



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Matt Young, Planner, (805) 568-2513

DATE: May 9, 2016

HEARING DATE: May 11, 2016

RE: **Orcutt Hill Resource Enhancement Plan**
Case No. 13PPP-00000-00001

Planning and Development staff recommends minor revisions to the Conditions of Approval, included as Attachment B in the Staff Report dated April 20, 2016. Revisions are proposed to Conditions of Approval Nos. 4, 7, 26, and 34 for clarity and consistency with the Final EIR (14PPP-00000-00001). Revisions are shown below in ~~strikeout~~ and underline.

4. **MM AQ-3a Tank Detection System.** For any tanks that have vapor space H₂S above 1,000 ppm, the Operator shall install a detection system that will monitor vapor space ~~on all crude oil tanks~~ or direct all tank pressure relief to vapor recovery systems. The detection system shall be capable of notifying the Operator via an alarm when the pressure in the tanks increases to a level that is within 10 percent of the tank relief pressure. If the tank pressure exceeds the relief pressure, the Operator shall report the incident to the APCD as a breakdown. **Plan Requirements/Timing:** Prior to issuance of Zoning Clearance, tanks shall be equipped with monitoring and shall be listed on all plans, and documentation of onsite tank detection system shall be submitted for review and approval by APCD. A report shall be filed with APCD for any tank relief pressure that exceeds 10%. **Monitoring:** P&D monitoring staff shall ensure compliance during field inspections. APCD inspectors shall respond to nuisance complaints.

7. **MM Bio-1a.** Prior to issuance of Zoning Clearance, the Owner/Permittee shall prepare and submit a Habitat Restoration Plan to the County Planning and Development Department, ~~the USFWS, and CDFW.~~ The restoration plan shall include a 3:1 onsite replacement of all native habitats (including annual grasslands) impacted due to construction phase, oil seeps, surface expressions, oil seep management disturbances, and pipeline spills. The Plan shall

include the 6.09 acres of habitat disturbance caused by the past seep can installation and management. The Plan shall provide details for the replacement of specific habitat types, including oak woodland, which could include the use of conservation easements and contribution to the Oak Woodland Conservation Fund to ensure the permanent preservation of oak woodland habitat. The Plan shall identify locations where restoration is to occur, methods of achieving its objectives, and performance criteria for determining success. The Habitat Restoration Plan shall include success criteria for all habitat restoration that are based on both vegetative percent cover and species abundance. Monitoring all restoration sites will be the Owner/Permittee's responsibility for a minimum of 5 years, or until the County, ~~and appropriate resource agencies (e.g., USFWS, CDFW),~~ judges all of the Project's long-term performance standards to be satisfied. Long-term performance standards shall include, but not be limited to, criteria such as requiring that restorations areas support at least 80 percent of the native species abundance and percent cover and are relatively weed free or demonstrate similar weed cover to surrounding, good quality habitat. If the Owner/Permittee is unable to restore the appropriate amount of habitat onsite, the ~~County approving resource agencies (County, USFWS, and the CDFW)~~ shall have the option to require that the Owner/Permittee provide permanent protection of habitat as suitable mitigation, which could include the purchase of credits to an agency-approved conservation bank. **Plan Requirements and Timing:** Prior to the issuance of Zoning Clearance, the Habitat Restoration Plan shall be reviewed and approved by P&D, ~~USFWS, and CDFW.~~ P&D shall consult with USFWS and CDFW prior to approving the Habitat Restoration Plan. **Monitoring:** ~~P&D, USFWS, and CDFW~~ shall spot check in the field as applicable.

26. **MM Bio-6b.** To minimize the potential for road mortality of wildlife, nighttime traffic shall be minimized during the construction ~~and drilling~~ phases and permitted only for activities required for safety reasons or emergencies; all hauling activities shall be restricted to daylight hours, defined as the hours after sunrise and before sunset. **Plan Requirements and Timing:** During all construction and operational phases. **Monitoring:** EQAP Monitor shall perform site inspections throughout the construction phase and receive regular updates from the Applicant Biologist.

35. **MM GEO-2b. Supplemental Pollution Control Plan.** Mitigation Measure GEO-2a shall be added to the proposed Supplemental Pollution Control Plan, which sets forth procedures and protocols for monitoring, assessing, controlling, and reporting seeps occurring at the Project Site. **Plan Requirements/Timing:** Prior to issuance of Zoning Clearance, documentation shall be submitted to ensure compliance with GEO-2b, such that GEO-2a would be completed upon discovery of new oil seeps. **Monitoring:** P&D staff shall check plans and ensure compliance with the Supplemental Pollution Control Plan.