

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

IN THE MATTER OF APPROVING AMENDMENTS)
TO THE LAND USE ELEMENT OF THE)
COMPREHENSIVE PLAN OF THE COUNTY OF)
SANTA BARBARA)

RESOLUTION NO. 90-316
Case Nos. 89-GP-011
90-GP-004
89-GP-009

WITH REFERENCE TO THE FOLLOWING:

A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Comprehensive Plan, Land Use Element.

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 amend the Land Use Element as follows:

1. Amend the Countywide Land Use Element map for the Los Olivos area (COMP-1) to change the land use designation of Assessor's Parcel No. 135-030-32; 135-040-16, -39, -40, -41 and -42; 135-220-63, -64, and -65, from Inner-Rural Area, A-1 to Inner-Rural Area, A-I-20, for 89-GP-011 in the Los Olivos area, Fourth District.

2. Amend the Countywide Land Use Element map for the Los Olivos area (COMP-1) to change the land use designation of Assessor's Parcel No. 133-110-44 from A-II, Agriculture (40 acre minimum parcel size) to A-II-320 Agriculture (320 acre minimum parcel size); for 90-GP-004 in the Los Olivos area, Fourth District.

3. Amend "Other Definitions" under "Land Use Definitions" by adding the definition "North County Consolidation Planning Area" to read:

NORTH COUNTY CONSOLIDATION PLANNING AREA (NCCPA): A planning area for oil and gas development in the western portion of Santa Barbara County, defined by the following boundaries: the Santa Barbara County -- San Luis Obispo County boundary to the north, the three-mile offshore limit line to the west, the Santa Ynez Mountain ridge line to the south, and to the east, U.S. 101 north to CA 154, east along CA 154 to CA 176, north along CA 176 until it turns in a general northwesterly direction, east to the Los Padres National Forest boundary just south of Lookout Mountain, north along the National Forest boundary to the County Line. Maps of this oil and gas consolidation planning area are provided in the siting study incorporated into this element under Land Use Development Policy #11.

4. Amend the "Land Use Development Policies" under "Goals and Policies" by adding a new paragraph 11 to read:

11. For the purpose of ensuring safe, orderly, and planned development of oil and gas resources, the Board of Supervisors designates the northwestern and midwestern portion of the county as the North County Consolidation Planning Area, or NCCPA (as defined under the section "Other Definitions" in this element) and subjects oil and gas development in this planning area to the following policies:

A. Due to estimated oil and gas reserves located offshore, the County has prepared a study entitled Siting Gas Processing Facilities: Screening & Siting Criteria. That study is incorporated herein by reference to guide a comprehensive analysis of alternative sites should the county receive an application for a Development Plan to construct or expand a facility in the NCCPA for treating or processing either onshore or offshore gas production. The criteria are designed to optimize public safety, environmental protection, and the benefits of consolidation.

C. The Planning Commission of the County of Santa Barbara, after having held duly noticed public hearings on the above described amendments, have endorsed and transmitted to this Board said recommended amendments by its Resolution No. 90-7, pursuant to Government Code §65355.

D. This Board has held duly noticed public hearings on these above described amendments as required by Government Code §65355.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true
2. Pursuant to the provisions of Government Code §65357(b), the above described changes in the Land Use Element of the Comprehensive Plan of the County of Santa Barbara are adopted as an amendment to the above mentioned Comprehensive Plan Text and Maps.
3. This Board certified that these amendments are intended to be carried out in a manner fully in conformity with the said California Planning and Zoning Law.
4. In adopting amendments specified in B.3 and B.4 above, the Board of Supervisors hereby finds that the amendments and the siting study which they incorporate:

- a. Contribute significantly towards minimizing adverse impacts to the public health, safety, and welfare, and to the environment. Given the potential for development of oil and gas in the future, proper siting of processing facilities is key to reducing public risk and environmental damage. Proper siting of gas processing near production sites can substantially reduce the risks of sour gas transportation by minimizing pipeline length and eliminating routes near current or future populated areas. Proper siting can also ensure that the plant equipment poses no risk to populations that cannot be quickly evacuated or effectively sheltered in-place -- an objective which can be realistically achieved since the North County Consolidation Planning Area is relatively large and predominantly rural, considering current land use and future growth scenarios. Risks can be further reduced by siting the facility on stable soils away from fault zones and that are prone to flooding, etc.

Environmental impacts associated with the construction and operations of gas processing facilities can be substantially minimized by avoiding sites with or near known biological sensitivity, including but not limited to environmentally sensitive habitats, including wetlands. Additionally, impacts are minimized by avoiding sites that may create odor impacts on adjacent or downwind neighbors (considering prevailing winds); by selecting sites outside of scenic travel corridors and preferring sites which have low scenic quality and visibility to the public; by avoiding sites

with topographic characteristics that suggest reasonable likelihood of clusters of cultural resources or sites with known concentrations of Native American sensitive resources, or sites near a "unique" archaeological or cultural resource; by providing adequate buffers between processing facilities and watercourses, by preferring sites with adequate water supplies.

Advanced planning can help to guide proper site selection by providing screening and siting criteria that address public health and safety, environmental impacts, and compatibility with surrounding land uses and preservation of prime agriculture.

b. Contribute significantly towards minimizing industrialization in the North County Consolidation Planning Area and achieve more orderly development pursuant to sound land-use planning principles by furthering consolidation of oil and gas processing facilities and sites if such development is approved in the future.

c. Encourage current and future producers of oil and gas that is processed or may be processed in the North County Consolidation Planning Area to work together in presenting to the county a comprehensive plan for processing production that meets the goals stated in 1 and 2 above.

d. Constitute actions taken by a local government to ensure comprehensive alternative-sites analysis by establishing criteria designed to enhance public safety and environmental protection throughout the design and environmental review of a proposed gas processing facility, including the expansion of existing facilities in the North County Consolidation Planning Area.

e. Do not preclude or supercede the applicability of the California Environmental Quality Act or the National Environmental Policy Act to a specific proposal by an applicant to construct a new gas processing facility or expand an existing gas processing facility.

f. Are subject, in accordance with findings 4 and 5 above, to a CEQA Class 8 Exemption as an action to protect public safety and the environment from adverse impacts.

g. Are in the best interest of the general community welfare by providing provisions for optimizing public safety and environmental protection as described in finding 1 above.

h. Are consistent with the Comprehensive Plan, the Local Coastal Program, the requirements of California planning and zoning laws, and the Article II and III Zoning Ordinances, and that all public hearing and noticing requirements are met.

i. Are consistent with good zoning and planning practices, particularly by facilitating a process and methodology for conducting a comprehensive analysis of alternative sites if and when a new or expanded gas processing facility is proposed in the North County Consolidation Planning Area.

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 show the above mentioned 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 22nd day of May, 1990, by the following vote:

AYES: OCHOA, WALLACE, OWENS, MIYOSHI

NOES: NONE

ABSENT: ROGERS

ABSTENTION: NONE



Chairman of the Board of Supervisors
County of Santa Barbara
State of California

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By: Robert Cohen
Deputy

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By: Allen [Signature]
Deputy