

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

IN THE MATTER OF SUBMITTING TO THE)	RESOLUTION NO: 04-304
COASTAL COMMISSION AMENDMENTS TO THE)	CASE NO.s:
TEXT AND MAPS OF THE SANTA BARBARA)	04GPA-00000-00006, 04ORD-00000-00008;
COUNTY LOCAL COASTAL PROGRAM)	04GPA-00000-00014, 04ORD-00000-00014;
_____)	03GPA-00000-00003, 03RZN-00000-00002;
)	04GPA-00000-00008, 04GPA-00000-00009.

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. 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.

Abandonment of Oil and Gas Facilities, attached as Exhibit A:

- 1. **04GPA-00000-00006**, amend the Resource Protection and Development Policies of the Santa Barbara County Coastal Plan (Industrial and Energy Development), as follows: Add a new Section 3.6.8, titled **Abandonment of Onshore Infrastructure**.
- 2. **04ORD-00000-00008**, amend Article II of Chapter 35 of the Santa Barbara County Code, to implement the new abandonment policies, as follows: Amend existing sections **Definitions; Oil and Gas Facilities; Permit Procedures; and Administration**.

Oil Transportation, attached as Exhibit B:

- 1. **04GPA-00000-00014**, amend the Resource Protection and Development Policies of the Santa Barbara County Coastal Plan (Industrial and Energy Development), as follows: Amend existing section 3.6.4 **Land Use Proposals** to update oil transportation policies.
- 2. **04ORD-00000-00014**, amend Article II of Chapter 35 of the Santa Barbara County Code, to implement the revised oil transportation policies and repeal sections concerning marine terminals, as follows: Amend existing sections **Zoning Districts; and Oil and Gas Facilities**.

Ocean Meadows Residences project General Plan Amendment and Rezone, attached as Exhibit C:

- 1. **03GPA-00000-00003**, amend the Santa Barbara County Coastal Plan by changing the Land Use Designation of Lot 41, resulting after subdivision under TM 14,628, from Planned Residential Development to Recreation.
- 2. **03RZN-00000-00002**, rezone Lot 41 from Planned Residential Development (PRD-58) to Recreation and amend the Coastal Zoning Map for the Coastal Plan Zoning Districts accordingly, under the provisions of Article II of Chapter 35 of the Santa Barbara County Code.

Ellwood-Devereux Open Space and Habitat Management Plan, attached as Exhibit D:

1. 04GPA-00000-00008, amend the Santa Barbara County Comprehensive Plan, Goleta Community Plan to add policies incorporating the Ellwood-Devereux Open Space and Habitat Management Plan (OSP).
 2. 04GPA-00000-00009, amend the Santa Barbara County Comprehensive Plan, Parks, Recreation and Trails Goleta-Santa Barbara Area Map to add new trails provided by the OSP.
- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said 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.
- 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 Planning 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 said California Coastal Act.
4. The Board submits these Local Coastal Program 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 26th day of October, 2004, by the following vote:

AYES: Supervisor's Schwartz, Rose, Marshall, Gray and Centeno

NOES: None

ABSTAIN: None

ABSENT: None

(SIGNATURES ON FOLLOWING PAGE)



JOSEPH CENTENO, 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:

STEPHEN SHANE STARK
County Counsel

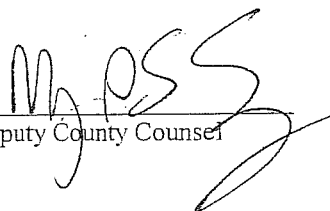
By:  _____
Deputy County Counsel

Exhibit A

Abandonment of Oil and Gas Facilities

**EXHIBIT A: PROPOSED TEXTUAL AMENDMENTS
TO THE SANTA BARBARA COUNTY COASTAL PLAN
CHAPTER 3.6 – INDUSTRIAL AND ENERGY DEVELOPMENT**

The following textual amendments include deletions to existing text (shown in a ~~strikeout~~ font) and additions of new text (shown in an *italicized and underlined* font).

Revise Preamble to Chapter 3.6, subsection titled “Oil and Gas Processing Facilities” (page 62 of the Coastal Plan) 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.~~

Sixth paragraph:

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 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 Current 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, 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 improved oil storage tanks at the designated Consolidated Pipeline Terminal shall be located, designed, and mitigated in a manner that best minimizes adverse impacts.

**EXHIBIT B: PROPOSED TEXTUAL AMENDMENTS
TO THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN
LAND USE ELEMENT**

The following textual amendments include deletions to existing text (shown in a ~~strikeout~~ font) and additions of new text (shown in an *italicized and underlined* font).

Revise South Coast Policy 5, Implementing Action C – Consolidation of Processing Sites (pg. 93-c) to read as follows:

The oil and gas processing sites site at Gaviota (~~APN 81-130-07 and 81-130-44~~) and Las Flores Canyon (APN 81-220-14 and 81-220-19, *as delineated on County zoning and parcel maps 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 and zones that is processed within the South Coast Consolidation Planning Area shall be processed at ~~these two sites~~ *this site*.

**EXHIBIT C: TEXTUAL AMENDMENTS
TO ARTICLE II (COASTAL ZONING ORDINANCE)
OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE**

The following textual amendments include deletions to existing text (shown in a ~~strikeout~~ font) and additions of new text (shown in an *italicized and underlined* font).

Repeal the following definition in Division 2, Section 35-58 (Definitions) 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.~~

Revise Division 4, Section 35-69.3 by revising subsection 9 and adding subsection 12 as follows:

Sec. 35-69. AG-II Agriculture II

3. Permitted Uses.

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 Planning Areas~~, subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.

12. Consolidated pipeline terminal, subject to being designated for such use in Policy 13A and B of the Coastal Plan and the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.

Revise Sec. 35-150.1.2 as follows:

1. Voter Approval.

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).

Revise Division 9, Section 35-154.4B.d 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 ~~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, or

Revise Division 9 by revising Section 35-157.1.c. and d. as follows:

Section 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 applicants 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).

Revise Division 9, Section 35-158.1.a to read 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 shall be restricted to sites designated in the Coastal Plan as consolidated oil and gas processing sites.~~

Revise Division 9, adding new Section 35-159 to read 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 with 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) limited oil storage, not to exceed 2½ times permitted daily production;
- 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) 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 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 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 expansion of existing facilities or construction of new facilities are to be located at the County-designated consolidated pipeline terminal at Gaviota.

- b. The proposed facilities will use, to the maximum extent feasible, existing ancillary facilities at the consolidated site.*
- c. All significant environmental impacts will be mitigated to the maximum extent feasible.*
- 5. Development Standards. In addition to the regulations of the applicable zoning district, the following standards apply to pipeline terminals.*
- a. The level of noise generated by the facility, measured outside the property boundary, shall not exceed 70 dB(A).*
- b. The permittee shall obtain all necessary permits from other agencies before commencing operations.*
- c. 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.*
- d. Visual impacts shall be mitigated to the maximum extent feasible with applicable measures. 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.*
- e. 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.*
- f. Adequate provision shall be made to prevent on-site or off-site erosion and flood damage.*
- g. Adverse impacts to known or potential significant habitat for locally rare or regionally endemic species shall be minimized through maximum feasible mitigation measures. Environmentally sensitive resources shall be protected in accordance with policies in section 3.9 of the Coastal Land Use Plan. Residual significant impacts shall be offset with exaction of mitigation fees, paid to the Coastal Resources Enhancement Fund.*
- h. The risks of oil spills and associated impacts shall be mitigated to the maximum extent feasible. 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.

- i. 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.
- j. 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.
- k. All transportation of natural gas liquids shall be accomplished in accordance with County-approved practices to protect public safety.
- l. Archaeological and historical resources shall be protected in accordance with Section 3.10 of the Coastal Land Use Plan, and significant impacts shall be mitigated to the maximum extent feasible
- m. 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.
- n. 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.

**EXHIBIT D: TEXTUAL AMENDMENTS
TO ARTICLE III (INLAND ZONING ORDINANCE)
OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE**

The following textual amendments include deletions to existing text (shown in a ~~strikeout~~ font) and additions of new text (shown in an *italicized and underlined* font).

Revised Section 35-296.4B.4 to read as follows:

Sec. 35-296. Treatment and Processing Facilities.

Sec. 35-296.4B. Findings Required for Approval of Development Plans for Facilities in the South Coast Consolidation Planning Area.

4. 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 Land Use Element and Coastal Plan of the County's Comprehensive Plan.* ~~at Gaviota or Las Flores Canyon, or~~

