

CALIFORNIA COASTAL COMMISSION

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PUBLIC NOTICE

February 23, 2007

To: Commissioners and Interested Persons

From: Alison Dettmer, Manager Energy and Ocean Resources Unit
Gary Timm, South Central Coast District Manager
Robin Blanchfield, Coastal Energy Analyst

Subject: **Santa Barbara County Minor Amendment STB-MIN-1-07: Updates to Sections of Coastal Plan Chapters 3.6 and 4.** Proposed minor amendment to the Santa Barbara County certified Local Coastal Program to be heard at the Coastal Commission's March 15, 2007 meeting, at the Monterey Conference Center, in Monterey, CA.

Amendment Description

The County of Santa Barbara ("County") is requesting an amendment to its certified Land Use Plan ("LUP"), formally known as *The Santa Barbara County Coastal Plan* ("*Coastal Plan*"). This amendment request was deemed complete and filed by the California Coastal Commission staff on January 4, 2007, pursuant to Coastal Act Section 30514(b) and Sections 13554 and 13555 of the Commission's Regulations (California Code of Regulations ("CCR"), Title 14, Division 5.5). The proposed amendment will update *Coastal Plan Chapters 3.6 and 4* with the following changes:

- (1) revise or delete narrative sections describing onshore and offshore oil and gas development (which have been become obsolete or outdated since the last *Coastal Plan* update) to reflect present day development patterns; and
- (2) update citations from the Coastal Act that have become outdated due to amendments to the Coastal Act in 2006 and since the last update.

Executive Director Determination

Based on the review of submitted materials, the Executive Director has determined that the proposed LUP amendment qualifies as a minor amendment. 14 CCR Section 13554(d)(2) defines a minor amendment to a certified Land Use Plan (LUP) as:



California Coastal Commission
March 15, 2007 Meeting in Monterey, CA

Correction, reorganization, revisions, or deletion of certified language, which when taken together does not change the kind, location, intensity, or density of use or modify the resource protection measures for any area or property.

The proposed amendment, as described above, is consistent with and does not affect the County's certified LUP policies; nor, does it affect the kind, location, intensity, or density of use or modify the resource protection measures for any area or property.

The purpose of this notice is to advise interested parties that the Executive Director has determined that the proposed amendment qualifies as a minor amendment, as defined in 14 CCR Section 13554(d)(2), for the reasons stated above.

Procedures

In accordance with Coastal Act Section 30514(d)(1)(A), the Santa Barbara County Board of Supervisors held a duly noticed public hearing on November 21, 2006, at which hearing the amendments were explained and comments invited. No comments on the proposed amendments were received in advance of or at the time of the hearing.

In accordance with 14 CCR Section 13555, the Executive Director will report this "minor amendment" determination to the Coastal Commission at its next meeting on March 15, 2007, at the Monterey Conference Center, in Monterey, CA. At this meeting, the Executive Director will also report any objections to the determination that are received within ten working days of the posting of this notice.

The proposed minor amendment shall be deemed certified and become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(a)).

Notification and Objections

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Robin Blanchfield in the Coastal Commission's Energy and Ocean Resources Unit at 415-904-5247, rblanchfield@coastal.ca.gov, or at the address listed in the letterhead.

If you wish to register an objection to this proposed LCP amendment, please do so by March 9, 2007.

Attachments

Exhibit A: Santa Barbara County Board of Supervisors' Resolution with the proposed updates to the Santa Barbara County Coastal Plan Chapters 3.6 and 4

Exhibit A

Santa Barbara County Board of Supervisors' Resolution with
the proposed updates to the Santa Barbara County Coastal Plan Chapters 3.6 and 4

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

IN THE MATTER OF APPROVING AMENDMENTS) RESOLUTION NO. 06-387
TO THE LOCAL COASTAL PROGRAM TO UPDATE)
SECTIONS OF CHAPTERS 3.6 AND 4. PERTAINING) CASE NO. 06GPA-00000-00006
TO OIL AND GAS DEVELOPMENT)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan; and
- B. It is now deemed 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 that the Board of Supervisors amend the Local Coastal Program as specified below.

Amendments to the Santa Barbara Coastal Plan to update sections of Chapter 3.6 (*Industrial and Energy Development*) and Chapter 4 (*The Planning Area*), as shown in Exhibit A of this Resolution.

- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a duly noticed public hearing 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.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendment(s) was/were explained and comments invited from the persons in attendance.
- E. These amendments to the Local Coastal Program are consistent with provisions of the Coastal Act of 1976.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as

amendments to the Santa Barbara County Coastal Plan and Coastal Zoning Ordinance text.

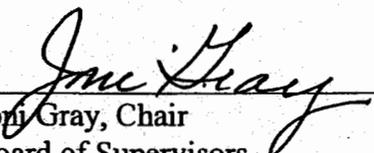
- 3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
- 4. The Board submits these Local Coastal Plan amendments to the California Coastal Commission for review and certification.
- 5. The Chairman and the Clerk of this 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 5th day of Dec., 2006, by the following vote:

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

NOES: None

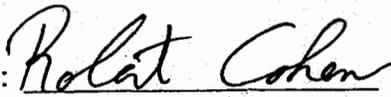
ABSENT: None



 Joni Gray, Chair
 Board of Supervisors
 County of Santa Barbara

ATTEST:

Michael F. Brown
County Clerk of the Board

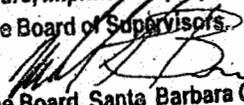
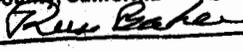
By: 

 Deputy Clerk of the Board

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: 

 Deputy County Counsel

This certified copy of the original document
 is on file and 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
 on 12-8-06 by Deputy: 



3.6.1 COASTAL ACT POLICIES

While emphasizing protection, enhancement, and restoration of coastal resources, the Coastal Act also recognizes that certain types of industrial and energy developments may be necessary in the coastal zone. As set forth in Section 30001.2:

The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources of coastal access, it may be necessary to locate such development in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

Specific sections of the Coastal Act which address industrial and energy development are reviewed below.

Coastal-Dependent and Coastal-Related Criteria

The Coastal Act policies which address industrial development distinguish between coastal-dependent development, coastal-related development, and other types of industrial developments. According to Section 30101 of the Act:

30101. "Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

30101.3 "Coastal-related development" means any use that is dependent on a coastal-dependent development or use.

Examples of coastal-dependent development or use may include: some aquaculture, commercial fishing facilities, ports, marine terminals, and development of oil and gas reserves located offshore or in the coastal zone. Not all activities or facilities associated with such developments are necessarily coastal-dependent uses, however. Processing and storage facilities which support oil and gas development, for instance, may not require a site on or adjacent to the sea within the meaning of Section 30101. This point is well illustrated by several examples in the county, including ~~Unocal's the~~ Lompoc oil and gas processing facility, ~~Unocal's Battles gas plant,~~ Exxon's and the Las Flores Canyon oil and gas processing facilities, ~~facility and proposed marine terminal,~~ and ~~POPCO's Las Flores Canyon gas processing facility.~~ These four facilities serve the development of offshore oil and gas reserves but do not require a location adjacent to the sea nor in the coastal zone. Such facilities are coastal-related developments, dependent on coastal-dependent facilities such as offshore oil and gas platforms, subsea well completions, onshore well completions, and connecting pipelines. Whether or not the location of such facilities is appropriate in the Coastal Zone is a determination to be made on a case-by-case basis.

Under Section 30255, coastal-dependent development or use, whether industrial or not, is given priority over other development on or near the shoreline.

30255. 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.

In addition, Section 30260 of the Act establishes special criteria for allowing coastal-dependent industrial facilities.

30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

This section of the Act anticipates that coastal-dependent industrial and energy development may not be consistent with ~~other the~~ Chapter 3 policies of the Coastal Act Policies, yet it may be necessary for the public welfare. Accordingly, Section 30260 allows for the permitting of coastal-dependent oil and gas development that is not consistent with the Chapter 3 policies, provided that the proposed development must still meet the provisions of Coastal Act Sections 30261 and 30262. Additional policies for energy-related industrial development are included in Sections 30232 and 30261 - 30264 of the Act as summarized below.

Oil and Gas Development

Oil and gas development is permitted in the Coastal Zone if found to be consistent with the Chapter 3 policies in the Coastal Act. In particular, it must be consistent with the provisions for energy-related industrial development in Sections 30232 and 30261 - 30265 of the Act, as summarized below. Section 30232 requires adequate protection against oil spills, stating that:

30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and clean up facilities and procedures shall be provided for accidental spills that do occur.

Coastal-Dependent oil development must also meet the provisions of Section 30262 establishes specific criteria for all oil and gas development to avoid or minimize adverse impacts to coastal resources and human safety. These criteria include the avoidance of geologic hazards,

use of safe operating procedures, and consolidation of facilities to the maximum extent feasible. In addition, Section 30262 was amended in 2003 by Assembly Bill 16 (Stats 2003, Chapter 420) to require that all oil produced from new or expanded oil production offshore California be transported by pipeline to its refining destination. Importantly, all oil and gas development, including coastal-dependent oil and gas development, is required to meet the provisions of Section 30262 (see Coastal-Dependent and Coastal-Related Criteria above). Section 30262 reads as follows:

30262. (a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

The development is performed safely and consistent with the geologic conditions of the well site.

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.

Environmentally safe and feasible subsea completions are used if drilling platforms or islands would substantially degrade coastal visual qualities, unless the use of those structures will result in substantially less environmental risks.

Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, as determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

The development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from that subsidence.

With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil, Gas, and Geothermal Resources of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

(A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.

(B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline.

(C) The following guidelines shall be used when applying subparagraphs (A) and (B):

(i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following:

(I) Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development.

(II) Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves.

(ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B).

(iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling island, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary adjustments, or an increase in the number of well heads, on or after January 1, 2003.

(iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport.

If a state of emergency is declared by the Governor for an emergency that disrupts the transportation of oil by pipeline, oil may be transported by a waterborne vessel, if authorized by permit, in the same manner as required by emergency permits that are issued pursuant to Section 30624.

In addition to all other measures that will maximize the protection of marine habitat and environmental quality, when an offshore well is abandoned, the best achievable technology shall be used.

(b) Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

(c) Nothing in this section shall affect the activities of any state agency that is responsible for regulating the extraction, production, or transport of oil and gas.

~~30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:~~

~~(a) The development is performed safely and consistent with the geologic conditions of the well site.~~

~~(b) New or expanded facilities related to such 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.~~

~~(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities, unless use of such structures will result in substantially less environmental risks.~~

~~(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.~~

~~(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.~~

~~(f) With respect to new facilities, all oil field brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.~~

~~Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid~~

~~extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.~~

~~Section 30263 establishes criteria for locating refineries in the coastal zone which, among other things, excludes any location on the Channel Islands.~~

[Updated Sec. 30263 and moved to after 30265]

~~30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.~~

~~(b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the projects upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.~~

~~(c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from in-plant processes where feasible.~~

In addition to the provisions of Section 30262(7), (as amended in 2003 by Stats 2003, Chapter 420), Section 30265 of the Act addresses the transportation and refining of crude oil, and emphasizes the use of pipeline over marine tanker for crude oil transport.

30265. *The legislature finds and declares all of the following:*

(a) Offshore oil production will increase dramatically in the next 10 years from the current 80,000 barrels per day to over 400,000 barrels per day.

(b) Transportation studies have concluded that pipeline transport of oil is generally both economically feasible and environmentally preferable to other forms of crude oil transport.

(c) Oil companies have proposed to build a pipeline to transport offshore crude oil from central California to southern California refineries, and to transport offshore oil to out-of-state refineries.

(d) California refineries would need to be retrofitted if California offshore crude oil were to be used directly as a major feedstock. Refinery modifications may delay achievement of air quality goals in the southern California air basin and other regions of the state.

(e) The County of Santa Barbara has issued an Oil Transportation Plan which assesses the environmental and economic differences among various methods for transporting crude oil from offshore California to refineries.

(f) The Governor should help coordinate decisions concerning the transport and refining of offshore oil in a manner which considers state and local studies undertaken to date, which fully addresses the concerns of all affected regions, and which promotes the greatest benefits to the people of the state.

Section 30263 establishes criteria for locating refineries in the coastal zone which, among other things, excludes any location on the Channel Islands.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from in-plant processes where feasible.

In addition, Section 30261 of the Act encourages consolidation and multi-company use of marine tanker facilities. All oil and gas development, including coastal-dependent oil and gas development, must meet the applicable provisions of Section 30261 in order to be permitted.

30261. Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an

alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designated to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

Thermal Power Generating Plants

Siting of new or expanded thermal electric generating plants is addressed in Section 30264 of the Coastal Act:

30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

In this section, the legislators recognized that the State Energy Resources and Development Commission (California Energy Commission) may decide to select sites in the Coastal Zone upon a showing that these sites have more relative merit than available alternative sites. This siting authority is limited within the Coastal Zone to areas not designated by the California Coastal Commission under Section 30413(b), which states that:

The [Coastal] commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, ~~the~~ that specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of ~~such those~~ such those locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issued pursuant to ~~this subdivision~~ Section 25309. The commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.

Energy Facility Amendments

In certain instances amendments to the Local Coastal Program may be necessary to satisfy the general welfare of the public. Section 30515 addresses the basis for amending the Local Coastal Program for development of energy facilities.

30515. Any person authorized to undertake a public works project or proposing an energy facility development may request any local government to amend its certified local coastal program, if the purpose of the proposed amendment is to meet public needs of an area greater than that included within such certified local coastal program that had not been anticipated by the person making the request at the time the local coastal program was before the commission for certification. If, after review, the local government determines that the amendment requested would be in conformity with the policies of this division, it may amend its certified local coastal program as provided in Section 30514.

If the local government does not amend its local coastal program, such person may file with the commission a request for amendment which shall set forth the reasons why the proposed amendment is necessary and how such amendment is in conformity with the policies of this division. The local government shall be provided an opportunity to set forth the reasons for its action. The commission may, after public hearing, approve and certify the proposed amendment if it finds, after a careful balancing of social, economic, and environmental effects, that to do otherwise would adversely affect the public welfare, that a public need of an area greater than that included within the certified local coastal program would be met, that there is no feasible, less environmentally damaging alternative way to meet such need, and that the proposed amendment is in conformity with the policies of this division.

Other Coastal-Dependent Industrial Uses

The Coastal Act recognizes that other industrial uses are also coastal dependent. Those that the Act mentions specifically include ports and commercial fishing facilities. Related activities, such as kelp harvesting and processing, aquaculture, fish hatcheries, and desalinization plants, may or may not be considered coastal dependent. Such uses, because they are coastal dependent, are given priority over other land uses on oceanfront lands (Section 30255). Other types of industrial uses (e.g., mineral extraction), which are dependent on resources located within the Coastal Zone as well as elsewhere, would be coastal dependent under circumstances in which the development requires a site on, or adjacent to, the sea to be able to function at all.

3.6.3 OIL AND GAS DEVELOPMENT PLANNING AREAS AND APPLICABLE COUNTY REGULATIONS

Background

~~Santa Barbara County has a history of oil and gas, and related development which continues to be the principal industrial activity in the Santa Barbara County Coastal Zone. Oil and gas development in Santa Barbara County does not come without potential risks to the public health, safety, welfare, and the environment. Some potential catastrophes are tanker collision with another vessel or with a platform, tanker grounding, platform blowout, oil or gas pipeline rupture, processing facility malfunction, and release of liquefied petroleum gas during loading or shipment. A prime example of an oil related catastrophe was the blowout of Union Oil Company's Platform A on January 28, 1969. The blowout spilled approximately 70 thousand barrels of crude oil into Santa Barbara Channel waters. The oil slick covered up to 660 square miles of the ocean and impacted over 150 miles of coastline. The ecology of the entire area was adversely affected with bird populations suffering the most. Recovery for intertidal areas took nearly two years after the spill to return to their normal population status. Accidents such as this will continue to be a risk as long as there is oil and gas development in the Santa Barbara area.~~

~~Facilities related to potential future development may include offshore platforms, onshore wells, onshore processing facilities, onshore storage facilities, transportation terminals, pipelines, and supply bases. To mitigate for impacts from such facilities, policies for oil and gas development should address strategies such as consolidation of facilities and shipping crude oil via the environmentally superior mode of transportation.~~

~~Local planning for energy facilities is hampered to some extent by lack of precise data regarding future development. Oil companies are unable to anticipate their future activities and facility needs beyond three years with any given certainty. Increases in the market price, however, could make some oil fields profitable that were previously uneconomical to produce. Evolution in technology also affects both the location of wells and the efficiency of production, processing, and transportation methods. All of these factors suggest that long range planning must occur within a framework of much uncertainty with respect to the anticipated development of reserves.~~

Production Areas

Oil and gas is produced from onshore fields, State Tidelands fields, and the Federal Outer Continental Shelf (OCS). The State Tidelands encompass submerged lands that extend 3 nautical miles seaward of the mean high tide. The OCS extends seaward of the 3-mile line. OCS production is the largest and has the greatest potential for future expansion. State Tidelands production is relatively small by comparison. Onshore production within the coastal zone is declining and is relatively insignificant in comparison to offshore production or to North County inland production. Issues surrounding each of these producing areas are examined separately.

1. Onshore Fields

~~Production from onshore fields in the Coastal Zone is presently limited to the Guadalupe field wells, Unocal wells in the Santa Maria Valley field, the Shell Western wells near El Capitan and the Ellwood/Dos Pueblos wells. In contrast with levels of production from State and Federal waters, production from onshore wells within the coastal zone is low and declining.~~

~~Historically, oil and gas development within the Coastal Zone was extensive.~~

~~To effectively plan for oil and gas development, the county has The County established three oil and gas planning regions as illustrated in Figure 3-1 follows:~~

a) The Carpinteria Valley Consolidation Planning Area (CVCPA): an oil and gas planning region that is bounded by the Santa Barbara County - Ventura County boundary to the east, the three-mile offshore limit line to the south, the City of Santa Barbara eastern boundary to the west, and to the north ridge of the Santa Ynez Mountains.

b) The South Coast Consolidation Planning Area (SCCPA): an oil and gas planning region that is bounded by the City of Santa Barbara to the east, the three-mile offshore limit line to the south, Point Arguello to the west, and the ridge of the Santa Ynez Mountains to the north.

c) The North County Consolidation Planning Area (NCCPA): an oil and gas planning area that is bounded by the Santa Barbara County - San Luis Obispo County boundary to the north, the three-mile offshore limit line to the west, the ridge of the Santa Ynez Mountains to the south, and to the east U.S. 101 north to CA 154; east to CA 176; north until it turns in a northwesterly direction, east to the Los Padres National Forest boundary just south of Lookout Mountain, and National Forest boundary north to the County line.

[Figure 3-1 deleted]

~~The CVCPA has experienced considerable activity in the early days of oil exploration and development, from 1896 into the 1960s. Summerland in particular was an extremely active area. The older fields have been depleted to the extent that technology of that period allowed. With urbanization and changes in land use patterns over the past 30 years, oil drilling came under increasing restrictions and prohibitions. Neither the Cities of Santa Barbara, Carpinteria, or the unincorporated area of Montecito allow oil drilling under existing zoning.~~

~~The SCCPA, which includes the Coastal Zone between the City of Santa Barbara and Point Arguello is where the bulk of the oil and gas facilities in the Santa Barbara County coastal area are located. These facilities mainly serve offshore fields. Onshore oil fields currently under production from this area are the El Capitan field and the Ellwood/Dos Pueblos field which traverses the coastline.~~

~~The NCCPA, which includes the Coastal Zone between Point Arguello and the Santa Maria River, contains the county's largest onshore production, although most of this production occurs outside the Coastal Zone. Much of this planning area is covered by Vandenberg Air Force Base.~~

2. State Tidelands Fields

Several State Tidelands leases exist offshore Santa Barbara County on parcels between Point Conception and the Ventura County line. State Tidelands consists of ocean waters from the mean high tide line to three miles offshore. The principal agency responsible for managing these waters and subsea mineral resources is the State Lands Commission.

Many areas within the State Tidelands offshore Santa Barbara County are included in the State Oil and Gas Sanctuary. The State Lands Commission has prohibited oil and gas leasing and development in these areas. The State Oil and Gas Sanctuary offshore Santa Barbara County consists of State Tidelands waters from Summerland to Goleta Point, from Point Conception north, and a few previously active offshore leases between Ellwood and Point Conception that have been quietclaimed to the state as illustrated in Figure 3-2.

Oil and gas extraction has been declining in the State Tidelands, though it could increase with improved market conditions, use of enhanced recovery techniques and future leasing. Oil and gas extraction in the State Tidelands can come from many types of production methods. Technology exists that allows production of some offshore hydrocarbon fields from wells situated at an onshore location, by using directional drilling techniques. Although directional drilling is not new, constantly improving technology allows industry to reach further distances offshore, in some cases avoiding the need for offshore

platforms to recover resources. Unocal is using directional drilling technology to produce offshore reserves from onshore wellheads at Government Point. ARCO also employs directional drilling techniques to produce offshore oil from wellheads in the Dos Pueblos and Ellwood areas.

Subsea wells, located on the sea floor, are used to extract hydrocarbons below the sea surface and then the product is shipped by pipeline to a processing facility onshore. Subsea wells offshore Santa Barbara County are used by Phillips Petroleum to produce gas from State Tideland Lease PRC-2933 and by ARCO to produce oil from State Tideland Lease PRC 2793.

Platform production is achieved by drilling from an immobile, offshore structure for oil and gas. Piers and manmade islands are used in situations where the hydrocarbon field is near the coastline, directional drilling techniques could make pier and offshore island production obsolete.

Offshore oil development in the State Tidelands is most intense in the CVCPA, with four platforms: Hope, Hilda, Hazel and Heidi, all operated by Chevron. Chevron's Carpinteria processing facilities receives and processes production from these four platforms for shipment to the Los Angeles area via pipeline.

The State Tidelands of the SCCPA contain ARCO's platform Holly offshore Ellwood, this is the only other existing platform in State Tidelands waters off Santa Barbara County. Two platforms have been removed from this planning area, they are Texaco's platforms Herman and Helen.

~~There has been no development of oil and gas reserves in State Tidelands in the NCCPA and none is expected since the area is part of the State Oil and Gas Sanctuary.~~

[Figure 3-2 deleted]

~~3. Federal Fields in the Pacific Outer Continental Shelf (OCS)~~

~~Oil and gas production is estimated to increase substantially in the Federal OCS and is estimated to reach peak production towards the end of the century according to the Department of the Interior, Minerals Management Service (MMS), which is the managing agency for development of oil and gas fields in Pacific OCS waters.~~

~~In Pacific OCS waters offshore of Santa Barbara County area there are 15 production units that are used for planning production strategies of hydrocarbon fields (see Figure 3-3). A production unit is an area of pooled interests, ownership, and control in a producing field or part of a field by two or more companies, but explored and/or produced by one operator. Unitization serves to protect environmental resources, to eliminate duplication of operations, and to maximize resources recovered. The designation of units is controlled by the MMS, who formulates units and encourages voluntary unitization between lease holders.~~

[Figure 3-3 Deleted]

~~The eastern part of the Santa Barbara Channel contains a majority of the oil/gas production platforms in the Pacific OCS waters. Production from this area is sent onshore for processing at Chevron's facility in Carpinteria or to either the Phillips, Mobil, or Unocal processing facilities located in Ventura County.~~

~~The western portion of the Santa Barbara Channel has less production occurring in Federal waters. Future development sources in the Santa Barbara Channel include Exxon's Platforms Heather, Heritage, and Harmony in the Santa Ynez Unit of the western part of the Channel. Exxon will send production to its onshore consolidated facility in Las Flores Canyon for processing.~~

~~In 1988 the entire Santa Maria Basin produced over six million barrels of oil and close to one billion cubic feet of gas from one platform (Irene) that lies in the central Santa Maria Basin. Unocal transports oil from Platform Irene via pipeline to its onshore oil processing facility, located northeast of Lompoc, and then sends the processed oil via pipeline to its upgrader facility in San Luis Obispo County. Gas produced from Platform Irene is processed at the Battles Gas Plant located east of Santa Maria.~~

~~Chevron, Texaco, and partners have three platforms in the southern Santa Maria Basin that could begin production in late 1990 or early 1991. Chevron will process its production at its consolidated facility at Gaviota. The northern Santa Maria Basin does not contain any offshore oil development as of 1990. Further development in the Santa Maria Basin has been projected and the total production from the Santa Maria Basin may rise considerably.~~

For the production occurring in the Santa Barbara Channel, adequate processing capacity exists. For production in the Santa Maria Basin the availability of gas processing capacity is not certain. One or more new processing facilities may be proposed by industry to accommodate the expected production increases in the Santa Maria Basin.

Oil Transportation

Oil emulsion (that is, a mixture of oil and water where the two components have emulsified and cannot be easily separated) is transported from the point of production to a processing facility by pipeline. At the processing facility, the emulsified oil is treated by separating the gas, oil, water, and other impurities. This separating process produces sales quality crude oil. After processing, crude oil can be transported to refineries by various methods, including pipelines, marine tanker or barge, train, and truck.

In 1985, the county adopted policies which, for environmental and safety reasons, identify pipeline transportation as the preferred method of transporting oil from Santa Barbara County. These policies resulted from a rigorous examination of alternative modes for transporting crude oil from the county, including pipeline, marine tanker and barge, and train. The examination, *Oil Transportation Plan and Draft Environmental Impact Report* which was finalized in 1985, concluded that pipelines relieve congestion of tanker and other marine vessel traffic, reduce air emissions, and reduce the risk of a major oil spill, particularly offshore, where containment and cleanup are the most difficult.

Three major pipelines that move crude oil from Santa Barbara County to refineries outside the county are as follows (this is not a complete list of pipelines in Santa Barbara County):

~~Celeron/All American pipeline — Travels from Las Flores Canyon and Gaviota north to the Santa Barbara/San Luis Obispo county line and then east through Cuyama to Kern County where oil can continue on to Texas or go into other pipeline systems for delivery elsewhere. This pipeline has a capacity of 300 thousand barrels per day, although additional heater stations can increase the capacity.~~

~~Unocal Crude Oil pipeline — Travels from Lompoc Dehydration Facility north to Unocal's Santa Maria refinery near Nipomo in San Luis Obispo County and then on to the Bay Area refining center or to marine terminals. This pipeline has a capacity of 50 thousand barrels per day.~~

~~Chevron Carpinteria pipeline — Travels from Chevron's Carpinteria processing facility south and feeds into Mobil's Rincon pipeline in Ventura County which connects with refineries in Los Angeles.~~

Four marine terminals, located on the South Coast, provide tanker transport of Santa Barbara County's oil and gas production. These terminals are Unocal's Government Point marine terminal;

~~Gaviota interim marine terminal, Arco's Ellwood marine terminal, which are located in the SCCPA, and the Carpinteria marine terminal located in the CVCPA. Also, Exxon's offshore storage and treatment vessel serves as a marine terminal for shipping crude produced offshore of Santa Barbara County.~~

Gas Transportation

~~Typically, raw gas is shipped by pipeline from the wellhead to a processing facility to separate out wanted and unwanted components such as: water and unwanted carbon dioxide, gas liquids, and sulfur. After separation, the gas is either used onsite to fuel equipment or delivered to a public utility for sale.~~

~~Raw gas extracted from wells in Santa Barbara County, state tidelands, and OCS often contains hydrogen sulfide (H₂S). This substance is considered lethal and any pipeline carrying it should be routed to insure minimal risk to surrounding populations.~~

~~Further information discussing gas transportation is found in the County of Santa Barbara, Siting Gas Processing Facilities Study which is incorporated into this Local Coastal Plan under Policy #6-6B.~~

Existing County Regulations for Oil and Gas Development in the Coastal Zone

~~Currently, the County regulates oil and gas production facilities with the Coastal Plan, the Coastal Zoning Ordinance, Chapter 25 of the Santa Barbara County Code (the Petroleum Ordinance), and through regulations on specific project permits.~~

~~The Coastal Zoning Ordinance sets forth specific regulations and development standards for the permitted locations for drilling and processing of oil, gas, and other hydrocarbons. In general, production shall be permitted in the "Agriculture II" (AG-II) District and "Coastal Dependent Industry (M-CD) District. Oil production may be permitted subject to securing a permit from the County Planning Commission. A processing facility for offshore oil and gas development is permitted only in Coastal Dependent Industry (M-CD) or Coastal Related Industry (M-CR) zone districts.~~

~~Petroleum Ordinance No. 2795 and its amendment (Ordinance No. 2832) contain technical standards for oil drilling activities in the County. The Ordinance regulates drilling, producing, operating, and abandoning wells, pipelines, tanks, and associated equipment; requires a performance bond; and establishes requirements for erosion, pollution, fire, and safety hazards. In addition Ordinance No. 2832 defines standards for emissions and for monitoring emissions, including alert and emergency shutdown procedures.~~

~~The Energy Facility Siting Management Plan for the Mussel Rock Dunes contains policies and standards for oil development in the Dunes area, is incorporated by reference into the Coastal Plan.~~

~~———— In 1990, the county adopted the study entitled, **Siting Gas Processing Facilities, Siting and Screening Criteria**, which is not incorporated into the Coastal Plan. That study establishes criteria for siting a major gas processing facility in the North County Consolidation Planning Area to support current and future gas production.~~

3.6.4 LAND USE PLAN PROPOSALS

The land use plan must specify where, when, and under what conditions industrial and energy development, ~~whether including coastal-dependent or and coastal-related facilities,~~ may be located within the County's coastal zone. ~~The locational issues are resolved in two ways. A separate One~~ land use designation, Coastal-Dependent Industry, handles uses which require locations on or adjacent to the sea to be able to function at all. ~~Another second~~ land use designation, Coastal-Related Industry, handles uses which are dependent on a coastal-dependent development or use. ~~As is current County practice, the~~ The land use plan also permits many energy related facilities such as pipelines, transmission lines, and oil wells under other land use designations, as is current County practice. Such facilities may be coastal-dependent, coastal-related, or neither. ~~Table 3-1 shows A~~ table is provided in the Coastal Zoning ordinance indicating which facilities are permitted in each of the land use designations.

~~Phasing of energy facilities could result in increased protection of coastal resources through use of consolidated facilities coupled with a more even resource recovery schedule. This would lead to an overall reduction in oil spill potential, less air pollution, and fewer facilities. To better protect coastal resources, Santa Barbara County has established policies for consolidating oil and gas processing facilities, pipelines, and marine terminals.~~

Finally, the land use plan must specify conditions under which industrial and energy development, ~~whether coastal dependent or coastal related,~~ will be permitted. As Santa Barbara County agencies have developed experience over the years with oil and gas operations, relatively few modifications are needed to make local regulations consistent with the Coastal Act. In the following sections, policies are recommended for most categories of coastal-dependent, ~~and coastal-related,~~ and other industrial uses. Discussion of issues and recommendations for thermal power plants is included in Section 3.6.5. In addition to conformance with the specific energy and industrial policies in the following sections, all coastal-dependent and coastal-related development will have to meet the standards set forth in all other applicable policies of the land use plan.

[Table 3-1 Deleted. Note than an equivalent table will be included in the reformatted version of the Coastal Zoning Ordinance, currently in preparation.]

4.2.3 CARPINTERIA BLUFFS

The area known as Carpinteria bluffs extends eastward from the ~~Chevron oil processing facility~~ Carpinteria Oil & Gas Processing Facility within the City of Carpinteria into the unincorporated area north of the County's Rincon Park. There are two major blocks of undeveloped lands within this area: ~~the 72 acres owned by Chevron and Exxon parcels adjacent to the processing facility~~ within the City to the west, and another 24 acres owned by Hancock and Ferry (APN 1-210-13, 16, 23, 24) in the unincorporated area at the eastern extent of the bluffs. Although located at opposite ends of the bluffs and separated by an area that is partially developed with industrial park uses, these two subareas offer opportunities for coastal-related recreational use and need to be planned comprehensively to ensure that individual land uses complement each other. Just inside the City's eastern boundary lies an undeveloped parcel (APN 1-210-20) which is contiguous with the Hancock property. It, too, should be planned with the adjacent unincorporated parcels.

4.6.1 CHARACTER OF THE PLANNING AREA

With the exception of ~~several onshore oil production, treatment, and storage facilities~~ a few onshore facilities that support offshore oil and gas production and a few small pockets of residential development, the coastline between the Ellwood Pier and Gaviota is rural. Prominent features of this area include a section of broad coastal terrace, rolling grass-covered hillsides, scenic coastal canyons, and coastal promontories. Perennial streams flow through many of the canyons, sometimes forming small wetlands at their mouths.

The easterly boundary of the Gaviota Coast planning area is marked by the Ellwood Pier, which is used by the oil industry to support offshore oil development. Westerly of the site is a large tract of land, which was formerly a site of oil processing, partially developed for oil activity and owned by ARCO.

To the west, the foothills of the Santa Ynez Mountains recede to form a broad coastal terrace in the vicinity of Dos Pueblos Canyon. This area supports the most agriculturally diverse activities between Ellwood and Gaviota, including some cattle and sheep grazing, lemon and avocado orchards, and greenhouses. Las Varas Ranch, which lies just west of Dos Pueblos Canyon, is another coastal agricultural area that has been planted to avocados in recent years.

To the west of Las Varas Ranch, the coastal shelf broadens, reaching its greatest width in the vicinity of the Edwards's Ranch, then narrows dramatically to reveal highly scenic El Capitan Point. El Capitan, a State Beach Park, is a wide rocky point with dense coastal woodlands. Outstanding specimens of oak and sycamore are prominent near the creek mouth and several meadows in this vicinity give the area a unique look and open atmosphere. The beach area to the west of El Capitan Point and the upland recreation facilities (picnicking and camping) make El Capitan one of the more popular of the State beach parks.

North of U.S. 101, along El Capitan Creek, is a private recreation facility and the horse stables of El Capitan Ranch. A network of roads is visible from U.S. 101, remnants of an aborted residential development proposed for the El Capitan Ranch in the early 1970's.

Beyond the El Capitan area the coastal foothills intrude on the coastline to Refugio State Beach Park. A line of palms which borders the beach and a sharp, precipitous point are Refugio's distinctive features.

West of Refugio the coastal terrain becomes more rugged; U.S. 101 clings to a narrow band of coastal terrace. A bridge crossing is required at Arroyo Quemado Creek, one of a number of coastal creeks which cut sharply through the sandstone outcroppings at the base of the Santa Ynez Mountains. A small cluster of beach homes lies just west of the trestle at Arroyo Quemado. Other developments in the area include the County's sanitary landfill at Tajiguas, the Gaviota Consolidated Pipeline Terminal, ~~Gaviota consolidated oil and gas processing facility, the Gaviota Interim Marine Terminal, Sunburst Store and Restaurant, one gas station, Vista Del Mar temporary school, and Gaviota State Beach Park.~~ Gaviota Canyon forms the westerly boundary of the planning area. The

canyon supports an extensive riparian habitat and forms a sharp break in the land forms to the east and west.

4.6.2 PLANNING ISSUES

Visual Resources

The coastal zone between Ellwood and Gaviota is an area of unique scenic value. The entire viewshed is a traveller's delight, as it provides beautiful contrasts between the ocean on one side and the canyons and foot hills on the other. Two types of development, energy and recreation, have affected the visual resources of this area.

~~Energy facilities, mainly~~ Several oil and gas facilities, including ~~oil wells, a consolidated processing facilities~~ facility, a consolidated pipeline terminal, oil storage tanks, and offshore production platforms, and marine terminals have been ~~are~~ located at numerous sites along the coast in this area. These facilities are linked principally to offshore wells and are generally well-screened to protect views to the ocean. ~~Energy companies have indicated that additional onshore energy facilities may be needed in the future.~~ In addition, a number of areas between Ellwood and Gaviota north of Highway 101 may be possible sites for future power plants since they were not designated for exclusion by the Coastal Commission. In the event that any new energy-related facilities are constructed in this portion of the coastal zone, the visual quality of the area will need protection.

Industrial and Energy Development

~~Many~~ Several of the County's energy-related facilities are located between the Ellwood Pier and Gaviota. The area includes one oil and gas processing facility, one pipeline terminal, and one major oil pipeline, several facilities for processing of oil and gas, one marine terminal, as well as some onshore oil production activity. These facilities were built mostly during the 1960's to serve production in the State Tidelands. Production in the Tidelands has been declining historically.

ARCO Dos Pueblos Facility. Activity on ARCO's 143-acre parcel west of Eagle Canyon dates back to the 1920's. Current activity includes ~~several producing wells that extract oil from both onshore and offshore reservoirs, and an oil processing facility.~~ The reservoirs are near depletion, and operations are expected to phase out over the next 20 years or less. This site has been rezoned to Agriculture (AG II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.

Exxon Las Flores Canyon Consolidated Oil and Gas Processing Facility. ~~Exxon is constructing an oil and gas processing facility to handle~~ The facility processes oil and gas produced offshore production from its ~~from the~~ Santa Ynez Unit. Because the facility is designated as the South Coast consolidated processing facility, it could also process oil produced from other sources. ~~Upon completion, Exxon will remove its offshore oil storage and treatment facility which is located near Platform Hondo. Both the processing facility and the site are designated as one of two consolidated~~

~~processing facilities and sites in the South Coast Consolidation Planning Area to serve offshore production. Construction of the onshore processing facility is anticipated to be completed in 1993.~~

~~The Pacific Offshore Pipeline Company (POPCO), an affiliate of Southern California Gas Company, operates a gas processing facility at the Las Flores site. The Company purchases gas produced by Exxon from the offshore Santa Ynez unit, and transports it to shore by pipeline. Both the Exxon and POPCO processing facilities are located outside coastal jurisdiction, although the pipelines pass through the coastal zone.~~

~~Phillips Tajiguas Gas Facility. Phillips operates a gas processing plant on a narrow four-acre site just west of Tajiguas Creek, between highway 101 and the railroad. The facility is well-shielded from the road. The site has been rezoned to Right of Way, converting the facility to a legal nonconforming use in conformance with policies to consolidate processing sites along the South Coast.~~

~~Shell Molino Facility. In April of 1989, Shell Western E&P, Inc. announced plans to abandon this facility. The site is undergoing remediation to remove contaminated soils, after which the processing facility will be dismantled and the site restored, perhaps by the mid-1990s. This site has been rezoned to Agriculture (AG-II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.~~

~~Texaco Interim Marine Terminal at Gaviota. The interim marine terminal serves as a major consolidated facility. Although the facility serves as the single consolidated marine terminal in the South Coast Consolidation Planning Area, its operation may terminate if Exxon follows through with tentative (and currently permitted) plans to construct a marine terminal at Las Flores Canyon.~~

~~Chevron's Oil and Gas Processing Facility at Gaviota. The Gaviota Consolidated Pipeline Terminal, located within the coastal zone north of Highway 101, serves to heat and pump oil produced offshore the South Coast into the Plains Pipeline (formerly All American Pipeline) for transport to out-of-County refineries. The facility was originally constructed to process oil and gas produced from the Point Arguello Unit. However, processing was relocated to offshore platforms in 1998 and partial facility abandonment was completed in 2005, so that the facility is now a pipeline terminal, without processing capability. Chevron's has constructed a major consolidated processing facility north of the Texaco marine terminal and Highway 101. The facility handles oil and gas that is produced from platforms in the southern Santa Maria Basin, and may handle processing needs from other leases as well. Permitted capacity is for 250 thousand barrels of wet oil and 120 million standard cubic feet of gas daily, although only Phase I of the project has been built (amounting to half the permitted~~

~~capacity). Both the processing facility and the site are designated as one of two consolidated processing facilities and sites in the South Coastal Consolidation Planning Area to serve offshore production.~~

4.7.2 PLANNING ISSUES-

Industrial and Energy Development

Energy facilities are limited to isolated locations in the area between Gaviota and the Santa Maria River. Few oil wells remain in the coastal zone in the northern part of the County; most have been plugged and abandoned. Other onshore facilities have been decommissioned and the sites restored, or are being restored. The offshore and onshore pipelines running from the Point Arguello Project to the Gaviota Pipeline Terminal and from Platform Irene to the Lompoc Oil and Gas Plant remain in operation. ~~Unocal has production and processing facilities at Government Point and marine terminal at Cojo. Thriftway has a small production island along the beach at Guadalupe. Activity in this area may increase. Both Husky and Union have leases south of the Santa Maria River and plan to conduct exploratory oil drilling in this area.~~

Policies governing future energy development in the coastal zone are found in Section 3.6.

4.8.5 PLANNING ISSUES

Energy Development

~~Energy Offshore oil and gas development in the Channel and north of Point Conception may threaten the islands Channel Islands, due to the possibility of offshore oil spills. Oil development will increase as a result of Lease Sale 95; tanker traffic in the Channel may increase as well. Oil spillage will, therefore, continue to pose a constant threat to island resources.~~