



COURT HOUSE

COUNTY OF SANTA BARBARA CALIFORNIA

ZONING ADMINISTRATOR

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000

August 24, 2022

James Thompson
SCS Engineers
2370 Skyway Drive, Suite 101
Thousand Oaks, CA 91361

ZONING ADMINISTRATOR
HEARING OF AUGUST 22, 2022

RE: Plans Line 901-903 Upgrade Project, 21AMD-00000-00009 & 22CDP-00000-00048,

Hearing on the request of Plains Pipeline, L.P. to consider Case Nos. 21AMD-00000-00009 and 22CDP-00000-00048 to install 16 new valves (11 motor operated valves and 5 check valves) on the existing Line 901 - 903 pipeline system and accept the Addendum to Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902, and CEQA Exemptions pursuant to CEQA Guidelines Sections 15301(b) [Existing Facilities], 15303(d) [New Construction or Conversion of Small Structures], 15311 [Accessory Structures], and CEQA Statutes Section 21080.23(a) [Pipeline Projects; Application of Division] pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There would be no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Aesthetic, Biological, Cultural, and Hazards and Risk of Upset. The Addendum to the EIR, CEQA Exemptions and all related documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or on the County Website at <https://www.countyofsb.org/3360/Plains-Valve-Upgrade-Project>. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara.

Dear Mr. Thompson:

At the regular hearing of the Santa Barbara County Zoning Administrator on August 22, 2022, Case No. 21AMD-00000-00009 & 22CDP-00000-00048 marked "Officially Accepted, County of Santa Barbara August 22, 2022, Zoning Administrator Attachments A-D" was conditionally approved, based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings. The Zoning Administrator also took the following action:

1. Made the required findings for the project as specified in Attachment A of the staff report, dated July 7, 2022 including CEQA findings;
2. Considering the environmental review documents included as Attachment C [Addendum dated July 25, 2022 together with previously adopted EIR and the CEQA exemptions] determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; and

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3. Approved the project, case numbers 21AMD-00000-00009 and 22CDP-00000-00048 subject to the conditions of approval included as Attachment B of the staff report dated July 7, 2022 and as revised in the staff memo dated August 5, 2022 and at the hearing of August 22, 2022.

The Findings, Coastal Development Permit, and the Conditions of Approval reflect the action of the Zoning Administrator and are included in this letter as Attachment A and Attachment B.

REVISIONS TO THE CONDITIONS

Condition of Approval number 16 is replaced as follows:

Bio-12 Habitat Restoration. The Owner/Applicant shall submit for P&D approval a Restoration Plan prepared by a P&D-approved biologist including the following:

1. ESH areas shall be fenced with 3-foot tall protective fencing, staked a minimum of every six feet or as necessary to keep fencing from collapsing.
2. Procedures for stockpiling and replacing topsoil, replacing and stabilizing backfill, such as at stream crossings, and steep or highly erodible slopes. Additionally, provisions shall be made for recontouring to approximate the original topography. Excess fill shall be disposed of off-site unless suitable arrangements are made with the property owner. Excess fill shall not be deposited in any drainage, or on any unstable slope. Specific plans for control of erosion, gully formation, and sedimentation, including, but not limited to, sediment traps, check dams, diversion dikes, culverts and slope drains. Plan shall identify areas with high erosion potential and the specific control measures for these sites.
3. Procedures for containing sediment and allowing continued downstream flow at stream crossings, including scheduling construction activities during low-flow periods.
4. Procedures for re-establishment of vegetation that replicates or is functionally equivalent to indigenous and naturalized communities along the alignment. These shall include: measures preventing invasion and/or spread of undesired plant species; restoration of wildlife habitat value; and restoration of native plant species and communities. AAPLP shall consult with the County Farm Advisor and appropriate Ranch operators when developing procedures for revegetating areas used for cattle grazing and other agricultural uses; specifically:
 - a. If naturally occurring rare plants are detected, the size and location of all identified occurrences shall be mapped on the final project plans, and impact acreages shall be quantified based on proposed limits of disturbance.
 - b. If naturally occurring rare plants are detected in the project area, the plants shall be avoided and preserved, if feasible.
 - c. If avoidance and preservation is not feasible or plants are inadvertently damaged, a salvage and relocation plan shall be developed in (consultation with resource agencies). This impact acreage shall be used to determine the size of mitigation sites to be established for the project.
 - d. Per the Gaviota Coast Plan, mitigation for the permanent loss of native habitat areas or biological resources shall be at a 3:1 ratio, except that mitigation for impacts to wetlands shall be a minimum 4:1 ratio.
 - e. CDFW recommends a mitigation ratio of 5:1 for the loss of CRPR Rare or Endangered Species.
5. Procedures for minimizing all tree removal or tree root and branch damage, such as, flagging the corridor, keeping all disturbance to no more than the 100-foot pipeline right-of-way, feathering the right-of-way edges, providing for onsite monitoring of construction by a qualified independent biologist. In addition, special procedures are required for oak woodlands since County policy requires that these trees must not be cut down if feasible. Special procedures for oaks include reducing the right-of-way to the minimum width possible and minimizing the impact to the root zone of these trees;

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6. Procedures for incorporating landowner concerns in the plan. Any changes to the plan instigated by such concerns shall be approved by the Resource Management Department.
7. The segment of the plan pertaining to Gaviota State Park shall be prepared in cooperation with the State Department of Parks and Recreation.

PLAN REQUIREMENTS: The Site Restoration Plan shall be submitted to the County and other agencies as appropriate for review and approval. **TIMING:** Plans shall be submitted prior to issuance of the Coastal Development Permit. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years following Final Building Inspection Clearance. **MONITORING:** The Operator shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

~~**[H-1.] Restoration, Erosion Control and Revegetation Plan.** Prior to issuance of the Coastal Development Permit and Land Use Permit, AAPLP shall submit a Restoration, Erosion Control, and Revegetation plan for the final proposed pipeline route and the pump station sites. The plan shall be submitted to the Resource Management Department for approval. Once approved, the plan shall be implemented by AAPLP. Success of the restoration and revegetation plans shall be monitored by a qualified independent biologist who is in addition to the managing environmental coordinator (Condition C-1). The plan shall contain, but not be limited to, the following:~~

- ~~(a) — Procedures for stockpiling and replacing topsoil, replacing and stabilizing backfill, such as at stream crossings, and steep or highly erodible slopes. Additionally, provisions shall be made for recontouring to approximate the original topography. Excess fill shall be disposed of off site unless suitable arrangements are made with the property owner. Excess fill shall not be deposited in any drainage, or on any unstable slope. Specific plans for control of erosion, gully formation, and sedimentation, including, but not limited to, sediment traps, check dams, diversion dikes, culverts and slope drains. Plan shall identify areas with high erosion potential and the specific control measures for these sites.~~
- ~~(b) — Procedures for containing sediment and allowing continued downstream flow at stream crossings, including scheduling construction activities during low flow periods.~~
- ~~(c) — Procedures for re-establishment of vegetation that replicates or is functionally equivalent to indigenous and naturalized communities along the alignment. These shall include: measures preventing invasion and/or spread of undesired plant species; restoration of wildlife habitat value; and restoration of native plant species and communities. AAPLP shall consult with the County Farm Advisor and appropriate Ranch operators when developing procedures for revegetating areas used for cattle grazing and other agricultural uses;~~
- ~~(d) — Procedures for restoration of riparian corridor stream and river banks and stream bed substrates and elevation;~~
- ~~(e) — Procedures for minimizing all tree removal or tree root and branch damage, such as, flagging the corridor, keeping all disturbance to no more than the 100-foot pipeline right-of-way, feathering the right-of-way edges, providing for onsite monitoring of construction by a qualified independent biologist. In addition, special procedures are required for oak woodlands since County policy requires that these trees must not be cut down if feasible. Special procedures for oaks include reducing the right-of-way to the minimum width possible and minimizing the impact to the root zone of these trees;~~
- ~~(f) — Procedures for replacement of native trees and large shrubs removed from the 100-foot temporary easement during construction across riparian and woodland, in particular oak woodland, habitat, with~~

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~~saplings of the same species propagated from materials obtained from the same area, including provision for supplemental irrigation as necessary and feasible to ensure establishment, and provisions for protection of saplings from grazing animals;~~

- ~~(g) A soil conservation program, to be applied in areas of 20 percent or greater slopes along the pipeline corridor.~~
- ~~(h) Procedures for incorporating landowner concerns in the plan. Any changes to the plan instigated by such concerns shall be approved by the Resource Management Department.~~
- ~~(i) AAPLP shall provide an endowment in the amount of \$841,000 to fund implementation of the Alternative Oak Mitigation Program to reestablish oak savannahs and woodlands in Santa Barbara County. (Modified 12/16/92)~~
- ~~(j) The segment of the plan pertaining to Gaviota State Park shall be prepared in cooperation with the State Department of Parks and Recreation.~~

Condition of Approval number 33 is replaced as follows:

Noise-02 Construction Hours. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction. MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

~~[N-2.] Sound Levels During Operation.~~ Except for motor vehicles and motorized construction equipment, all facilities shall be designed, constructed, operated and maintained such that sound levels during operation do not exceed 70 dbA at or beyond the property line or pipeline easement, as measured on the "A" weighted scale at slow response on approved sound level measuring instruments. Affected property owners along the pipeline route shall be notified by AAPLP at least 48 hours in advance of any planned testing or maintenance of the line which may exceed noise standards. The facility shall comply with all standards established in the Noise Element of the Comprehensive Plan and the Coastal Zoning Ordinance. No residents, teachers, students and staff at the Vista del Mar School shall be subjected to greater than a 9 dbA increment above the baseline ambient noise level, nor greater than a 3 dbA increase in day-night sound levels. The best available technology, including but not limited to muffling equipment, sound barriers, and landscaping measures shall be used to minimize operational noise impacts.

Condition of Approval number 43 of 21AMD-00000-00009 and 11 of 21CDP-00000-00048 is added as follows:

Evidence of Right to Construct. The operator shall demonstrate to the Planning and Development Department that it has obtained the right to construct the project for each parcel involving construction

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activities. Evidence demonstrating the right to construct shall be reviewed and approved by Planning and Development and County Counsel prior to issuance of Zoning Clearance.

Appeals:

- The action of the Zoning Administrator to approve, conditionally approve, or deny the project may be appealed to the Planning Commission by the applicant, or an aggrieved person, as defined under Section 35-58 of the Coastal Zoning Ordinance, adversely affected by the decision within the 10 calendar days following the date of action by the Zoning Administrator.
 - An appeal, which shall be in writing, shall be filed with the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to expiration of the appeal period specified above.
 - This project is defined as development that may be appealed to the Coastal Commission in compliance with Public Resources Code Section 30603(a), therefore a fee is not required to file the appeal.
 - Please be advised that if a local appeal is filed, the final action on the appeal by the Board of Supervisors to approve or conditionally approve the project may be appealed to the California Coastal Commission.
 - **Local appeal period expires on Thursday, September 1, 2022 at 5:00 P.M.**

Sincerely,



Digitally signed by Linda Liu
 DN: cn=Linda Liu, o=County of Santa
 Barbara, ou=Planning and
 Development, email=lliu@co.santa-
 barbara.ca.us, c=US
 Date: 2022.08.23 11:08:07 -07'00'

Linda Liu
Zoning Administrator

xc: Case File: 21AMD-00000-00009 & 22CDP-00000-00048
 Hearing Support Zoning Administrator File
 Owner: Steve Greig, Plains Pipeline, L.P., 333 Clay Street, Suite 1600, Houston, TX 77002
Steve Hudson, California Coastal Commission, 89 South California St., Ste 200, Ventura, CA 93001
 County Surveyor's Office
 Supervisor: Joan Hartmann, Third District Supervisor
 Supervisor: Bob Nelson, Fourth District Supervisor
 Planner: Katie Nall

**Attachments: Attachment A – Findings
Attachment B – Conditions of Approval**

LL:sf

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Zoning Administrator finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301(b) [Existing Facilities], 15303(d) [New Construction or Conversion of Small Structures], 15311 [Accessory Structures], and CEQA Statutes Section 21080.23(a) [Pipeline Projects; Application of Division]. Please see Attachment C, Notice of Exemption.

1.2 ADDENDA TO ENVIRONMENTAL IMPACT REPORT OR NEGATIVE DECLARATION SECTIONS 15162 and 15164

1.2.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Zoning Administrator has considered the Addendum dated July 25, 2022 together with the previously certified Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902 for the Plains All American Pipeline Project Valve Installation project. The Addendum reflects the independent judgment of the Zoning Administrator and has been completed in compliance with CEQA. The Addendum, together with the EIR SCH No. 1983110902, is adequate for this proposal. On the basis of the whole record, including the Addendum, the previously certified CEQA document, and any public comments received, the Zoning Administrator finds that the project changes described in the Addendum will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment nor present new information of substantial importance pursuant to CEQA Guideline 15162.

1.2.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Zoning Administrator of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.2.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

These conditions also require that an Environmental Quality and Assurance Program (EQAP) be prepared to ensure compliance during project implementation with those measures included in the project description and with those conditions imposed on

the project in order to mitigate or avoid significant effects on the environment.

1.2.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the project addressed the following issues: Aesthetics, Biological Resources, Cultural Resources, and Hazards and Risks. Each of these issue areas is summarized below.

Aesthetics: The pipeline traverses through the Gaviota Coast then north and east toward Cuyama. The EIR/EIS for the originally approved project identified impacts to visual resources from visual changes at the pump station sites along the pipeline ROW as a significant and unavoidable (Class I) impact. In order to reduce this impact several measures were required under the EIR/EIS (SCH No. 1983110902). These include limiting the vegetative clearing of riparian and oak woodland communities, screening project components with native vegetation, reducing the construction corridor to 50 feet, and feathering of the edges of the cleared ROW to soften and partially disguise the visual impact resulting from cutting a path through the trees and brush. The All American Plains Pipeline was constructed in conformance with these requirements and the current application does not propose that they be changed.

At the time of preparation of EIR/EIS (SCH No. 1983110902), the most significant source of potential visual impact of the project was the view of grading from US Highway 101 during construction activities. The proposed project will include temporary visual impacts from construction activities, and 11 sites with new permanent above-ground equipment will be constructed. Most above-ground sites will be screened by existing intervening topography and vegetation and will not be visible from public viewing locations. No signs or new lighting sources are proposed. None of the proposed valve sites will obstruct views of scenic coastal areas, or alter natural landforms. All graded areas will be restored to existing conditions by revegetation of disturbed areas. The screening mitigation measures applied to the originally approved project will be applied to the proposed project and will reduce the impacts of the currently proposed project to a less than significant level. Therefore, no new impacts on visual resources are anticipated.

Biological Resources: Impacts from potential pipeline spills were identified in the EIR/EIS (SCH No. 1983110902) as a significant and unavoidable (Class I) impact on Biological Resources. The EIR/EIS identified impacts to biology which included a reduction in biodiversity due to spills into coastal streams within the Gaviota Coast area, the loss of riparian and oak woodlands from construction activities, and construction activity affecting wildlife and sensitive plants and communities. To reduce these impacts, the EIR/EIS identified mitigation measures including the use of automatic block valves and check valves and implementation of an oil spill contingency plan to substantially reduce the risk of an oil spill. Additionally, the construction ROW was reduced to 50-foot wide in sensitive community areas to avoid vegetation clearing in riparian and oak habitat areas. Finally, raptor nesting habitat and special status species pre-construction surveys performed by a wildlife biologist were required. The EIR/EIS concluded that even with the incorporation of these measures, impacts to terrestrial and aquatic biology were still significant.

The level of construction activities evaluated in the EIR/EIS (SCH No. 1983110902) was significantly more environmentally invasive than those proposed for installation of the valves and the applicable mitigation measures applied to the originally approved project will be applied to the proposed project to reduce potential biological impacts to a less than significant level. The proposed project will increase the number of valves significantly reducing the volume of a potential pipeline release by providing best available technology. Disturbance areas will be restricted to within the existing 50 foot ROW and such disturbances will be revegetated and restored after construction activities conclude. The existing mitigation measures identified in the EIR/EIS (SCH No. 1983110902) will be adequate to mitigate the impacts of the proposed project.

Cultural Resources: The EIR/EIS (SCH No. 1983110902) identified that the originally approved project will have a potentially significant impact on individual cultural sites. Measures to avoid or minimize disturbance to these cultural resource sites included intensive cultural resource survey to be conducted in all affected areas. For the proposed project, a combination of field surveys and historical records research was conducted. The proposed valve sites were then chosen with the intention of avoiding known cultural resources. Accordingly, no cultural resources will be impacted at the proposed valve installation sites. Any previously undiscovered sites identified during construction or as the result of monitoring will be required to be evaluated and a treatment plan will developed as needed. The proposed project will be less impactful to cultural resources when compared to the originally approved project.

Hazards and Risk: Impacts to hazards and risk of upset due to oil spills associated with the pipeline operation were determined in EIR/EIS (SCH No. 1983110902) to be significant and unavoidable (Class I). The EIR/EIS identified oil spill probabilities based on geographic pipeline features and pipeline capacity in combination with topography and the location of various valves. The EIR/EIS identified design specifications to include block and check valves to decrease the volume of potential spills. These spills could cause significant impacts to various resources depending on the size and location of the spill. The proposed project will install BAT elements to reduce the existing conditions' baseline worst case spill volume by 48%. As proposed, the project is consistent with the EIR, impacts to hazards and risk of upset from the proposed project will be less than those of the originally approved project and no new measures will be needed to address these impacts.

2.0 ADMINISTRATIVE FINDINGS

2.1 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

2.1.1 COASTAL DEVELOPMENT PERMIT FINDINGS

- 2.1.1.1 Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.)**

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are available to serve the proposed development.

As discussed in section 5.2 of the staff report dated July 7, 2022 and incorporated herein by reference, adequate public and private services and resources are available to serve the proposed project. Wastewater services for site workers will be provided by portable toilets and water for dust suppression during construction and grading activities will be trucked in from offsite. Power required for the MOV station will come from nearby existing power lines (above or below ground connections) where practical, and solar panels will provide power to remote valve locations. Access to each location is provided along the maintenance corridor established when the pipeline was originally installed. Existing paved and dirt access roads will be used without modification or grading. Therefore, adequate services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

2.1.1.2 Additional findings required for Coastal Development Permits approved in conjunction with an application for an Amendment to a Final Development Plan for development that may be appealed to the Coastal Commission. In compliance with Section 35.174.10.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit that is approved in conjunction with an application for an Amendment to a Final Development Plan for development that may be appealed to the Coastal Commission, the decision-maker shall first make all of the findings required in compliance with Subsection 35-169.5.2.

2.1.1.3 Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:

A. The proposed development conforms:

- 1. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**
- 2. The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).**

The Zoning Administrator finds that, as discussed in Sections 5.2 and 5.3 of the staff report dated July 7, 2022, and incorporated herein by reference, the project will be consistent with the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan, Land Use Development Code, the Santa Ynez and Gaviota Coast Community Plans, as well as with the Article II Coastal Zoning Ordinance.

B. The proposed development is located on a legally created lot.

The 16 valves are located across 14 separate parcels. The Zoning Administrator finds that each of these parcels have been legally created

through the permitting of the original pipeline and/or other existing permitted development on each parcel.

- C. The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).**

The subject properties and development thereon is in compliance with the requirements of the Article II Coastal Zoning Ordinance and conforms to all legal uses. There are no outstanding zoning violations or enforcement fees due on the 14 subject properties. Therefore, this finding can be made.

- D. The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.**

The Zoning Administrator finds that, as discussed in Section 5.2 of the Zoning Administrator Staff Report dated July 7, 2022 and hereby incorporated by reference, the proposed project will not obstruct public views of the coast from Highway 101 or other public viewing locations. During construction of the project, large equipment working along the pipeline corridor may partially be visible from Highway 101, however this will be temporary and once complete, all equipment will be removed from the project construction sites. Therefore, this finding can be made.

- E. The proposed development will be compatible with the established physical scale of the area.**

The Zoning Administrator finds that because the project includes the installation of valves on the existing underground pipelines 901 & 903, it will be compatible with the established physical scale of the project area. MOV stations will require construction of permanent above-ground equipment which will be screened by existing topography and vegetation. No proposed location will cause the alteration of natural landforms. All graded areas will be restored to existing conditions after construction. The project will be compatible with the established scale of the area; therefore, this finding can be made.

- F. The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.**

As discussed in Section 5.2 of the Zoning Administrator Staff Report dated July 7, 2022 and hereby incorporated by reference, the proposed project will comply with the public access and recreation policies of this Article and the Comprehensive Plan, including the Coastal Land Use Plan. Staging areas, workspaces and permanent equipment will be placed out of road right of

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ways and will not impact any recreational areas or public trails. Once construction is complete, equipment will be removed from each site, and revegetation activities will occur. Therefore, this finding can be made.

2.1.2 CONDITIONAL USE PERMIT AMENDMENT FINDINGS (ARTICLE II)

2.1.2.1 In compliance with Section 35-172.11.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for an Amendment to an approved Major or Minor Conditional Use Permit the decision-maker shall first make all of the following findings:

A. That the findings required for approval of the Conditional Use Permit, including any environmental review findings made in compliance with the California Environmental Quality Act, that were previously made when the Conditional Use Permit was initially approved remain valid to accommodate the project as revised with the new development proposed by the applications for the Amendment and the Coastal Development Permit.

The Zoning Administrator finds that the findings made when the Final Development Plan, Case No. 85-DP-66cz, was initially approved area still applicable to the proposed project. Development Plan 85-DP-66cz was approved in 1986 for the installation of a 122-mile pipeline that will transport Outer Continental Shelf and other locally produced crude oils from the Santa Barbara and Santa Maria Basins then to Texas. The proposed project includes changes to the pipeline infrastructure by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline within Santa Barbara County. No additional development is proposed under the Proposed Project. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No increase in the severity of environmental impacts have been identified in association with the Proposed Project, and the findings made for the Final Development Plan, including CEQA findings, are still applicable.

B. That the environmental impacts related to the development proposed by the applications for the Amendment and the Coastal Development Permit are determined to be substantially the same or less than those identified during the processing of the previously approved Conditional Use Permit.

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline segments within Santa Barbara County. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No additional development is proposed under the Proposed Project. The Proposed Project will not increase in the severity of any environmental impacts not identified in associated

with the Final Development Plan.

2.1.3 DEVELOPMENT PLAN AMENDMENT FINDINGS (ARTICLE II)

2.1.3.1 Findings required for all Development Plan Amendments. In compliance with Section 35-174.10.2 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for an Amendment to an approved Final Development Plan that would allow for development that may be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:

- A. That the findings required for approval of the Final Development Plan, including any environmental review findings made in compliance with the California Environmental Quality Act, that were previously made when the Final Development Plan was initially approved remain valid to accommodate the project as revised with the new development proposed by the applications for the Amendment and the Coastal Development Permit.**

The Zoning Administrator finds that the findings made when the Final Development Plan, Case No. 85-DP-66cz, was initially approved area still applicable to the proposed project. Development Plan 85-DP-66cz was approved in 1986 for the installation of a 122-mile pipeline that will transport Outer Continental Shelf and other locally produced crude oils from the Santa Barbara and Santa Maria Basins then to Texas. The proposed project includes changes to the pipeline infrastructure by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline within Santa Barbara County. No additional development is proposed under the Proposed Project. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No increase in the severity of environmental impacts have been identified in association with the Proposed Project, and the findings made for the Final Development Plan, including CEQA findings, are still applicable.

- B. That the environmental impacts related to the development proposed by the application for the Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Final Development Plan.**

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline segments within Santa Barbara County. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No additional development is proposed under the Proposed Project. The Proposed Project will not

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increase in the severity of any environmental impacts not identified in associated with the Final Development Plan.

2.2 COUNTY LAND USE DEVELOPMENT CODE FINDINGS

2.2.1 CONDITIONAL USE PERMIT AMENDMENT FINDINGS (LUDC)

2.2.1.1 In compliance with Subsection 35.84.040.D.3 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to an approved Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings, as applicable:

- A. That the findings required for approval of the Conditional Use Permit, including any environmental review findings made in compliance with the California Environmental Quality Act, that were previously made when the Conditional Use Permit was initially approved are still applicable to the project with the addition of the development proposed by the application for the Amendment.**

The Zoning Administrator finds that the findings made when the Final Development Plan, Case No. 85-DP-66cz, was initially approved area still applicable to the proposed project. Development Plan 85-DP-66cz was approved in 1986 for the installation of a 122-mile pipeline that will transport Outer Continental Shelf and other locally produced crude oils from the Santa Barbara and Santa Maria Basins then to Texas. The proposed project includes changes to the pipeline infrastructure by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline within Santa Barbara County. No additional development is proposed under the Proposed Project. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No increase in the severity of environmental impacts have been identified in association with the Proposed Project, and the findings made for the Final Development Plan, including CEQA findings, are still applicable.

- B. That the environmental impacts related to the development proposed by the application for the Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Conditional Use Permit.**

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline segments within Santa Barbara County. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No additional development is proposed under the Proposed Project. The Proposed Project will not

increase in the severity of any environmental impacts not identified in associated with the Final Development Plan.

2.2.2 DEVELOPMENT PLAN AMENDMENT FINDINGS (LUDC)

2.2.2.1 In compliance with Subsection 35.84.040.D.3 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to an approved Development Permit the review authority shall first make all of the following findings, as applicable:

A. That the findings required for approval of the Final Development Plan, including any environmental review findings made in compliance with the California Environmental Quality Act, that were previously made when the Final Development Plan was initially approved are still applicable to the project with the addition of the development proposed by the application for the Amendment.

The Zoning Administrator finds that the findings made when the Final Development Plan, Case No. 85-DP-66cz, was initially approved area still applicable to the proposed project. Development Plan 85-DP-66cz was approved in 1986 for the installation of a 122-mile pipeline that will transport Outer Continental Shelf and other locally produced crude oils from the Santa Barbara and Santa Maria Basins then to Texas. The proposed project includes changes to the pipeline infrastructure by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline within Santa Barbara County. No additional development is proposed under the Proposed Project. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No increase in the severity of environmental impacts have been identified in association with the Proposed Project, and the findings made for the Final Development Plan, including CEQA findings, are still applicable.

B. The environmental impacts related to the development proposed by the application for the Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Final Development Plan.

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline segments within Santa Barbara County. While the originally approved project allowed for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No additional development is proposed under the Proposed Project. The Proposed Project will not increase in the severity of any environmental impacts not identified in associated

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with the Final Development Plan.

ATTACHMENT B1: CONDITIONS OF APPROVAL**Case No. 21AMD-00000-00009****Project Description**

1. **Proj Des-01 Project Description.** This Amendment to the Development Plan (Case No. 85-DP-66cz) and the Major Conditional Use Permit (Case No. 83-CP-97z) is based upon and limited to compliance with the project description, the hearing exhibits marked A-D, the description and conditions of approval outlined in the original Final Development Plan (Case No. 85-DP-66cz) and the Major Conditional Use Permit (Case No. 83-CP-97z), and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request by Plains Pipeline, L.P., for an amendment to the Major Conditional Use Permit, Case No. 83-CP-97z and Development Plan 85-DP-66cz to allow for the installation of 16 new valves on existing Line 901 and Line 903 running from the Gaviota Coast to the Los Padres National Forest within Santa Barbara County. The existing Line 901 is a twenty-four (24) inch diameter pipeline transporting crude oil approximately 10.9 miles from Las Flores Pump Station within the Santa Ynez Unit (SYU), west along the Gaviota Coast, terminating at the existing Gaviota Pump Station. The existing Line 903 is a thirty (30) inch diameter pipeline designed to transport crude oil approximately 61.7 miles from Gaviota Pump Station west along the Gaviota Coast, north through the Sisquoc Pump Station, then northeast through the Los Padres National Forest to the Santa Barbara/San Luis Obispo County Line and then terminating at the Pentland Station in San Luis Obispo County. The project is necessary to meet the requirements of Assembly Bill 864 (2015) which requires pipeline operators to install Best Available Technology ("BAT") on existing pipelines in the Coastal Zone to reduce the volume of a potential release.

As required by Assembly Bill 864, a risk analysis was conducted along Line 901 & 903 and determined that retrofitting the pipeline with 16 new valves would significantly reduce the amount of fluid released in the event of a potential line failure. Eleven (11) motor operated valves (MOV) and five (5) check valves (CHK) would be added along the pipeline from the Gaviota Coast to the Los Padres National Forest. Each valve has independent utility derived from either direct connection to the electrical grid, or from an independent solar array. The following valves are located within the coastal zone: MOV1-210P; MOV1-220P; MOV1-610P; CHK1-710P; MOV1-790P; MOV1-890P; & MOV1-990P.

CHK valves utilize a one-way valve system that automatically closes when liquid pushes back on it and MOV valves utilize an external power system which would be supplied by either below-grade electrical conduit connected to an existing power line, aerial drop from an existing power line, or solar panels. A temporary workspace within the existing operations and maintenance corridor would be required to facilitate equipment movement and staging as well as access to the pipeline excavation location.

Each CHK valve installation would require a temporary workspace of approximately 4,000 square feet (50-feet by 80-feet), within the existing right-of-way corridor to facilitate equipment movement, staging, access, and excavation. An excavation area of approximately 35-feet in length, 10-feet in width, and 8-feet in depth (approximately 104 cubic yards in volume) is required for CHK valve installation. A secure valve vault, approximately 3-feet in diameter with a lockable steel-lid closure would be installed extending below the existing pipeline and flush with the existing grade.

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Each MOV station would include a fenced in utility area between approximately 1,150 and 1,800 sf to store one (1) below ground Motor Operated Valve (MOV); two (2) three foot diameter corrugated steel vaults placed over the valve's pressure sensor apparatus; one (1) electrical panel; one (1) communication device (cellular or satellite) and PLC cabinet; and one battery and associated solar panels. Each MOV site would require an excavation of approximately 82-feet in length, 4-feet in width, and 8-feet in depth (approximately 97 cubic yards in volume) which would expose the existing pipeline section and allow installation each valve. Additional site grading for access and workspace would depend on the topographic constraints of each individual valve location. Any electrical hookups would require temporary trenching approximately 6-inches wide and 2-3-feet in depth to install electrical conduit.

Upon completion of the valve installations, all disturbed areas would be restored to their prior condition unless otherwise included in the limits of the permanent valve station perimeter. Existing easements for access to, and maintenance of, the existing pipeline system were established by the pipeline's Development Plan and Conditional Use Permit, and continue to be in place. No new roads would be constructed and no road improvements needed. Construction of each valve would take approximately 15 days to complete. Post construction, the operator would access the valves between 2 and 7 times a year for routine inspection, maintenance, and diagnostic tool operations.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Applicable Conditions from Final Development Plan and Conditional Use Permit 88-DPF-033 (RV01)z, 88-CP-60 (RV01) (88-DPF-25cz; 85-DP-66cz; 83-DP-25cz)

Air Quality

3. **[D-1.] Statement of Scope.** Nothing contained herein shall be construed to permit a violation of any applicable air pollution law, rule, or regulation.
4. **[D-2.] Authority to Construct.** Prior to initiation of construction, including grading, of any facilities approved pursuant to this Development Plan, AAPLP shall obtain an Authority to Construct permit from the County Air Pollution Control District.
5. **[D-3.] Agreement to Implement All Air Pollution Control Procedures.** AAPLP agrees to implement all air pollution control procedures as required by APCD and identified in the Final Development Plan (such as water sprays to reduce construction-related fugitive dust).
6. **[D-9.]** For the Gaviota Creek Pipeline Lowering and Relocation project, during clearing, grading, earth

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moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to minimize dust leaving the site and to create a crust after each day's activities cease. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. **Plan Requirements:** All requirements shall be shown on construction drawings. **Timing:** Condition shall be adhered to throughout all grading and construction periods. **MONITORING:** Planning and Development shall ensure measures are on plans. Planning and Development's EQAP monitor shall spot check and ensure compliance on-site. APCD inspectors shall respond to any nuisance complaints. *(Mitigation Measure A-1) (adopted by the Planning Commission on September 6, 2000)*

7. **[D-12.]** For the Gaviota Creek Pipeline Lowering and Replacement project, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. **Plan Requirements:** This condition shall be printed on all construction plans. **MONITORING:** EQAP monitor to spot check in the field. *(Mitigation Measure A-4) (adopted by the Planning Commission on September 6, 2000)*
8. **[D-13.]** For the Gaviota Creek Pipeline Lowering and Replacement project, heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible. *(Mitigation Measure A-5) (adopted by the Planning Commission on September 6, 2000)*
 - a. The engine size of construction equipment shall be the minimum practical size.
 - b. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number are operating at any one time.
 - c. Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - d. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
 - e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - f. Diesel catalytic converters shall be installed, if available.
 - g. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - h. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

MONITORING: EQAP monitor to spot check in field. *(Mitigation Measure A-5) (adopted by the Planning Commission on September 6, 2000)*

Geology

9. **[E-8.] Stockpiling of Earth Materials During Construction.** Stockpiling of large volumes of earth materials in temporary (for construction only) work space areas in excess of those volumes needed locally for construction shall not occur except as approved by the Resource Management Department.

AAPLP shall not stockpile materials on landslide prone slopes during the rainy season.

10. **[E-10.]** AAPLP shall implement a project specific Restoration, Erosion Control and Revegetation Plan for the Gaviota Creek Pipeline Lowering and Replacement Project in order to minimize erosion. In addition, grading shall be minimized within the creek and along the creek bank and grading on slopes greater than 5:1 shall be designed to minimize surface water runoff. **Plan Requirements:** This requirement shall be noted on construction drawings prior to approval of CDP. The applicant shall notify the Energy Division at least 48 hours prior to commencement of grading. **MONITORING:** EQAP monitor shall inspect the site during grading work to verify that erosion control measures are properly implemented. *(Mitigation Measure G-1) (adopted by the Planning Commission on September 6, 2000)*
11. **[E-11.]** AAPLP shall limit excavation and grading to the driest season of the year to avoid the breeding season for California red-legged frog, tidewater goby, and the Southern steelhead migration season (July 1 to November 1) for the Gaviota Creek Pipeline Lowering and Replacement project, unless granted permission by the Energy Division. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on construction drawings. **MONITORING:** EQAP monitor shall inspect the site during grading to monitor dust generation and after grading to verify reseeded. *(Mitigation Measure G-2) (adopted by the Planning Commission on September 6, 2000)*

Surface & Groundwater Resources

12. **[F-8.] Freshwater Source During Construction.** Prior to approval of the Final Development Plan, AAPLP shall identify the freshwater source considered for supplying pipeline and facility construction activities including hydrostatic test water, and shall estimate the total quantity required. Any water obtained from coastal or inland sources shall not significantly disrupt streamflows, groundwater resources, or habitat resources. Water conserving devices shall be used where feasible. Any water used during construction, (exclusive of hydrostatic test water), shall contain no more than 5,000 parts per million total dissolved solids. Disposal of hydrostatic test water within the County shall be according to a plan approved by the Regional Water Quality Control Board, or by the Flood Control Agency. This information shall be provided to and approved by the Resource Management Department as part of the Final Development Plan.

Aquatic Biological Resources

13. **[G-1.] Oil Spill Response Plan.** Fueling and lubrication of construction equipment will not occur within 0.25 miles of any flowing streams. No more than 2 barrels of fuel shall be kept at construction sites, exclusive of pipeline construction equipment fuel tanks, within 0.25 miles of all perennial creeks. As part of the oil spill response plan, AAPLP will submit plans for clean-up and restoration of affected areas in the event of a construction fuel spill.
14. **[G-2.]** For the Gaviota Creek Pipeline Lowering and Relocation project, all construction and grading plans shall show the precise location of the environmentally sensitive habitats within the project vicinity. **Timing:** The ESH areas should be designated on all plans prior to CDP approval. **MONITORING:** Planning and Development staff to check plans. *(adopted by the Planning Commission on September 6, 2000)*
15. **[G-3.]** For the Gaviota Creek Pipeline Lowering and Relocation project, during construction, washing of concrete, paint or equipment shall occur only in areas where polluted water and materials can be

contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified. **Plan Requirements:** The applicant shall designate a wash off area, acceptable to Planning and Development, on the construction drawings. **Timing:** The wash off area shall be designated on all plans prior to CDP. The washoff area shall be in place throughout construction. **MONITORING:** Planning and Development staff shall check plans prior to approval of CDP and the EQAP monitor shall site inspect throughout the construction period to ensure proper use. *(Mitigation Measure B-2) (adopted by the Planning Commission on September 6, 2000)*

Terrestrial Biological Resources

16. **Bio-12 Habitat Restoration.** The Owner/Applicant shall submit for P&D approval a Restoration Plan prepared by a P&D-approved biologist including the following:
8. ESH areas shall be fenced with 3-foot tall protective fencing, staked a minimum of every six feet or as necessary to keep fencing from collapsing.
 9. Procedures for stockpiling and replacing topsoil, replacing and stabilizing backfill, such as at stream crossings, and steep or highly erodible slopes. Additionally, provisions shall be made for recontouring to approximate the original topography. Excess fill shall be disposed of off-site unless suitable arrangements are made with the property owner. Excess fill shall not be deposited in any drainage, or on any unstable slope. Specific plans for control of erosion, gully formation, and sedimentation, including, but not limited to, sediment traps, check dams, diversion dikes, culverts and slope drains. Plan shall identify areas with high erosion potential and the specific control measures for these sites.
 10. Procedures for containing sediment and allowing continued downstream flow at stream crossings, including scheduling construction activities during low-flow periods.
 11. Procedures for re-establishment of vegetation that replicates or is functionally equivalent to indigenous and naturalized communities along the alignment. These shall include: measures preventing invasion and/or spread of undesired plant species; restoration of wildlife habitat value; and restoration of native plant species and communities. AAPLP shall consult with the County Farm Advisor and appropriate Ranch operators when developing procedures for revegetating areas used for cattle grazing and other agricultural uses; specifically:
 - a. If naturally occurring rare plants are detected, the size and location of all identified occurrences shall be mapped on the final project plans, and impact acreages shall be quantified based on proposed limits of disturbance.
 - b. If naturally occurring rare plants are detected in the project area, the plants shall be avoided and preserved, if feasible.
 - c. If avoidance and preservation is not feasible or plants are inadvertently damaged, a salvage and relocation plan shall be developed in (consultation with resource agencies). This impact acreage shall be used to determine the size of mitigation sites to be established for the project.
 - d. Per the Gaviota Coast Plan, mitigation for the permanent loss of native habitat areas or biological resources shall be at a 3:1 ratio, except that mitigation for impacts to wetlands shall be a minimum 4:1 ratio.

- e. CDFW recommends a mitigation ratio of 5:1 for the loss of CRPR Rare or Endangered Species.
12. Procedures for minimizing all tree removal or tree root and branch damage, such as, flagging the corridor, keeping all disturbance to no more than the 100-foot pipeline right-of-way, feathering the right-of-way edges, providing for onsite monitoring of construction by a qualified independent biologist. In addition, special procedures are required for oak woodlands since County policy requires that these trees must not be cut down if feasible. Special procedures for oaks include reducing the right-of-way to the minimum width possible and minimizing the impact to the root zone of these trees;
 13. Procedures for incorporating landowner concerns in the plan. Any changes to the plan instigated by such concerns shall be approved by the Resource Management Department.
 14. The segment of the plan pertaining to Gaviota State Park shall be prepared in cooperation with the State Department of Parks and Recreation.

PLAN REQUIREMENTS: The Site Restoration Plan shall be submitted to the County and other agencies as appropriate for review and approval. **TIMING:** Plans shall be submitted prior to issuance of the Coastal Development Permit. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years following Final Building Inspection Clearance. **MONITORING:** The Operator shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

17. **[H-3.] Sensitive Habitat Areas.** In those areas where trees and other habitats such as riparian areas and oak woodlands are to be avoided within the approved corridor and temporary (for construction only) extra work spaces, AAPLP shall assure contractor compliance with this condition by marking and/or fencing those resources. These areas include, but are not limited to, the sensitive resources identified by AAPLP and depicted on the 1" = 400' color aerial print photographs provided by AAPLP and the Environmentally Sensitive Habitat (ESH) areas identified by the County Resource Management Department. AAPLP shall avoid disturbance to the tarplant restoration site established by Texaco on State Park property.
18. **[H-6.] Herbicides During Construction.** AAPLP shall not use herbicides in wetland and riparian areas, and along the rest of the pipeline corridor during construction.
19. **[H-12.] Restoration, Revegetation and Implementation Plan.** AAPLP shall prepare a Restoration, Revegetation and Implementation section as part of the Oil Spill Contingency Plan (P-5). The section shall be reviewed and accepted prior to start-up by the Resource Management Department and a biologist approved by the Resource Management Department. The section shall be submitted sufficiently prior to AAPLP's projected start-up date so as to allow reasonable time for staff review. Reasonable costs of review shall be borne by the applicant. The section shall contain site-specific restoration information for all habitat types including stream crossings, wetlands/lagoons, oak woodlands, grasslands, riparian zones, and other environmentally sensitive habitats. The section shall be divided into three major areas: a) Coastal, b) Streams and Rivers and c) Terrestrial habitats. Each of

these sub-sections shall discuss the various habitats in the categories listed above. Methods to achieve restoration of all affected areas to their pre-spill conditions shall be discussed.

20. **[H-16.] California Endangered Species Inventory.** Prior to approval of the Final Development Plan, a qualified biologist approved by the Resource Management Department will conduct site-specific field inventories for California state-listed species, as mandated by the intent and general provisions of Assembly Bill No. 3309, the California Endangered Species Act. The biologist will perform the surveys of the 100-foot ROW in areas suspected of having any of the species of special concern as identified in Appendix B Table B-6, DEIR/S, except for the peregrine falcon, least Bell's vireo, and Parish's sidalcea. Surveys for these species will be conducted prior to construction. The California Department of Fish and Game will be consulted concerning appropriate methods for survey as well as appropriate mitigation measures if these species are found on the ROW. Additional mitigation shall be developed and executed by AAPLP based on these surveys if determined necessary by the Resource Management Department.
21. **[H-17.] Raptor Nesting Habitat Survey.** Prior to issuance of the Coastal Development Permit and Land Use Permit, a wildlife biologist approved by the Resource Management Department will survey all potential raptor nesting habitats within 0.5 miles of the pipeline, to identify active and inactive nests and potential perch sites cleared by ridge-top construction. No construction will occur within 0.5 miles of active eyries during nesting season as determined by the biologist. Construction may be permitted by the Resource Management Department in consultation with the biologist near inactive nests provided nest sites are not disturbed. Where deemed necessary by the California Department of Fish and Game biologists, raptor perch or roost trees will be avoided and/or artificial roosts will be constructed on ridgelines to mitigate losses of such trees resulting from clearing the ROW on ridge tops.
22. **[H-24.] Restoration of Construction Work Areas.** Impacts to existing vegetation within the temporary (for construction only) extra work space areas shall be minimized to the extent feasible. All disturbed areas, including temporary extra work spaces, shall be restored and revegetated pursuant to AAPLP's approved Restoration, Erosion Control, and Revegetation Plan (Condition H-1). Any grading of the temporary extra work space areas will require a separate Coastal Development Permit.
- Use of the temporary (for construction only) extra work space areas on slopes greater than 30 percent shall be limited to spoil placement. Right-of-way restoration and revegetation on slopes greater than 30 percent shall be initiated immediately upon completion of pipeline installation.
23. **[H-25.] AAPLP shall implement a project specific revegetation and restoration plan for the Gaviota Creek Pipeline Lowering and Replacement project. The plan shall include, but not be limited to the following measures:**
- Landscaping in the riparian corridor shall consist of native riparian species including willow (*Salix lasiolepis*, *S. laevigata*), mule fat (*Baccharis salicifolia*), wild blackberry (*Rubus ursinus*), California wild rose (*Rosa californica*) at a minimum density of 3 feet on-center. Planting stock shall be obtained from the Gaviota Creek drainage.
 - The new plantings shall be irrigated as necessary to promote establishment.
 - Plantings shall be fenced or otherwise protected from browsers as deemed necessary by the EQAP monitor.
 - Non-native species including tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus comunis*), mustard (*Brassica sp.*), star thistle (*Centaurea sp.*) shall be removed from the creek within the

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project area.

- Upland areas disturbed by construction shall be recontoured to pre-existing conditions (to the extent feasible) and revegetated consistent with the Restoration, Erosion Control and Revegetation Plan approved for the original pipeline project.

The plan shall include pre-established performance criteria to be used in final evaluation for bond release. **Plan Requirements:** Prior to CDP approval, the applicant shall submit the revegetation and restoration plan, prepared by a Planning and Development approved biologist, to Planning and Development for review and approval. The \$350,000 performance bond already in place for the original project shall cover performance security for the project. **Timing:** The plan must be approved prior to CDP approval. Revegetation and removal of non- natives shall be done so as to coincide with the onset of seasonal rainfall. **MONITORING:** Planning and Development staff shall site inspect for restoration. Maintenance shall be confirmed through site inspections. *(Mitigation Measure B- 1 and V-1) (adopted by the Planning Commission on September 6, 2000)*

Land Use and Recreation

24. **[J-1.] Property Owner Notification of Construction.** Prior to construction, the entire pipeline ROW corridor shall be prominently staked. All affected property owners along the pipeline route shall be notified in writing at least 30 days prior to the commencement of any pipeline construction on their property, and at least 15 days in advance of any deviation from the staked corridor which crosses their property.
25. **[J-3.] Pipeline Construction Work Hours.** Pipeline construction activities shall be limited to the period between 7 a.m. and 7 p.m., Monday through Saturday. Except for emergency services, construction activities shall not take place on Sundays, the dates generally recognized for Memorial Day, July 4, Labor Day, or any other similarly recognized holiday, unless previous arrangements have been made with the affected property owners.

Transportation

26. **[K-4.] Pipeline Construction Activity Limited to ROW.** All pipeline construction activity, except ingress and egress along routes approved by the Resource Management Department and in consultation with affected property owners, shall be limited to the final staked right-of-way on the final approved pipeline route. Use of any private roads or other areas shall be allowed only after advance approval from the affected property owners.

Cultural Resources

27. **[L-4.] Archaeologist and Native American On-Site During Construction.** During pipeline installation, a Resource Management Department approved archaeologist and Native American consultant(s) will work with the contractor during trenching to insure continued avoidance. Adequate monitors shall be provided pursuant to an agreement between the Native American representatives and AAPLP, and the archaeologist retained.
28. **[L-6.] Burial Associated Artifacts Found During Construction.** If burials or burial associated artifacts are found during installation (that were unknown prior to excavation), and cannot be avoided because of safety considerations, there shall be no further excavation or disturbance of the site. AAPLP, in conjunction with the Native American representatives and the Resource Management Department, shall adhere to the guidelines in CEQA Appendix K and the County Archaeological guidelines prior to

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continued construction activity in the site area.

29. **[L-9.]** At the commencement of project construction for the Gaviota Creek Pipeline Lowering and Replacement Project, the archaeological monitor shall give all workers associated with earth-disturbing procedures an orientation regarding the possibility of exposing unexpected cultural remains and directions as to what steps are to be taken if such a find is encountered. **MONITORING:** EQAP monitor to verify orientation is conducted at meeting. *(Mitigation Measure AR-2) (adopted by the Planning Commission on September 6, 2000)*
30. **[L-12.]** If human remains are unearthed during the Gaviota Creek Pipeline Lowering and Replacement project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American. **Plan Requirements/Timing:** This condition shall be printed on construction drawings. **MONITORING:** EQAP monitor shall spot check in the field. *(Mitigation Measure AR-5) (adopted by the Planning Commission on September 6, 2000)*

Visual Resources

31. **[M-5.] Visibility of Above-Surface Structures.** No above-surface structures except necessary pipeline markers, pump stations, cathodic test stations, necessary fencing, and block valves shall be visible along this route after the completion of pipeline construction. Signs shall not detract from scenic areas or views from public roads to the extent feasible.
32. **[M-7.]** Any exterior night lighting installed on the project site for the Gaviota Creek Pipeline Lowering and Replacement project shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the project site and prevent spill-over onto adjacent areas, especially U.S. Highway 101. In addition, AAPLP shall consult with Caltrans on the location and type of lighting to be used to ensure it does not present a traffic hazard. **Plan Requirements and Timing:** This requirement shall be printed on all construction drawings prior to issuance of Coastal Development Permit (CDP). AAPLP shall provide Planning and Development with a letter documenting their coordination efforts with Caltrans prior to CDP. **MONITORING:** EQAP monitor to confirm no impacts from night lighting. *(Mitigation Measure V-2) (adopted by the Planning Commission on September 6, 2000)*

Noise

33. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.
No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.
Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to

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commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

County Rules and Regulations

34. **Rules-02 Effective Date-Appealable to CCC.** This Amendment shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
35. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
36. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
37. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit D.
38. **Rules-23 Processing Fees Required.** Prior to issuance of the Zoning Clearance and Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
39. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
40. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of the Coastal Development Permit and Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when

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deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;

- c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902".
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
41. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
 42. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
 43. **Evidence of Right to Construct.** The operator shall demonstrate to the Planning and Development Department that it has obtained the right to construct the project for each parcel involving construction activities. Evidence demonstrating the right to construct shall be reviewed and approved by Planning and Development and County Counsel prior to issuance of Zoning Clearance.

ATTACHMENT B2: CONDITIONS OF APPROVAL**Case No. 22CDP-00000-00048****Project Description**

1. **Proj Des-01 Project Description.** This Amendment to the Development Plan (Case No. 85-DP-66cz) and the Major Conditional Use Permit (Case No. 83-CP-97z) is based upon and limited to compliance with the project description, the hearing exhibits marked A-D, the description and conditions of approval outlined in the original Final Development Plan (Case No. 85-DP-66cz) and the Major Conditional Use Permit (Case No. 83-CP-97z), and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request by Plains Pipeline, L.P., for an amendment to the Major Conditional Use Permit, Case No. 83-CP-97z and Development Plan 85-DP-66cz to allow for the installation of 16 new valves on existing Line 901 and Line 903 running from the Gaviota Coast to the Los Padres National Forest within Santa Barbara County. The existing Line 901 is a twenty-four (24) inch diameter pipeline transporting crude oil approximately 10.9 miles from Las Flores Pump Station within the Santa Ynez Unit (SYU), west along the Gaviota Coast, terminating at the existing Gaviota Pump Station. The existing Line 903 is a thirty (30) inch diameter pipeline designed to transport crude oil approximately 61.7 miles from Gaviota Pump Station west along the Gaviota Coast, north through the Sisquoc Pump Station, then northeast through the Los Padres National Forest to the Santa Barbara/San Luis Obispo County Line and then terminating at the Pentland Station in San Luis Obispo County. The project is necessary to meet the requirements of Assembly Bill 864 (2015) which requires pipeline operators to install Best Available Technology ("BAT") on existing pipelines in the Coastal Zone to reduce the volume of a potential release.

As required by Assembly Bill 864, a risk analysis was conducted along Line 901 & 903 and determined that retrofitting the pipeline with 16 new valves would significantly reduce the amount of fluid released in the event of a potential line failure. Eleven (11) motor operated valves (MOV) and five (5) check valves (CHK) would be added along the pipeline from the Gaviota Coast to the Los Padres National Forest. Each valve has independent utility derived from either direct connection to the electrical grid, or from an independent solar array. The following valves are located within the coastal zone: MOV1-210P; MOV1-220P; MOV1-610P; CHK1-710P; MOV1-790P; MOV1-890P; & MOV1-990P.

CHK valves utilize a one-way valve system that automatically closes when liquid pushes back on it and MOV valves utilize an external power system which would be supplied by either below-grade electrical conduit connected to an existing power line, aerial drop from an existing power line, or solar panels. A temporary workspace within the existing operations and maintenance corridor would be required to facilitate equipment movement and staging as well as access to the pipeline excavation location.

Each CHK valve installation would require a temporary workspace of approximately 4,000 square feet (50-feet by 80-feet), within the existing right-of-way corridor to facilitate equipment movement, staging, access, and excavation. An excavation area of approximately 35-feet in length, 10-feet in width, and 8-feet in depth (approximately 104 cubic yards in volume) is required for CHK valve installation. A secure valve vault, approximately 3-feet in diameter with a lockable steel-lid

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closure would be installed extending below the existing pipeline and flush with the existing grade.

Each MOV station would include a fenced in utility area between approximately 1,150 and 1,800 sf to store one (1) below ground Motor Operated Valve (MOV); two (2) three foot diameter corrugated steel vaults placed over the valve's pressure sensor apparatus; one (1) electrical panel; one (1) communication device (cellular or satellite) and PLC cabinet; and one battery and associated solar panels. Each MOV site would require an excavation of approximately 82-feet in length, 4-feet in width, and 8-feet in depth (approximately 97 cubic yards in volume) which would expose the existing pipeline section and allow installation each valve. Additional site grading for access and workspace would depend on the topographic constraints of each individual valve location. Any electrical hookups would require temporary trenching approximately 6-inches wide and 2-3-feet in depth to install electrical conduit.

Upon completion of the valve installations, all disturbed areas would be restored to their prior condition unless otherwise included in the limits of the permanent valve station perimeter. Existing easements for access to, and maintenance of, the existing pipeline system were established by the pipeline's Development Plan and Conditional Use Permit, and continue to be in place. No new roads would be constructed and no road improvements needed. Construction of each valve would take approximately 15 days to complete. Post construction, the operator would access the valves between 2 and 7 times a year for routine inspection, maintenance, and diagnostic tool operations.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

County Rules and Regulations

3. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
4. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit D.
5. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the

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approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

6. **Rules-23 Processing Fees Required.** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
7. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
8. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 - e. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - f. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of the Coastal Development Permit and Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - g. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902".
 - h. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key

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construction personnel: contractors, sub-contractors and contracted monitors among others.

9. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
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