas Pipelines.

1. Applicability.
The specific regulations contained within this section shall apply to:
 - a. All oil and gas pipelines that extend outside the applicant's lease area (e.g., transmission and distribution lines).
 - b. All oil and gas pipelines transporting oil and gas from or to an offshore area.
 - c. Facilities related to the pipeline (~~e.g., pump stations, etc.~~), including simple, in-line pump stations, but not including pipeline terminals regulated under Section 35-159.
 - d. ~~Major~~ Oil storage facilities associated with pipelines shall be subject to the regulations contained in Section ~~35-156~~ 35-159. For all districts in which oil and gas pipelines or related facilities are permitted uses or uses permitted with a Conditional Use Permit, the district regulations of Division 4 shall be inapplicable to said use. The regulations for pipelines located within a lease area that are necessary for oil and gas production operations are contained within Sec. 35-153. (Onshore Oil and Gas Production).

SECTION 6

Section 35-158, Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended as follows:

Sec. 35-158. Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs.

1. Applicability.

- a. ~~The specific regulations contained within this section shall apply only to the Gaviota and Las Flores Canyon Consolidated Oil and Gas Planning Areas as defined in Division 2 of this Article. Onshore exploration and/or production of offshore oil and gas reservoirs within the South Coast Consolidation Planning Area shall be restricted to sites designated in the Coastal Plan as consolidated oil and gas processing sites.~~

2. Permitted or Conditionally Permitted Districts.

Exploration and production of oil and gas resources is permitted or conditionally permitted in the following Districts contained within the ~~Gaviota and Las Flores Canyon Consolidated Planning Areas as defined in Division 2 of this Article~~ sites designated in the Coastal Plan as consolidated oil and gas processing sites:

SECTION 7

New Section 35-159, Consolidated Pipeline Terminals, is hereby added to DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code as follows:

35-159. Consolidated Pipeline Terminals.

1. Applicability.

- a. This section shall apply to pipeline terminals wholly or partially engaged in the transport of oil, gas, or natural gas liquids extracted from offshore reserves. A pipeline terminal is defined as any facility, the primary function of which is to transfer crude oil, natural gas, or natural gas liquids between pipeline systems or between a pipeline and another mode of transportation. A consolidated pipeline terminal provides open, non-discriminatory access to all shippers. Pipeline terminals may include some of the following components:

- 1) oil storage facilities;
- 2) oil heating equipment;
- 3) gas-fired co-generation of steam and electricity, including as many as five turbines, primarily to support terminal operations;
- 4) desalinization plant to convert saltwater to water for steam generation and miscellaneous uses at the terminal;
- 5) hydrogen sulfide polishing operation to safely address potential upset conditions;
- 6) oil pumps and natural gas compressors necessary for transferring product between pipelines;
- 7) access roads and staging areas;
- 8) oil spill containment and recovery equipment and structures;
- 9) produced water disposal equipment;
- 10) other equipment and structures that are determined by the Planning Commission to be ancillary to the pipeline terminal.

- b. This section shall not apply to the following:
- 1) public works utilities regulated under Section 35-88;
 - 2) simple, in-line booster pump stations in crude oil pipelines, which are considered ancillary to pipelines, regulated under Section 35-157;
 - 3) pipeline terminals that are located within oil and/or gas processing facilities and regulated under the provisions of Section 35-154.
2. Permitted Districts. Pipeline terminals are a permitted use in the Agriculture II (AG-II) and Coastal-Related Industry (MC-R) zoning districts, provided that the site is designated in the Coastal Plan as a Consolidated Pipeline Terminal.
3. Processing. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans) and with Sec. 35-169. (Coastal Development Permits). In addition to the other information required under Sec. 35-174.3. (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application:
- a. Updated emergency response plans that address the potential consequences and actions to be taken in the event of hydrocarbon leaks or fires. The emergency response plans shall be approved by the County's Emergency Services Coordinator and Fire Department.
 - b. An estimated timetable for project construction, operation, and abandonment, including all phases of planned development.
4. Findings Required for Approval of Development Plans. In addition to the findings for Development Plans set forth in Sec. 35-174.7. (Development Plans), no Preliminary or Final Development Plan shall be approved unless the Planning Commission also makes all of the following findings:
- a. The new or modified facilities are to be located at a County-designated consolidated pipeline terminal.
 - b. The new or modified facilities will use, to the maximum extent feasible, existing ancillary facilities at the consolidated site.
 - c. Avoidance of significant adverse impacts or application of feasible mitigation measures renders the new or modified facility fully compliant with the policies of the Coastal Act and Local Coastal Program.
5. Development Standards. In addition to the regulations of the applicable zoning district, the following standards apply to new or expanded consolidated pipeline terminals.
- a. Total oil storage capacity shall be limited to the minimum amount necessary to accommodate reasonably foreseeable needs. Total oil storage capacity at the Gaviota Consolidated Pipeline Terminal shall not exceed 130,000 barrels.

- b. The level of noise generated by the facility, measured outside the property boundary, shall not exceed 70 dB(A).
- c. The permittee shall obtain all necessary permits from other agencies before commencing operations.
- d. No offensive odors, fumes, noxious gases, liquids, or smoke (i.e., visible combustion products, not including steam) generated at the facility, other than from motor vehicles, shall be detectable outside the facility boundary.
- e. Visual impacts shall be mitigated to the extent necessary to comply with the policies and regulations of the Coastal Act and the County's LCP. New or modified facilities shall be sited and designed to avoid adverse visual impacts, protect views to and along the ocean and scenic coastal areas, and be visually compatible with the surrounding area. Potential mitigation measures may include:

 - 1) Location and alternative tank configurations (e.g., one large tank versus multiple smaller ones);
 - 2) Buffer strips and depressions, natural or artificial;
 - 3) Screen planting and landscaping continually maintained;
 - 4) Camouflage and/or colors that blend with the surroundings;
 - 5) Lighting positioned, directed, and shielded so as to not directly shine offsite and to minimize offsite glare;
 - 6) Prompt removal or timely painting and upkeep of facilities, tanks, and equipment to prevent deterioration of appearance;
 - 7) Good housekeeping practices.
- f. Grading and alteration of natural drainages, watersheds, and hillsides shall be minimized to control erosion, minimize flooding, and minimize environmental degradation during facility construction and operation. Where grading and alteration of natural drainages, watersheds, or hillsides is required to carry forth a project, adequate mitigation shall be required, including use of temporary vegetation, seeding, mulching, or other suitable stabilization to minimize impacts to affected areas. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices. Significant impacts to surface water due to short-term sedimentation of streams shall be mitigated to the maximum extent feasible through adequate erosion and sediment controls, including containment of loose soil.

- g. Adequate provision shall be made to prevent on-site or off-site erosion and flood damage.
- h. New or modified facilities shall be designed and located to avoid significant adverse impacts to known or potential significant habitat for locally rare or regionally endemic and to comply with the policies and regulations of the Coastal Act and the County's Local Coastal Program (LCP). Environmentally sensitive resources shall be protected in accordance with policies in Section 3.9 of the Coastal Land Use Plan.
- i. Risks of oil spills and associated impacts shall be mitigated to the extent necessary to comply with the policies and regulations of the Coastal Act and the County's LCP. New or modified facilities shall be designed and operated to protect against the spillage of crude oil, petroleum products, or hazardous substances. Effective containment and clean-up shall be provided for accidental spills that do occur. Appropriate preventive measures may include: appropriate location to avoid damage, best-available design, and best-available operational procedures. Added measures to minimize adverse consequences of spills may include: best-available containment designed for worst-case spills, automatic shutdown, leak detection, best-available operational procedures, adequate planning for emergency response, oil spill contingencies, fire protection, and adequate financial assurances to ensure appropriate clean-up and restoration.
- j. All oil transported from the facility shall be transported by overland pipeline, with the following exception. Temporary transportation by a mode other than pipeline may be permitted under an emergency permit only:

 - 1) When the County has made a finding that a declared emergency, which may include a national state of emergency, precludes use of a pipeline; and
 - 2) If an alternate pipeline does not exist, or exists, but is technically infeasible to utilize; and
 - 3) For that fraction of the oil that cannot feasibly be transported by pipeline; and
 - 4) When the environmental impacts of the alternative transportation mode are required to be mitigated to the maximum extent feasible.
- k. Emergency permits issued in accordance with Section 35-159.5.i. shall adhere to the procedures of Section 35-171 with the following exceptions:

- 1) Emergency permits shall be issued for no more than 90 days and may be renewed if the emergency persists;
 - 2) Permits shall expire when the County determines that the emergency has ended or that it no longer precludes use of the pipeline.
- l. All transportation of natural gas liquids shall be accomplished in accordance with County-approved practices to protect public safety.
- m. Archaeological and historical resources shall be protected in accordance with Section 3.10 of the Coastal Land Use Plan and Division 3, Section 35-65 of the Coastal Zoning Ordinance. Where adverse impacts to archaeological and historical resources cannot be avoided, reasonable mitigation shall be required and designed in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
- n. Owners and operators of County-designated consolidated pipeline terminals shall make their facilities and property available for consolidated use of terminal facilities and commingled shipping on an equitable and nondiscriminatory basis. Prorated access shall be provided to all shippers if existing transport capacity is insufficient to accommodate proposed production and necessary new facilities are not permissible.
- o. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons who may be present in the vicinity of the facility by reason of danger to life or property.

SECTION 8

Section 35-170.2, Applicability, of DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

Sec. 35-170.2. Applicability.

Section 35-170 shall apply to the following land uses within the unincorporated area of the County:

1. All permitted uses defined in Sections 35-154, 35-155, 35-156, ~~and~~ 35-158, and 35-159 of this Chapter that handle, or at one time handled, oil natural gas, natural gas liquids, produced water, or waste water that originated from an offshore reservoir, regardless of whether these uses were permitted in accordance with this Chapter or any preceding ordinance.

SECTION 9

Except as amended by this ordinance, Article II of Chapter 35 of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

SECTION 10

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force thirty (30) days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later. Before the expiration of fifteen (15) days after its passage, the ordinance, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the SANTA BARBARA NEWS PRESS, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 14th day of March 2006, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Joni Gray, Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

SHANE STARK
County Counsel

By _____
Deputy County Counsel

EXHIBT 2

SIGNED AND DATED RESOLUTION 06-086 AND ORDINANCE 4602

(WITHOUT TRACKED CHANGES)

(The official version as signed and dated by the County Board of Supervisors.)

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING
AMENDMENTS TO THE COASTAL LAND
USE PLAN TO UPDATE THE SOUTH
COAST OIL AND GAS CONSOLIDATION
POLICIES, REPEAL TANK FARM SITING
POLICIES IN THE COASTAL ZONE, AND
ADD PERMIT PROCEDURES FOR
CONSOLIDATED PIPELINE TERMINALS
IN THE COASTAL ZONE

RESOLUTION NO. 06-086

Case No. 04GPA-00000-00018

WITH REFERENCE TO THE FOLLOWING:

- A. Santa Barbara County seeks to minimize the proliferation of oil and gas processing and storage facilities within the Coastal Zone, while still accommodating current and potential future demand for such facilities, in order to avoid adverse impacts of oil and gas processing and storage on marine and coastal resources.
- B. The Santa Barbara County Board of Supervisors initiated, and the County Planning Commission has recommended, specific policy and ordinance amendments that would remove the consolidated oil and gas processing site designation from one of two such-designated sites in the County as that site (Gaviota) is no longer used for processing oil and gas and future consolidated processing needs can be accommodated at the other consolidated processing site (Las Flores Canyon) or other County locations, as appropriate.
- C. The Santa Barbara County Board of Supervisors initiated, and the County Planning Commission has recommended, specific policy amendments that would define a new land use designation of *Consolidated Pipeline Terminal* and would apply that designation to the Gaviota site provide for current and potential future oil storage needs within the South Coast Consolidated Plan Area.
- D. The Board has held a duly noticed public hearing, as required by Section 65355 of the government Code, at which the amendments to the Coastal Plan were explained and comments invited from persons in attendance.
- E. It is now deemed in the interest of the orderly development of the County of Santa Barbara and important to the preservation of the health and safety of the residents of said County to amend the Coastal Plan as follows:

EXHIBIT 2a
LCP AMENDMENT
STB-MAJ-1-06
(Signed and Dated Resolution)

Revise Preamble to Chapter 3.6, subsection titled “Oil and Gas Processing Facilities” to read as follows:

Paragraph 1:

Currently, there are no oil and gas processing facilities located in the unincorporated area of the County’s Coastal Zone. For planning purposes, the coastal strip between the City of Santa Barbara on the east and Point Arguello on the west, bounded by the ridge of the Santa Ynez Mountain Range to the north and the seaward boundary of the California Tidelands on the south has been designated as the South Coast Consolidation Planning Area (SCCPA). Another parallel strip of land which follows to the east and has experienced much oil and gas development in the past has been designated as the Carpinteria Valley Consolidation Planning Area (CVCPA). Lastly, a larger area that runs north from the South Coast Consolidation Planning Area has been designated as the North County Consolidation Planning Area (NCCPA). Such designations allow the County to focus policies on reducing the proliferation of oil and gas processing facilities in the area, according to the particular characteristics of each area.

Paragraph 6:

Where

For areas inside the South Coast Consolidation Planning Area (as defined in policy 6-6B below) the County has designated Las Flores Canyon as the consolidated oil and gas processing site to minimize the industrialization of the South Coast.

Revise text in Section 3.6.4, LAND USE PLAN PROPOSALS, Oil and Gas Wells, Paragraph 5 to read as follows:

Where

Oil and gas wells dedicated solely to exploration or production of onshore oil and gas fields are permitted in Coastal Dependent Industry and Agriculture II designations and are conditionally permitted uses in Mountainous Areas, Open Lands, Rural Residential, and all other industrial classifications (refer to Table 3-1). Oil and gas wells dedicated to exploration or production of offshore oil and gas fields are permitted in Coastal Related Industry and Agriculture II designations only within the Las Flores Canyon Consolidated Oil and Gas Processing Site as specified in policies 6-5B and 6-5C. By retaining the AG-II designation within the Consolidated Oil and Gas Processing Site, the County limits the use of industrially zoned (MC-R and MC-D) areas within the Consolidated Oil and Gas Processing Site available for processing facilities; and also, by allowing exploration and production in AG districts, but not processing, the County provides for the separation of processing and production to accommodate safety concerns.

Revise Policy 6-5B.2 to read as follows:

2. The voter approval requirement set forth in Section 1 above shall not apply to onshore pipeline projects or to onshore support facilities that are located entirely within the-existing approved consolidated oil and gas processing site at Las Flores Canyon (designated as of June 13, 1995 as APN 81-220-14, 81-230-19) or the former, but no longer existing or approved, consolidated oil and gas processing site at Gaviota (designated as of June 13, 1995 as APN 81-130-07, 81-130-52, 81-130-53).

Revise Policy 6-5C to read as follows:

Policy 6-5C: Exploration or production of offshore oil and gas reservoirs (including reservoirs which traverse the mean high tide line) from onshore sites shall be restricted to locations within the Las Flores Canyon Consolidated Oil and Gas Processing Site which comprises the parcels identified in Policy 6-5B.2 above. Such exploration and production is compatible with AG-II and MC-R designated land uses within this Consolidated Oil and Gas Processing Site.

Revise Policy 6-6D to read as follows:

The oil and gas processing site at Las Flores Canyon (APNs 81-220-14 and 81-220-19 as of September 7, 2004) is designated as the consolidated site for processing oil and gas production from offshore reservoirs and zones. Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA shall be processed at this site.

Repeal Policies 6-13A through 6-13D.

Add New Policies 6-13A through 6-13C, including brief preamble as follows:

Consolidated Crude Oil Pipeline Terminal

Crude oil pipeline terminals constitute major junctures between pipelines or between a pipeline and other modes of transportation that require specific operations in order to transfer product. Within the County's Coastal Zone, pipeline terminals for crude oil are operated by oil companies, serve transportation of oil and gas extracted from offshore reservoirs, and, therefore, are coastal-related developments pursuant to Section 30101.3 of the California Public Resources Code. Such terminals generally comprise facilities to heat and pump the oil for transportation to refineries, and may also include limited storage capacity and gas-fired cogeneration of steam and electricity primarily to support heating and pumping operations. Crude oil pipeline terminals may coincide with oil and gas processing facilities, onshore production facilities, or may occur at separate locations onshore.

Where

The County deems it in the interest of orderly development and important to the preservation of the health, safety and general welfare of its residents to consolidate the use and location of pipeline terminals within the Coastal Zone, and to mitigate adverse affects to the environment where such terminals occur.

Crude oil pipeline terminals located with processing facilities shall be governed by the consolidated siting restrictions for processing facilities contained in LCP Policies 6-6B through 6-6G. Crude oil pipeline terminals located separately from processing facilities shall be governed by the following 6-13 policy series. For the purpose of these policies, pipeline terminals refer to the following operations:

- 1) Heating and pumping of crude oil;
- 2) Limited tank storage of crude oil onsite;
- 3) Gas-fired cogeneration of steam and electricity for the primary purpose of fueling onsite operations; and
- 4) Any necessary ancillary structures or improvements.

Policy 6-13A. Consolidation of Oil Pipeline Terminals.

Parcel 081-130-070 (as delineated on County zoning and parcel maps as of January 1, 2004) is designated as a coastal-related Consolidated Pipeline Terminal. This designation serves to identify and limit locations for installation and operation of oil and gas pipeline terminals in the County's Coastal Zone. This designation shall automatically become null and void upon the abandonment of the Gaviota Consolidated Pipeline Terminal.

Policy 6-13B. Shared Use of Consolidated Oil and Gas Pipeline Terminals.

Consolidated crude oil pipeline terminals shall be operated as common carriers, required to provide fair, equitable, and nondiscriminatory access to all shippers.

Policy 6-13C. Mitigation of Impacts.

New or modified oil storage tanks at a designated Consolidated Pipeline Terminal shall be located and designed so as to avoid significant adverse impacts and shall be in compliance with the policies and regulations of the Coastal Act and Local Coastal Program.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. Pursuant to the provisions of Section 65356 of the Government Code, this Board adopts the foregoing amendments to the Coastal Plan.
2. A copy of this Resolution shall be made available pursuant to Section 65357 of the Government Code.

PASSED, APPROVED, AND ADOPTED this 21st day of March 2006, by the following vote:

AYES: Supervisors Carbajal, Rose, Firestone, Gray and Centeno

NOES: None

ABSENT: None

ABSTENTIONS: None

This is a true certified copy of the original document on file or of record by the County Clerk of the Board of Supervisors, as printed in people link, of the Clerk of the Board of Supervisors.

Clerk of the Board, Santa Barbara County, California
Date: 3-24-06 by Deputy: Robert Cohen



Joan Gray
Joan Gray, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
County Clerk of the Board

By *Robert Cohen*
Deputy Clerk of the Board

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By *William M. Dillon*
Deputy County Counsel

ORDINANCE NO. 4602

AN ORDINANCE AMENDING ARTICLE II, COASTAL ZONING ORDINANCE, OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE BY AMENDING DIVISION 2, DEFINITIONS, DIVISION 4, ZONING DISTRICTS, AND DIVISION 9, OIL AND GAS FACILITIES TO DELETE REFERENCES TO GAVIOTA AS A CONSOLIDATED OIL AND GAS PROCESSING SITE AND ADD A NEW SECTION 35-159 (CONSOLIDATED PIPELINE TERMINALS)

CASE No. 04ORD-00000-00018

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

Section 35-58, Definitions, DIVISION 2 (DEFINITIONS) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

SOUTH COAST CONSOLIDATED OIL AND GAS PROCESSING SITE. The site supporting the Las Flores Canyon Oil and Gas Processing Facility (the industrially zoned portions of APNs 81-220-14 and 81-230-19). Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA must be processed at this site.

SECTION 2

Section 35-69.4, Uses Permitted With a Major Conditional Use Permit, DIVISION 4 (ZONING DISTRICTS) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

4. Uses Permitted with a Major Conditional Use Permit.
9. Exploration and production of offshore oil and gas reservoirs from onshore locations, including exploratory and production wells, pipelines, temporary storage tanks, dehydration and separation facilities, and temporary truck terminals located with the Las Flores Canyon Consolidated Oil and Gas Processing Site, subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.
10. Consolidated pipeline terminal, subject to being designated for such use in Policy 6-13A and B of the Coastal Plan and the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.

SECTION 3

Section 35-150.1, Voter Approval, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of

Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

2. The voter approval requirement set forth in 1 above shall not apply to onshore pipeline projects or to onshore support facilities that are located entirely within the existing approved consolidated oil and gas processing site at Las Flores Canyon (designated as of June 13, 1995 as APN 81-220-14, 81-230-19) or the former, but no longer existing or approved, consolidated oil and gas processing site at Gaviota (designated as of June 13, 1995 as APN 81-130-07, 81-130-52, 81-130-53).

SECTION 4

Section 35-154, Onshore Processing/Treatment Facilities Necessary or Related to Offshore Oil and Gas Development, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

- Sec. 35-154. Onshore Processing Facilities Necessary or Related to Offshore Oil and Gas Development.
- 4B. Findings Required for Approval of Development Plans for Facilities in the South Coast Consolidation Planning Area.
- d. The expansion of existing facilities or construction of new facilities are to be located at a consolidated oil and gas processing site as designated in the Coastal Plan of the County's Comprehensive Plan.

SECTION 5

Section 35-157, Oil and Gas Pipelines, DIVISION 9 (OIL AND GAS FACILITIES) of Article I of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

Sec. 35-157. Oil and Gas Pipelines.

1. Applicability.
The specific regulations contained within this section shall apply to:
 - a. All oil and gas pipelines that extend outside the applicant's lease area (e.g., transmission and distribution lines).
 - b. All oil and gas pipelines transporting oil and gas from or to an offshore area.
 - c. Facilities related to the pipeline, including simple, in-line pump stations, but not including pipeline terminals regulated under Section 35-159.
 - d. Oil storage facilities associated with pipelines shall be subject to the regulations contained in Section 35-159. For all districts in which oil and gas pipelines or related facilities are permitted uses or uses permitted with a Conditional Use

Permit, the district regulations of Division 4 shall be inapplicable to said use. The regulations for pipelines located within a lease area that are necessary for oil and gas production operations are contained within Sec. 35-153. (Onshore Oil and Gas Production).

SECTION 6

Section 35-158, Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs, DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

Sec. 35-158. Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs.

1. Applicability.
 - a. Onshore exploration and/or production of offshore oil and gas reservoirs within the South Coast Consolidation Planning Area shall be restricted to sites designated in the Coastal Plan as consolidated oil and gas processing sites.
2. Permitted or Conditionally Permitted Districts.

Exploration and production of oil and gas resources is permitted or conditionally permitted in the following Districts contained within the sites designated in the Coastal Plan as consolidated oil and gas processing sites:

SECTION 7

New Section 35-159, Consolidated Pipeline Terminals, is hereby added to DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code as follows:

35-159. Consolidated Pipeline Terminals.

1. Applicability.
 - a. This section shall apply to pipeline terminals wholly or partially engaged in the transport of oil, gas, or natural gas liquids extracted from offshore reserves. A pipeline terminal is defined as any facility, the primary function of which is to transfer crude oil, natural gas, or natural gas liquids between pipeline systems or between a pipeline and another mode of transportation. A consolidated pipeline terminal provides open, non-discriminatory access to all shippers. Pipeline terminals may include some of the following components:
 - 1) oil storage facilities;
 - 2) oil heating equipment;
 - 3) gas-fired co-generation of steam and electricity, including as many as five turbines, primarily to support terminal operations;
 - 4) desalination plant to convert saltwater to water for steam generation and miscellaneous uses at the terminal;

- 5) hydrogen sulfide polishing operation to safely address potential upset conditions;
 - 6) oil pumps and natural gas compressors necessary for transferring product between pipelines;
 - 7) access roads and staging areas;
 - 8) oil spill containment and recovery equipment and structures;
 - 9) produced water disposal equipment;
 - 10) other equipment and structures that are determined by the Planning Commission to be ancillary to the pipeline terminal.
- b. This section shall not apply to the following:
- 1) public works utilities regulated under Section 35-88;
 - 2) simple, in-line booster pump stations in crude oil pipelines, which are considered ancillary to pipelines, regulated under Section 35-157;
 - 3) pipeline terminals that are located within oil and/or gas processing facilities and regulated under the provisions of Section 35-154.
2. Permitted Districts. Pipeline terminals are a permitted use in the Agriculture II (AG-II) and Coastal-Related Industry (MC-R) zoning districts, provided that the site is designated in the Coastal Plan as a Consolidated Pipeline Terminal.
3. Processing. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans) and with Sec. 35-169. (Coastal Development Permits). In addition to the other information required under Sec. 35-174.3. (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application:
- a. Updated emergency response plans that address the potential consequences and actions to be taken in the event of hydrocarbon leaks or fires. The emergency response plans shall be approved by the County's Emergency Services Coordinator and Fire Department.
 - b. An estimated timetable for project construction, operation, and abandonment, including all phases of planned development.
4. Findings Required for Approval of Development Plans. In addition to the findings for Development Plans set forth in Sec. 35-174.7. (Development Plans), no Preliminary or Final Development Plan shall be approved unless the Planning Commission also makes all of the following findings:
- a. The new or modified facilities are to be located at a County-designated consolidated pipeline terminal.
 - b. The new or modified facilities will use, to the maximum extent feasible, existing ancillary facilities at the consolidated site.
 - c. Avoidance of significant adverse impacts or application of feasible mitigation measures renders the new or modified facility fully compliant with the policies of the Coastal Act and Local Coastal Program.

5. Development Standards. In addition to the regulations of the applicable zoning district, the following standards apply to new or expanded consolidated pipeline terminals.
 - a. Total oil storage capacity shall be limited to the minimum amount necessary to accommodate reasonably foreseeable needs. Total oil storage capacity at the Gaviota Consolidated Pipeline Terminal shall not exceed 130,000 barrels.
 - b. The level of noise generated by the facility, measured outside the property boundary, shall not exceed 70 dB(A).
 - c. The permittee shall obtain all necessary permits from other agencies before commencing operations.
 - d. No offensive odors, fumes, noxious gases, liquids, or smoke (i.e., visible combustion products, not including steam) generated at the facility, other than from motor vehicles, shall be detectable outside the facility boundary.
 - e. Visual impacts shall be mitigated to the extent necessary to comply with the policies and regulations of the Coastal Act and the County's LCP. New or modified facilities shall be sited and designed to avoid adverse visual impacts, protect views to and along the ocean and scenic coastal areas, and be visually compatible with the surrounding area. Potential mitigation measures may include:
 - 1) Location and alternative tank configurations (e.g., one large tank versus multiple smaller ones);
 - 2) Buffer strips and depressions, natural or artificial;
 - 3) Screen planting and landscaping continually maintained;
 - 4) Camouflage and/or colors that blend with the surroundings;
 - 5) Lighting positioned, directed, and shielded so as to not directly shine offsite and to minimize offsite glare;
 - 6) Prompt removal or timely painting and upkeep of facilities, tanks, and equipment to prevent deterioration of appearance;
 - 7) Good housekeeping practices.
 - f. Grading and alteration of natural drainages, watersheds, and hillsides shall be minimized to control erosion, minimize flooding, and minimize environmental degradation during facility construction and operation. Where grading and alteration of natural drainages, watersheds, or hillsides is required to carry forth a project, adequate mitigation shall be required, including use of temporary vegetation, seeding, mulching, or other suitable stabilization to minimize impacts to affected areas. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate non-native plants, or with

accepted landscaping practices. Significant impacts to surface water due to short-term sedimentation of streams shall be mitigated to the maximum extent feasible through adequate erosion and sediment controls, including containment of loose soil.

- g. Adequate provision shall be made to prevent on-site or off-site erosion and flood damage.
- h. New or modified facilities shall be designed and located to avoid significant adverse impacts to known or potential significant habitat for locally rare or regionally endemic and to comply with the policies and regulations of the Coastal Act and the County's Local Coastal Program (LCP). Environmentally sensitive resources shall be protected in accordance with policies in Section 3.9 of the Coastal Land Use Plan.
- i. Risks of oil spills and associated impacts shall be mitigated to the extent necessary to comply with the policies and regulations of the Coastal Act and the County's LCP. New or modified facilities shall be designed and operated to protect against the spillage of crude oil, petroleum products, or hazardous substances. Effective containment and clean-up shall be provided for accidental spills that do occur. Appropriate preventive measures may include: appropriate location to avoid damage, best-available design, and best-available operational procedures. Added measures to minimize adverse consequences of spills may include: best-available containment designed for worst-case spills, automatic shutdown, leak detection, best-available operational procedures, adequate planning for emergency response, oil spill contingencies, fire protection, and adequate financial assurances to ensure appropriate clean-up and restoration.
- j. All oil transported from the facility shall be transported by overland pipeline, with the following exception. Temporary transportation by a mode other than pipeline may be permitted under an emergency permit only:
 - 1) When the County has made a finding that a declared emergency, which may include a national state of emergency, precludes use of a pipeline; and
 - 2) If an alternate pipeline does not exist, or exists, but is technically infeasible to utilize; and
 - 3) For that fraction of the oil that cannot feasibly be transported by pipeline; and
 - 4) When the environmental impacts of the alternative transportation mode are required to be mitigated to the maximum extent feasible.
- k. Emergency permits issued in accordance with Section 35-159.5.i. shall adhere to the procedures of Section 35-171 with the following exceptions:

- 1) Emergency permits shall be issued for no more than 90 days and may be renewed if the emergency persists;
 - 2) Permits shall expire when the County determines that the emergency has ended or that it no longer precludes use of the pipeline.
- l. All transportation of natural gas liquids shall be accomplished in accordance with County-approved practices to protect public safety.
 - m. Archaeological and historical resources shall be protected in accordance with Section 3.10 of the Coastal Land Use Plan and Division 3, Section 35-65 of the Coastal Zoning Ordinance. Where adverse impacts to archaeological and historical resources cannot be avoided, reasonable mitigation shall be required and designed in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
 - n. Owners and operators of County-designated consolidated pipeline terminals shall make their facilities and property available for consolidated use of terminal facilities and commingled shipping on an equitable and nondiscriminatory basis. Prorated access shall be provided to all shippers if existing transport capacity is insufficient to accommodate proposed production and necessary new facilities are not permissible.
 - o. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons who may be present in the vicinity of the facility by reason of danger to life or property.

SECTION 8

Section 35-170.2, Applicability, of DIVISION 9 (OIL AND GAS FACILITIES) of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

Sec. 35-170.2. Applicability.

Section 35-170 shall apply to the following land uses within the unincorporated area of the County:

1. All permitted uses defined in Sections 35-154, 35-155, 35-156, 35-158, and 35-159 of this Chapter that handle, or at one time handled, oil natural gas, natural gas liquids, produced water, or waste water that originated from an offshore reservoir, regardless of whether these uses were permitted in accordance with this Chapter or any preceding ordinance.

SECTION 9

Except as amended by this ordinance, Article II of Chapter 35 of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

SECTION 10

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force thirty (30) days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later. Before the expiration of fifteen (15) days after its passage, the ordinance, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the SANTA BARBARA NEWS PRESS, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 21st day of March 2006, by the following vote:

AYES: Supervisors Carbajal, Rose, Firestone, Gray and Centeno

NOES: None

ABSTAINED: None

ABSENT: None



Joni Gray, Chair, Board of Supervisors
County of Santa Barbara

This is a true certified copy of the original document
in file or of record in my office. It bears the seal
and signature, imprinted in purple ink, of the
Clerk of the Board of Supervisors.

Clerk of the Board, Santa Barbara County, California
Date: 3-24-06 by Deputy: Robert Cohen

ATTEST:

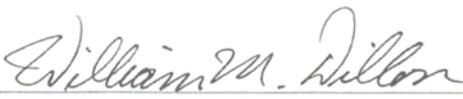
MICHAEL F. BROWN
Clerk of the Board of Supervisors

By 

Deputy Clerk

APPROVED AS TO FORM:

SHANE STARK
County Counsel

By 

Deputy County Counsel

EXHIBIT 3

**RESOLUTION 06-087: SUBMITTAL OF THE COUNTY OF SANTA BARBARA'S LCP AMENDMENT
TO THE COMMISSION, SIGNED AND APPROVED BY THE COUNTY'S BOARD OF SUPERVISORS**

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF SUBMITTING TO THE)
CALIFORNIA COASTAL COMMISSION AMENDMENTS)
TO THE TEXT AND MAPS OF THE SANTA BARBARA)
COUNTY LOCAL COASTAL PROGRAM)

RESOLUTION NO.: 06-087
CASE NOS.: 04GPA-00000-00018
04ORD-00000-00018

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-123, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. The Board of Supervisors, having deemed it to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County, has amended the Local Coastal Program as specified below.

Oil and Gas Consolidation Policies, attached as Exhibit A:

- 1. **04GPA-00000-00018**, amend the Coastal Land Use Plan to update oil and gas consolidation policies, repeal tank farm siting policies in the Coastal Zone, and add permit procedures for consolidated pipeline terminal in the Coastal Zone.
 - 2. **04ORD-00000-00018**, amend Article II of Chapter 35 of the Santa Barbara County Code to implement the revised consolidation policies, as follows: Amend existing Division 2, Definitions, Division 4, Zoning Districts, Division 9, Oil and Gas Facilities, including addition of new section 35-159, Consolidated Pipeline Terminals.
- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the referenced proposed amendments in duly noticed public hearings pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
 - E. This Board has held duly noticed public hearings, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.

EXHIBIT 3
LCP Amendment STB-MAJ-1-06
(Signed and dated resolution of
Submittal)

- F. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of State and Zoning laws as amended to this date.
- G. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED, AS FOLLOWS:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above-described changes have been previously adopted as amendments to the Santa Barbara County Coastal Plan, Coastal Zoning Ordinance text, and Coastal Zoning Maps.
3. The Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. The Board submits these Local Coastal Program amendments to the California Coastal Commission for review and certification.
5. The Chair and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above-described action by the Board of Supervisors.

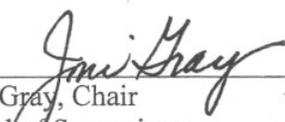
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 21st day of March 2006, by the following vote:

AYES: Supervisors Carbajal, Rose, Firestone, Gray and Centeno

NOES: None

ABSTAIN: None

ABSENT: None



Joni Gray, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By: Robert Cohen
Deputy Clerk

By: William M. Dillon
Deputy County Counsel

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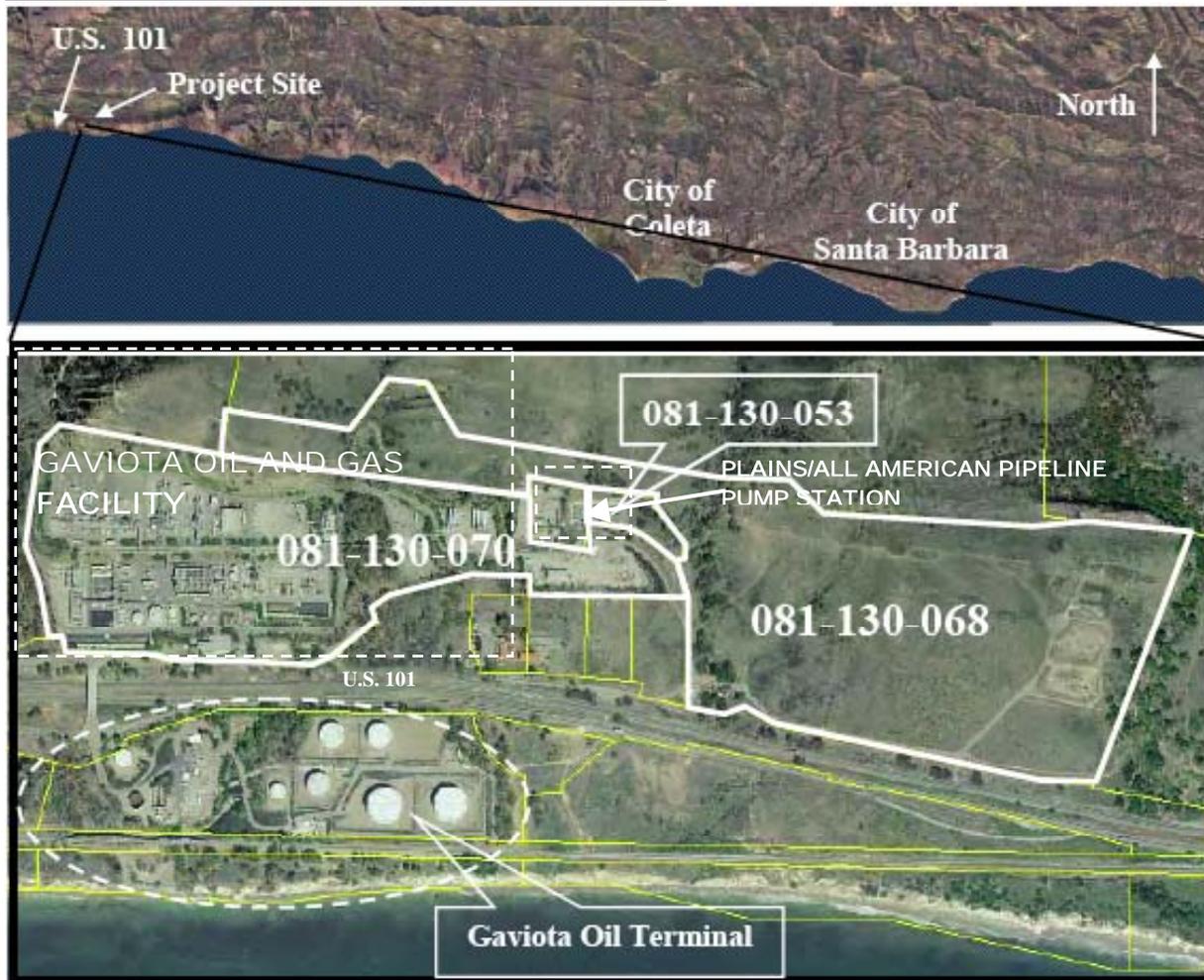
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in file or of record in my office. It bears the seal
and signature, imprinted in purple ink, of the
Clerk of the Board of Supervisors.



Robert Cohen
Clerk of the Board, Santa Barbara County, California
3-24-06 Deputy

EXHIBIT 4

GAVIOTA OIL AND GAS FACILITY VICINITY AND SITE



LAND USE INFORMATION FOR GAVIOTA OIL AND GAS FACILITY SITE ON MOUNTAIN SIDE OF US 101

Coastal Plan & Comprehensive Plan Designation	<u>Rural Area</u> APN 081-130-070 – Coastal-Dependent Industry (ICD), no minimum parcel size APN 081-130-068 – Agriculture II (AG-II), 320-acre minimum parcel size APN 081-130-053 – Agriculture II (AG-II), 320-acre minimum parcel size
Zoning District & Ordinance	<u>Article II (Coastal Zone)</u> APN 081-130-070 – Coastal-Dependent Industry (MCD), no minimum lot size APN 081-130-068 – Agriculture II (AG-II), 320-acre minimum lot size APN 081-130-053 – Agriculture II (AG-II), 320-acre minimum lot size
Site Size	APN 081-130-070 – 56.24 acres APN 081-130-068 – 81.07 acres APN 081-130-053 – 2.00 acres Total site size (gross and net) – 139.31 acres
Present Use & Development	APN 081-130-070 – Oil and gas pipelines; oil heating, metering, and pumping equipment/activities, electricity cogeneration ancillary uses APN 081-130-068 – Grazing land, undeveloped APN 081-130-053 – All American Pipeline Gaviota Pump Station