

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

IN THE MATTER OF ADOPTING AN)
AMENDMENT IN 1987 TO THE LAND)
USE ELEMENT OF THE COMPREHENSIVE) RESOLUTION NO. 87-600
(GENERAL) PLAN FOR THE COUNTY)
OF SANTA BARBARA WHICH AMENDS:)
THE TEXT OF THE PLAN AND)
DESIGNATION OF THE SOUTH COAST)
CONSOLIDATION PLANNING AREA FOR)
OIL AND GAS PROCESSING; AND)
AMENDMENT TO THE SANTA BARBARA)
COUNTY COMPREHENSIVE PLAN LAND USE)
MAP-COUNTYWIDE, COMP-1; AND)
CREATION OF AGRICULTURAL PRESERVES)

WITH REFERENCE TO THE FOLLOWING:

I. A. On December 20, 1980, by Resolution No. 80.566, this Board adopted a Comprehensive Plan for the County of Santa Barbara, consisting of a text entitled "Santa Barbara County Comprehensive Plan, Environmental Resources Management Element, Land Use Element, and Circulation Element," 9 Comp Maps, 9 CIRC Maps, 6 PRT Maps and 5 ERME FACTORS Maps.

B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to make the following changes to the text and in the maps of the Land Use Element of the Comprehensive Plan:

1.(a) Amend the "South Coast Policies" under "Goals and Policies" by adding a new subsection 4 to read:

"The sections of the Petroleum Ordinance, Ordinance No. 661, and "Statement of Policy Relative to the Location of On-shore Facilities" (Statement) that address oil and gas processing facilities are hereby incorporated by reference in the land use element. The Statement does not apply, however, to the South Coast Consolidation Planning Area, which is defined in Policy 5 below."

1.(b) Amend the "South Coast Policies" under "Goals and Policies" by adding a new subsection 5 to read:

"The Board of Supervisors designates the unincorporated area from Point Arguello to the western boundary of the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line on the south and southwest as the South Coast Consolidation Planning Area (SCCPA). Within the SCCPA, the Board of Supervisors strongly encourages, to the maximum extent feasible, commingled processing of oil and gas production from offshore reservoirs and zones to minimize industrialization within this area and to minimize adverse environmental impacts associated with construction and operation of multiple, segregated processing facilities. Additionally, the Board of Supervisors requires consolidation of oil and gas processing sites.

IMPLEMENTING ACTION

A. Definition of new production.

Reference to the terms "new production" or "new oil and gas production" or any similar reference for the purpose of this policy shall mean:

1. the development of any oil and/or gas after the adoption of these policies which requires new discretionary local, state, or federal permits unless it's from an existing well or platform;
or

2. the development of any oil and/or gas which, after the adoption of these policies, requires approval of a new platform, or a new subsea or onshore well completion.

If the operator contends that a Constitutionally-protected vested right exists within the context of existing permits to process new production at a facility which is not at a County designated consolidated site, the operator may file a request for a determination of exemption to allow processing of that production at the nonconsolidated site.

B. Consolidation of processing facilities.

"All efforts shall be made to consolidate oil and gas processing facilities. New oil and gas production from offshore reservoirs shall be processed at facilities approved for consolidation to the maximum extent technically and environmentally feasible. Commingled processing shall be required to avoid or reduce project and cumulative impacts -- considering environmental, socioeconomic, safety, and land use concerns -- that otherwise would result from construction and/or operation of redundant processing units, redundant pipelines, and redundant ancillary facilities. Construction of new processing facilities at consolidated sites shall be considered only if the County determines that the new facilities would not be unnecessarily redundant, finding that one or more of the following conditions apply.

First, permitted processing capacity at the sites designated for consolidation is insufficient for a period of time that would render development of the proposed offshore reservoir(s) infeasible. Determining applicability of this condition shall include consideration of feasible delays in development of the offshore reservoir(s) to maximize use of currently permitted processing capacity at sites designated for consolidation. Determination of condition applicability also shall include consideration of expanding existing facilities in favor of constructing new facilities.

Second, the specific chemical characteristics and physical properties of oil or gas from a particular reservoir would render development of the resource technically infeasible unless specialized units can be built. Specialized units may include partial dehydration equipment if it is required to adapt a resource to the technical requirements of a processing facility.

Third, commingling the production in approved processing facilities at designated consolidated sites is determined to be environmentally unacceptable.

Approval of a collocated processing facility at a consolidated site shall be contingent upon shared use of existing ancillary facilities to the maximum extent feasible.

C. Consolidation of Processing Sites.

The oil and gas processing sites at Gaviota (APN 81-130-07 and 81-130-44) and Las Flores Canyon (APN 81-220-14 and 81-230-19) are designated as consolidated sites 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.

D. Equitable, Nondiscriminatory Access to Consolidated Facilities and Sites.

Operators and owners of County-designated consolidated facilities and sites shall make their facilities and property available for commingled processing and consolidation of oil and gas facilities on an equitable and nondiscriminatory basis.

If existing processing capacity is insufficient to accommodate proposed production and necessary new facilities are not permittable pursuant to the County's consolidation policies, operators of consolidated facilities shall reduce throughput on a pro-rata basis to accommodate other developers.

E. Review of Permits

The County shall review permits that are approved after August 12, 1985 for new or modified oil and gas facilities when throughput, averaged (arithmetic mean) over any twelve (12) consecutive months, does not exceed 3 percent of the facility's maximum permitted operating capacity. The review shall be conducted in a duly-noticed public hearing to determine if facility abandonment or facility modifications are appropriate.

F. Review of South Coast Consolidation Policies

The County shall periodically review the South Coast Consolidation policies in view of new or updated information, such as: revised production forecasts, revised air quality data, advancements in technology for reduction of air emissions, and results of impact monitoring programs. The results of the policy review shall be presented in a duly-noticed public hearing, and appropriate revisions in the policies shall be pursued as deemed necessary by the County."

2. The Countywide Land Use Map, COMP-1, as it pertains to Assessor's Parcel Number 129-180-17 by changing the Land Use Designation from A-II (40 or more acre minimum parcel size) with Mineral Resources Area Overlay to A-II-100 (100 or more acre minimum parcel size) with Mineral Resources Area Overlay.

3. Amend the Countywide Land Use Map, COMP-1, as it pertains to Assessor's Parcel Number 83-160-13 by changing the Land Use Designation from A-II (40 or more acre minimum parcel size) to A-II-100 (100 or more acre minimum parcel size).

C. The Planning Commission of the County of Santa Barbara, after holding duly noticed public hearings on all of the above-described items I.B(1) through I.B(3) above has

endorsed and transmitted to this Board said recommended changes on items I.B(1), I.B(2) and I.B(3) by its Resolutions Nos. 86-16, 86-23, 86-17 and 86-24, pursuant to Gov't. C. § 65354.

D. This Board has held a duly noticed public hearing on all of the above described items, as required by Gov't. C. § 65355.

II. A.(1) Pursuant to the California Land Conservation Act of 1965 (the Williamson Act), (Government Code Sections 51200 et seq.), the following agricultural preserves are hereby created in the County of Santa Barbara: Fisher

(87-GP-4) (87-RZ-10) (87-AP-7)

(2) A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short Form Land Conservation Contract executed by the County for Case numbers 87-GP-4, 87-RZ-10 and 87-AP-7.

(3) This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules adopted by this Board pursuant to said Act.

(4) The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor maps and shall record this Short Form Land Conservation

Contract (Short Form Contract) with description attached at the office of the Santa Barbara County Recorder. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

- a) To the County Recorder, a copy of the Surveyor's maps;
- b) To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's Map;
- c) To the Department of Resource Management, a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's maps;
- d) To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's maps; and
- e) To the Surveyor, a certified copy of the Short Form Contract.

The property owners involved are: Jay H. Fisher and Patricia M. Fisher.

B.(1) Pursuant to the California Land Conservation Act of 1965 (the Williamson Act), (Government Code Sections 51200 et seq.), the following agricultural preserve is hereby created in the County of Santa Barbara: Ontiveros

(87-GP-1) (87-RZ-2) (87-AP-5)

- (2) A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short form Land Conservation Contract.
- (3) This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules adopted by this Board pursuant to said Act.
- (4) The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor maps and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached at the office of the Santa Barbara County Recorder. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

- a) To the County Recorder, a copy of the surveyor's maps;
- b) To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's Map;
- c) To the Department of Resource Management, a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's maps;
- d) To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's maps; and
- e) To the Surveyor, a certified copy of the Short Form Contract. The property owners involved are: Mark A. and Louise D. Ontiveros.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Gov't. C. § 65357b the four above described changes in the Land Use Element of the Comprehensive (General) Plan of the County of Santa Barbara are adopted as an amendment to the above-mentioned Comprehensive Plan Text and Maps.

3. Pursuant to the provisions of Gov't. C. § 65359 the Chairman and the Clerk of this Board are hereby authorized and directed to endorse said COMP-1 to show that said maps have been amended by this Board.

4. Pursuant to the provisions of Gov't. C. § 65360, the Clerk of this Board is hereby authorized and directed to send endorsed copies of said COMP-1 to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 7th day of December 1987, by the following vote:

AYES: David M. Yager, Toru Miyoshi
William B. Wallace, DeWayne Holmdahl,
and Thomas A. Rogers

NOES: None

ABSTAIN: None

ABSENT: None

William B. Wallace
Chair, Board of Supervisors

ATTEST:

KENNETH A. PETTIT
COUNTY CLERK-RECORDER

By Thomas J. Parsd
Deputy

APPROVED AS TO FORM:

KENNETH L. NELSON
COUNTY COUNSEL

By William M. Dillon