

SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF INITIATING
AMENDMENTS TO THE COASTAL PLAN,
LAND USE ELEMENT, AND ARTICLES II AND
III OF CHAPTER 35, ZONING, OF THE COUNTY
CODE TO UPDATE THE SOUTH COAST
CONSOLIDATION POLICIES, REPEAL TANK
FARM SITING POLICIES IN THE COASTAL
ZONE, ADD PERMIT PROCEDURES FOR
CONSOLIDATED PIPELINE TERMINALS IN THE
COASTAL ZONE, AND REVISE THE LAND-USE
AND ZONING DESIGNATIONS OF THE
FORMER GAVIOTA MARINE TERMINAL

RESOLUTION NO: 04-251

Case Nos. 04GPA-00000-00013, 16, & 17
04ORD-00000-000018 & 19
04RZN-00000-00008

WITH REFERENCE TO THE FOLLOWING:

- I. In 1982, the California Coastal Commission certified Santa Barbara County's first Local Coastal Program (LCP). LCP land-use and zoning maps designated a pre-existing marine terminal, located at Gaviota on the ocean-side of U.S. 101 (currently Assessor Parcels Nos. 081-130-019 and 060) as Coastal-Dependent Industry.
- II. In 1985, the California Coastal Commission certified LCP amendments adopted by the County to guide the siting of oil tank farms in the coastal zone (hereafter "TANK FARM SITING POLICIES") in order to protect coastal resources from impacts of developing offshore oil and gas leases.
- III. In 1985, the County of Santa Barbara approved discretionary permits to allow Chevron to construct a major oil and gas processing facility on the mountain-side of U.S. 101 at Gaviota, and conditioned this approval on the agreement that Chevron would operate this facility as a consolidated processing facility, available to all producers at a fair, equitable, and nondiscriminatory basis.
- IV. In 1988, the California Coastal Commission certified LCP amendments adopted by the County to restrict the processing of new offshore oil and gas production to two designated sites along the County's southern coast (hereafter "SOUTH COAST CONSOLIDATION POLICIES"): one on the mountain-side of U.S. 101 at Gaviota and the other in Las Flores Canyon.
- V. In 1996, the California Coastal Commission certified LCP amendments adopted by the County that established a permitting path for onshore production of offshore oil/gas reserves, established the Gaviota and Las Flores Canyon Planning Areas within which the location of onshore wells directionally drilling into offshore reserves were restricted. These amendments enabled permitting of the Molino Gas Project within the Gaviota Planning Area.
- VI. By 1998, the Gaviota Terminal Company had abandoned its Gaviota Interim Marine Terminal, but continues to use one tank on the site to store oil produced from the offshore Point Arguello field prior to its shipment to refineries via the All American Pipeline. More recently, the owners of this onshore

- VII. Gaviota no longer serves as a consolidated production area or processing site. By 1998, Chevron shifted processing of Point Arguello oil and gas from Gaviota to Platforms Hermosa and Harvest and subsequently obtained permits to remove processing equipment at the Gaviota site. In 2003, Harvest Natural Resources, Inc. commenced abandonment of the Molino Gas Project because its previous exploratory well did not discover economically recoverable volumes of natural gas. Arguello, Inc. currently operates a pipeline terminal at Gaviota (where the consolidated oil and gas processing facility) for shipping Point Arguello oil out of the County via the All American Pipeline, and for co-generating steam and electricity with Point Arguello gas production.
- VIII. It is now deemed 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 to initiate amendments to the Santa Barbara County Coastal Plan, Land Use Element, zoning ordinances, and associated land use and zoning maps, as follows:
- A. Revise the SOUTH COAST CONSOLIDATION POLICIES for oil/gas processing facilities, and replace TANK FARM SITING POLICIES with new CONSOLIDATED PIPELINE TERMINAL POLICIES in Chapter 3.6 of the Coastal Plan as shown in Exhibit A.
 - B. Revise South Coast Policy 5, Implementing Action C- "Consolidation of Processing Sites" in the Comprehensive Plan Land Use Element as shown in Exhibit B.
 - C. Revise sections 35-58 (Definitions), 35-69 (AG-II Agriculture II), 35-154 (Onshore Processing Facilities Necessary or Related to Offshore Oil and Gas Development), 35-157 (Oil and Gas Pipelines), and 35-158 (Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs), and add a new section 35-159 (Consolidated Pipeline Terminals) of Article II, Chapter 35 of the County Code (Coastal Zoning Ordinance) as shown in Exhibit C.
 - D. Revise section 35-296 (Treatment and Processing Facilities) of Article III, Chapter 35 of the County Code (Inland Zoning Ordinance) as shown in Exhibit D.
 - E. Revise the Gaviota Coast Rural Region Land Use Map of the Local Coastal Program, changing the land-use designation of the former Gaviota marine terminal, located on the ocean-side of U.S. 101 (APNs 081-130-019 and 060) from Coastal-Dependent Industry (I-CD) to Park and Recreation (REC).
 - F. Revise the Gaviota Coast Rural Region Zoning Map of the Local Coastal Program, changing the zone district of the former Gaviota marine terminal (APNs 081-130-019 and 060) from Coastal-Dependent Industry (M-CD) to Recreation (REC).

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true.
2. Pursuant to the provisions of Santa Barbara County Code Section 35-180.3 and 35-325.3, the Board of Supervisors initiates the foregoing amendments to the Coastal Plan, Land Use Element, zoning ordinances, and associated land use and zoning maps as described above, and directs the Planning and Development Department to process these amendments.

PASSED, APPROVED, AND ADOPTED this seventh day of September, 2004, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Joseph Centeno, Chair
Board of Supervisors of the County of Santa Barbara
State of California

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

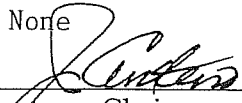
PASSED, APPROVED, AND ADOPTED this seventh day of September, 2004, by the following vote:

AYES: Supervisors Schwartz, Rose, Marshall and Gray

NOES: Supervisor Centeno

ABSTAINED: None

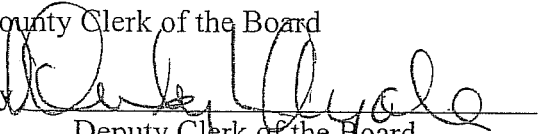
ABSENT: None



Joseph Centeno, Chair
Board of Supervisors of the County of Santa Barbara
State of California

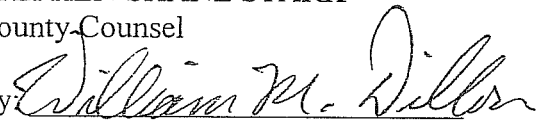
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