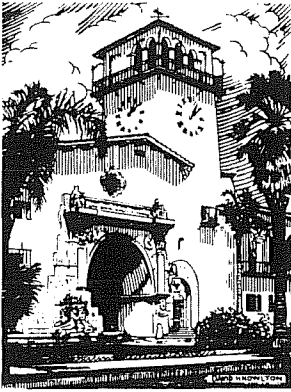


**ATTACHMENT A.1**

**Planning Commission Action Letter with Attachments dated April 23, 2008**



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

April 23, 2008

Steven P. Rusch, Vice President  
Environmental Health, & Safety  
and Governmental Affairs  
Plains Exploration & Production Company  
5640 South Fairfax Ave.  
Los Angeles, CA 90056

PLANNING COMMISSION  
HEARING OF APRIL 21, 2008

***RE: Tranquillon Ridge, 06RVP-00000-00001***

Hearing on the request of Plains Exploration and Production Company (PXP) to consider Case No. 06RVP-00000-00001 [application filed on September 30, 2004] for approval of a revised Development Plan in compliance with Section 35-5 of the County Land Use and Development Code (Coastal-Related Industry and Unlimited Agriculture (Ordinance 661) zone districts) and Article II, Division 9 of the Coastal Zoning Ordinance, to allow project modifications and approvals necessary to develop and transport oil and gas from the proposed Tranquillon Ridge oil and gas lease(s) in State tidelands and process this production at the Lompoc Oil and Gas Plant (LOGP); and to certify the Environmental Impact Report (06EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: marine and terrestrial biology, marine and onshore water resources, public safety, and fishing, recreational, cultural, agricultural, visual, and geological resources. Excluding property within Vandenberg AFB, the application involves AP Nos. 097-350-018, 097-350-021, and 097-360-010 (LOGP). The pipelines extend from their landfall at Wall Beach to the LOGP in northern Santa Barbara County, north of Vandenberg Village and the City of Lompoc in the Third and Fourth Supervisorial Districts. The LOGP is located within the Fourth Supervisorial District.

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Dear Mr. Rusch:

At the Planning Commission hearing of April 21, 2008, Commissioner Valencia moved, seconded by Commissioner Brown and carried by a vote of to 4-0-1 (Blough abstained) to:

1. Adopt the required findings for the project specified in Attachment A of the staff report dated April 15, 2008, as revised by the staff errata dated April 15, 2008 and as revised at the hearing of April 21, 2008, including CEQA findings.
2. Certify the Environmental Impact Report (06EIR-00000-00005; SCH #2006021055) and adopt the mitigation monitoring program contained in the conditions of approval, including errata approved by the Planning Commission at the April 21, 2008 hearing.

3. Approve the revised Final Development Plan, subject to the conditions included as Attachment B of the staff report dated April 15, 2008 and as revised at the hearing of April 21, 2008.

## REVISIONS TO CONDITIONS OF APPROVAL

### A-6 PROJECT DESCRIPTION

The procedures, operating techniques, design, equipment and other descriptions (hereinafter procedures) described by PXP in its application to the County (#83-GP-17, 83-RZ-27, 83-CUP-68) and in subsequent clarifications and additions to that application and the Final Development Plan (as described in the project description on page 1 of the project's FDP conditions of approval are incorporated herein as permit conditions and shall be required elements of the project. Since these procedures were part of the project description on which the environmental analyses and permit approvals were based, a failure to include such procedures in the actual project could result in significant unanticipated environmental impacts. Therefore, modifications of these procedures will not be permitted without a determination of substantial conformity or a new or modified permit. The use of the property and the size, shape, arrangement and location of buildings, structures, walkways, parking areas and landscaped areas shall be in substantial conformity with the approved Development Plan." (*Modified November 8, 2000*)

On or before December 31, 2022, all oil and gas production, transportation, and processing associated with Platform Irene, the Lompoc Oil and Gas Plant, and the oil, gas, and produced water return pipelines operated under this Final Development Plan shall permanently cease.

PXP shall arrange for a facility-wide greenhouse gas (GHG) emissions audit of Platform Irene and the LOGP, to be completed within six months following initial production of the Tranquillon Ridge Project. The audit shall be conducted by an independent consultant, in order to identify measures that would help improve energy efficiency, reduce energy consumption and otherwise reduce GHG emissions. Such measures may include, but are not limited to, consideration of the following: reductions in the heater treater emissions, reductions in vehicle and vessel emissions, extension of fugitive hydrocarbon inspection and maintenance programs to components that are in methane and ethane service, and the assessment of CO<sub>2</sub> capture and liquefaction. The independent consultant shall quantify the reduction in emissions that can be achieved by such measures, and the cost of such measures. PXP shall implement any of those measures that can be implemented at a cost not to exceed \$20 per ton on a one-time basis, i.e., not to exceed a total cost to PXP of \$298,507. Such measures shall be initiated within six months following the completion of the audit and properly maintained thereafter.

On or before March 1 following PXP's implementation of the measures described above, and on or before each March 1 thereafter until the Tranquillon Ridge end date, PXP shall calculate the actual amount, if any, of net emissions that remain after implementation of measures identified as feasible in the audit. PXP shall report the annual net GHG emissions to the Santa Barbara County Air Pollution control district (SBCAPCD) as part of PXP's annual reporting requirements. SBCAPCD shall verify the emissions accounting and make any necessary corrections. PXP will then offset these residual emissions each year at a rate of \$10 per ton (in 2008 dollars) for the life of the project. The annual funds will be offered to an entity such as the Climate Trust or California Wildfire ReLeaf for GHG mitigation projects.

PXP may apply for emission reduction credits for reduction of criteria pollutant (NO<sub>x</sub>, SO<sub>x</sub>, ROC, CO, PM) emissions achieved through the projects and activities funded pursuant to this condition to the extent allowed under any applicable local district, state or federal statute or regulation. PXP's obligations under this condition do not change the character of any such criteria

pollutant emission reduction that would otherwise qualify as "surplus" within the meaning of the Rules and Regulations of the Santa Barbara County APCD.

#### **A-27 DEVELOPMENT PLAN EXPIRATION**

Approval of the revised Final Development Plan shall expire five (5) years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant and approved by the County. The decisionmaker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

#### **A-29 PERMIT ACCEPTANCE**

PXP shall submit a letter to the County accepting the terms and conditions of this permit as modified on April 21, 2008. Such letter shall reflect PXP's proposal as part of PXP's application for this project to waive any right PXP or any successor in interest may have to object to or contest the terms and conditions of this permit based on claims of preemption under any federal law, including but not limited to the federal Pipeline Safety Act and the Outer Continental Shelf Lands Act. PXP shall obtain County Counsel approval of this letter prior to issuance of the zoning clearance for the Tranquillon Ridge project.

*The attached findings and conditions reflect the Planning Commission's actions of April 21, 2008.*

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Thursday, May 1, 2008 at 5:00 p.m.**

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 06RVP-00000-00001  
Planning Commission File

Owner: Plains Exploration & Production Company (PXP), 201 S. Broadway, Orcutt, CA 93455, Attn: David Rose  
California Coastal Commission - Alison Dettmer, 45 Fremont Street, Suite 2000, San Francisco, CA 94105-2219

California State Lands Commission – Marina Brand, Env. Planning & Mgmt., 100 Howe Ave., Suite 100-South  
Sacramento, CA 95825-8202  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Supervisor Gray  
Commissioners Valencia  
William Dillon, Deputy County Counsel  
Nancy Minick, Planner  
Kevin Drude, Energy Specialist

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

DMB/dmv

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## ATTACHMENT A: FINDINGS FOR APPROVAL

*The following findings were adopted by the Santa Barbara County Planning Commission on April 21, 2008 for approval of the PXP Tranquillon Ridge Oil & Gas Project (06RVP-00000-00001).*

- 1.0 **CEQA FINDINGS** (Pursuant to PRC §21081 and the CEQA Guidelines §§15090 and 15091)
- 1.1 **CONSIDERATION OF THE EIR:** The Planning Commission has considered the Environmental Impact Report (06-EIR-00005; SCH #2006021055) together with comments received and considered during the public review process. The Environmental Impact Report reflects the independent judgment of the Planning Commission, has been completed in compliance with CEQA, and is adequate for the Tranquillon Ridge project.
- 1.2 **FULL DISCLOSURE:** Pursuant to Public Resources Code §21081, the Planning Commission finds that, through implementation of feasible conditions placed on the Tranquillon Ridge project, the significant impacts on the environment will be avoided or substantially lessened, and mitigated to the maximum extent feasible.
- 1.3 **LOCATION OF RECORD OF PROCEEDINGS:** The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Secretary to the Planning Commission, County Planning and Development Department located at 123 E. Anapamu Street, Santa Barbara, CA 93101.
- 1.4 **UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE:** The Final EIR for the Tranquillon Ridge project identified 13 significant project-related impacts that cannot be fully mitigated and which are therefore considered unavoidable (Class I) impacts for the originally proposed Tranquillon Ridge project. Eleven of these significant impacts would occur for the reduced-life project. These impacts result from the increased volumes of oil and gas over current production levels and are primarily related to marine oil spills or trucking of hazardous materials on local roadways. These impacts were identified as significant, unavoidable impacts when the original Point Pedernales project was approved by the County in 1986. Each of these Class I impacts is listed in Table 3 of the April 15, 2008 Planning Commission staff report. Several mitigation measures have been adopted to address these impacts, as referenced in Table 3 and identified in Attachment B (*Conditions of Approval*) to the April 15, 2008 staff report, as modified by the Planning Commission at the April 21, 2008 public hearing, and through other mitigation measures in the purview of other responsible agencies. The Planning Commission finds that these are feasible mitigation measures that will reduce these adverse impacts but not to levels of insignificance and that there are no other feasible mitigation measures that could be required that would further reduce these impacts. Thus, the Planning Commission finds that the unavoidable impacts associated with the Tranquillon Ridge project are mitigated to the maximum extent feasible. The discussion under Coastal Act §30260 (part 3) in Attachment D (*Policy Consistency Analysis*) to the April 15, 2008 staff report to the Planning Commission which enumerates the specific mitigation measures adopted as permit conditions of approval is incorporated herein by reference as further support for this finding.
- 1.5 **FEASIBLE MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL:** In addition to the 13 significant and unavoidable environmental impacts discussed above, the EIR identified 24 significant but mitigable (Class II) impacts that would result from the originally proposed Tranquillon Ridge project. These Class II impacts are identified in Table 4 and discussed in Section 6.1.1 of the April 15, 2008 Planning Commission staff report, along with the adopted mitigation measures that will reduce these potentially significant impacts to less than significant levels. Therefore, the Planning Commission finds that feasible mitigation measures have been adopted as conditions of the approval for the Tranquillon Ridge project.

**1.6 NO FEASIBLE ALTERNATIVE IDENTIFIED:** The Final EIR considers several alternatives to the Tranquillon Ridge project in the impact analyses of Section 5.0. Section 6.0 of the EIR compares the various alternatives to the Tranquillon Ridge project and Table 6 in Section 6.1.1.5, *Alternatives*, of the Planning Commission staff report provides a summary comparison of the project to each alternative addressed in the EIR. Major alternatives evaluated are an onshore drilling and production site instead of using the existing offshore platform, a new oil and gas processing site located further north within Santa Barbara County, and replacement of the oil emulsion pipeline from the platform to the LOGP. The Planning Commission has declined to adopt any of the alternatives, as discussed below.

VAFB Onshore Drilling and Production Site: The EIR analyses describe several significant impacts that could be avoided and several others that would occur with implementation of an alternative drilling and production site located onshore, within Vandenberg Air Force Base. The EIR did not reach a conclusion as to how this conceptual alternative compares overall to the Tranquillon Ridge project because the projects cannot be examined to the same level of detail and their associated impacts are not strictly comparable for every measure (see EIR Section 6.0). The staff report discusses the likely impacts of this alternative relative to the Tranquillon Ridge project (see Staff Report Table 6). The onshore alternative would result in increased risks to VAFB personnel and significant impacts to onshore biological and cultural resources from both construction and operations.

Potential impacts of an oil spill on the marine environment would be substantially less for this onshore alternative than for the Tranquillon Ridge project, particularly once the Point Pedernales project ceases operations. The potential consequences of a marine oil spill are a significant issue for the County and we have favored certain kinds of onshore development (oil transportation via overland pipeline) over offshore options to address these concerns. In this case, however, the Planning Commission finds that, on balance, a new onshore drilling and production site on VAFB is not preferable to use of the existing PXP facilities, with the marine oil spill safeguards adopted herein as conditions of approval, to develop the Tranquillon Ridge reserves.

The Tranquillon Ridge project will cease operations by December 31, 2022. This will avoid significant adverse impacts that would have resulted from extending the life of the existing facilities, as originally proposed and evaluated in the EIR. A new onshore drilling and production project would be expected to operate for approximately twice as long as the Tranquillon Ridge project (30 vs. 15 years). Most of the significant impacts related to extending the life of the Point Pedernales project would be incurred, to some degree, with implementation of an onshore alternative. Thus, the reduced-life Tranquillon Ridge project will result in fewer significant and unavoidable impacts than a new long-term onshore drilling and production project and is preferred to the VAFB Onshore Alternative.

Casmalia East Processing Site: The EIR analyses concluded that the alternative processing plant location would shift, rather than eliminate, most of the significant impacts associated with use of the LOGP and would result in construction-related impacts that would not occur with the project as proposed by PXP. The current potential for significant new oil and gas production that would benefit from locating a new oil and gas processing plant in the North County does not appear to warrant the construction and operation of a new plant now or in the near future. However, the advantages and disadvantages of locating a new oil and gas processing plant in northern Santa Barbara County to provide for maximum consolidated use of such facilities in the future should be assessed if demand significantly increases. The Tranquillon Ridge project will cease operating by December 31, 2022, avoiding significant impacts associated with extending the life of the Point Pedernales facilities. Therefore, given that a new processing plant in northern Santa Barbara County would entail potentially significant impacts similar to

those incurred with operation of the LOGP, though in a different location, and the potential for significant construction-related impacts to occur, the Planning Commission finds that continued use of the LOGP until the project end-date of December 31, 2022, and as conditionally approved herein, is preferable to constructing and operating a new oil and gas processing plant and associated pipelines.

Emulsion Pipeline Replacement: The Planning Commission finds that replacing the entire existing oil emulsion pipeline with a new one would not significantly reduce the potential for a pipeline-related oil spill and could result in several significant construction-related impacts, as discussed in the EIR. The existing pipeline is subject to specific inspection and maintenance requirements for which the County will provide oversight throughout the life of the project. Segments of the existing pipeline may need to be replaced during operation of the project, as is currently the case for the Point Pedernales project. However, the Tranquillon Ridge project will not extend operation of the pipeline beyond its currently expected lifetime, and operation of the pipeline will cease by the end of 2022. The Planning Commission finds that it is preferable to operate the existing pipeline, in accordance with the enhanced safeguards required by this approval, rather than incurring the construction and operational impacts of installing a completely new pipeline. This alternative would not substantially reduce significant impacts associated with either the originally proposed or the reduced-life Tranquillon Ridge project. Therefore, the Planning Commission finds that the emulsion pipeline replacement alternative is not preferable to the Tranquillon Ridge project as conditionally approved herein.

Power Line Undergrounding: Other alternatives discussed in the EIR and summarized in Table 6 of the staff report include power line options and drill muds and cuttings disposal methods. The Planning Commission has declined to adopt any of the power line alternatives. As discussed in Section 6.1.1.5 of the staff report, power line Option 2a would not reduce significant impacts; Option 2b would result in greater significant impacts; and the Terra Road undergrounding alternative would shift potentially significant (Class II) impacts from visual resources to cultural resources, air quality, and biological resources.

**1.7 MITIGATION MONITORING AND REPORTING:** Public Resources Code §21081.6 requires that the County adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the mitigation monitoring program for the Tranquillon Ridge project. The monitoring program is designed to ensure compliance during all phases of project implementation.

**1.8 STATEMENT OF OVERRIDING CONSIDERATIONS:**

The Final EIR for the Tranquillon Ridge project identifies significant, unavoidable impacts to marine and terrestrial biological resources and water quality, fishing, recreational, and cultural resources due to oil spills and spill clean-up efforts, and significant public safety risks associated with truck transport of gas liquids from the Lompoc Oil and Gas Plant. Several mitigation measures have been adopted to reduce these impacts, but not all significant impacts can be mitigated to less than significant levels. The benefits listed below warrant approval of the project notwithstanding that all identified significant adverse impacts are not fully mitigated.

The Tranquillon Ridge project now proposed by PXP offers unique benefits. Having balanced these benefits, based upon the best available information, against the significant and unavoidable adverse impacts of the project, the Planning Commission hereby determines that these significant and unavoidable impacts are acceptable in light of the project's benefits



described below. Pursuant to CEQA Section 15043, 15092, and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations. This statement is supported by substantial evidence in the record that includes the certified EIR, staff report and analyses, and oral and written testimony.

### **Use of Existing Coastal-Dependent Infrastructure without Extending Its Life**

The proposed project, as revised, offers the best alternative to access Tranquillon Ridge oil and gas reserves, utilizing existing coastal-dependent and coastal-related infrastructure over the next 14 years with a definitive early termination date that reduces risk of mishap generally associated with aging infrastructure. The recovered reserves, in turn, provide an interim source of domestic oil and gas production, while California implements strategies to reduce the State's dependence on fossil fuels and associated greenhouse gas emissions. Recovery of these reserves from an alternative location, such as onshore Vandenberg Air Force Base, would result in operation of two individual production projects at the same time where one will suffice.

**Termination Date:** PXP has revised its proposal so that operation of the Tranquillon Ridge project will permanently cease by December 31, 2022. This project revision is reflected in Final Development Plan Condition A-6 of the staff-recommended revised permit. As of December 31, 2022, PXP will cease operations of both the Point Pedernales and Tranquillon Ridge projects and will begin the decommissioning process for the Lompoc Oil and Gas Plant (LOGP) and associated pipelines. This project end-date coincides with the outer range of the estimated remaining project life for the existing Point Pedernales project. By limiting the Tranquillon Ridge operations to the same project life as the Point Pedernales project, PXP will avoid extending significant environmental impacts beyond the life of the existing operations. Importantly, this specific end-date identifies a clearly defined limit to increased oil and gas production and processing due to the Tranquillon Ridge project and its associated impacts, and is unprecedented for this kind of project in Santa Barbara County.

**Continued Use of an Existing Coastal-Dependent Industrial Facility:** The current Point Pedernales project, that would provide the physical infrastructure to produce the Tranquillon Ridge field, is consistent with all but one applicable Coastal Act and County policies, the exception being Coastal Act Policy 30232. However, the Coastal Act provides leeway as regards this exception via Policy 30260 as discussed below. Platform Irene and associated pipelines are considered a coastal-dependent use that “requires a site on, or adjacent to, the sea to be able to function at all” (Coastal Act Section 30101). Section 30260 of the Coastal Act guides the Coastal Commission and local coastal jurisdictions as to the benefits of limiting coastal-dependent development to existing sites, such as Platform Irene, as follows:

*Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.*

The EIR did not draw a conclusion as to whether the conceptual “VAFB Onshore Alternative” or the Tranquillon Ridge project would be environmentally preferable overall because significant impacts would occur in both similar and different issue areas when compared to the Tranquillon Ridge project. We acknowledge that a significant impact associated with the

Tranquillon Ridge project related to marine oil spills would be reduced if the resource were to be developed from an onshore site. However, other Class I impacts would still occur and construction-related impacts would be greater for a new onshore facility and the onshore alternative still results in significant adverse impacts from oil spills, thereby resulting in greater environmental impacts to the environment. A new onshore drilling and production facility clearly would involve more construction-related impacts, some of them significant and potentially unavoidable, than the Tranquillon Ridge project. With an onshore drilling and production site, significant impacts from an oil spill originating offshore would be eliminated, but some impacts to marine biota and water quality would still be likely in the event an onshore spill reached the ocean. Other significant impacts from both construction and operation would be likely to occur with an onshore production site. The Planning Commission found (Finding 1.6, above) that potentially feasible alternative locations for the facilities necessary to develop the Tranquillon Ridge Field reserves would not be less environmentally damaging than the Tranquillon Ridge project, primarily due to the type and amount of new construction that would be needed to implement the alternatives.

If the Tranquillon Ridge project were not approved (the “No Project Alternative” in the EIR), the resource could still be developed in the future. If this development occurred after Platform Irene is decommissioned, new construction potentially would result in significant impacts. Operational impacts would be similar to those for the Tranquillon Ridge project, several of them significant and unavoidable. In addition, as approved, the Tranquillon Ridge project will operate for, at most, 15 years. The price of crude oil today is at all time highs and is expected to remain at these (or higher) levels for the foreseeable future. Given these market conditions, it is reasonable to assume that any new facilities built to develop the Tranquillon Ridge resources would remain in operation for substantially longer than 15 years, perhaps 30 years or more. Significant and unavoidable impacts that would occur from such development would thus be extended well into the future. For these reasons, the Planning Commission finds that the public welfare is better served by developing the Tranquillon Ridge reserves using the existing facilities for a defined period of time, as approved herein.

**Continued Use of Existing Coastal-Related Facilities:** The LOGP is zoned M-CR, Coastal-Related Industry, and is contained within the boundaries of the onshore Lompoc Oil Field, inland of the Coastal Zone. Coastal-related development refers to uses that are “dependent on a coastal-dependent development or use” (Coastal Act Section 30101.3). This Coastal Act policy is not applicable to the LOGP due to the facility’s location outside of the Coastal Zone, however, the pipelines connecting Platform Irene and the LOGP traverse lands both within and outside of the Coastal Zone. The LOGP is not designated as Coastal-Dependent, nor is it a Consolidated Oil and Gas Processing Facility, but it does serve offshore oil and gas development and is the only existing facility in northern Santa Barbara County that is approved for this purpose. It has operated since 1987 as an oil processing facility, and since 1997 as a gas processing facility as well. All of these existing facilities will be used to implement the Tranquillon Ridge project. New project components associated with the Tranquillon Ridge project are limited to the potential addition of booster pumps at Valve Site #2, which is at the eastern boundary of the Coastal Zone, and installation of additional power lines and poles and possibly a new substation to operate the new pumps. The substation and many of the power poles would be located outside of the Coastal Zone.

The County has long-standing policies encouraging consolidation of industrial facilities within the County where possible. The project adjustments PXP has made will allow it to develop the Tranquillon Ridge oil and gas reserves without extending the life of its existing facilities and without incurring environmental impacts associated with significant new construction. As approved, the Tranquillon Ridge project will use existing facilities almost entirely and only minor new construction would occur. No other existing facilities in the region could develop

the Tranquillon Ridge reserves with fewer impacts. Production of the Tranquillon Ridge reserves from any other site would require construction of a new platform or onshore drilling and production facility, new pipelines, and potentially a new gas processing plant. The Tranquillon Ridge EIR assessed the relative impacts of (1) constructing a new oil and gas drilling and production site and using the existing LOGP for processing, and of (2) constructing a new onshore oil and gas processing plant in the Casmalia Oil Field and new pipelines from the LOGP site to this plant. The EIR concluded that this “Casmalia East Alternative” would not reduce significant impacts of the proposed project and would result in additional environmental damage, primarily from construction.

**Interim Source of Domestically Produced Oil and Gas:** California is undertaking serious efforts to reduce its greenhouse gas emissions to 1990 levels by the year 2020., as enacted in the California Global Warming Solutions Act of 2006 (Health and Safety Code §§ 38500 *et. seq.*). Reducing the State’s dependence on fossil fuels is part-and-parcel of this effort, and will be accomplished through several strategies, including promotion of clean-energy alternatives to fossil fuels, energy conservation, and more efficient use of energy. In the interim, development of the Tranquillon Ridge oil and gas reserves between now and the year 2022 helps California to meet short-term demand for fossil fuels from domestic supplies as the State implements strategies to reduce its carbon footprint by reducing dependence on fossil fuels. In doing so, the Tranquillon Ridge project has the potential to avoid some greenhouse gas emissions into the atmosphere should this oil and gas reduce demand for imported crude oil and natural gas, or reduce demand for domestic production that that relies on high CO<sub>2</sub> -emitting enhanced oil recovery methods to extract heavy crude oil.

## 2.0 DEVELOPMENT PLAN FINDINGS

The Tranquillon Ridge project is subject to the requirements of both the County’s Coastal Zoning Ordinance (CZO) and the County’s Land Use and Development Code (LUDC), which covers portions of the project inland of the Coastal Zone. Pursuant to Section 35-174.7 (Permit Procedures - Development Plans, Findings Required for Approval) of the CZO, a revised Final Development Plan shall be approved only if findings 35-174.7.1.a through 35-174.7.1.h are made. Similarly, pursuant to Section 35.82.080.E (Permit Review and Decisions - Development Plans, Findings Required for Approval) of the LUDC, findings 35.82.080.E.1.a through 35.82.080.E.1.h must be made in order to approve a revised Final Development Plan. These CZO and LUDC findings are identical or very similar to one another and are presented and discussed together here.

- 1.a **CZO:** *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.*
- LUDC:** *The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.*

The Tranquillon Ridge project comprises several “project sites.” These are Platform Irene, the Lompoc Oil and Gas Plant (LOGP), and the pipeline corridor connecting the platform and the LOGP. The Tranquillon Ridge oil and gas will be produced, transported, and processed within these existing Point Pedernales facilities which are currently used in the same way for production of the offshore Point Pedernales Field and are located in rural areas of the County, away from population centers. None of these facilities will require significant physical expansion or modifications to accommodate oil and gas production from the Tranquillon Ridge field. The potential addition of three new pumps at Valve Site #2 would occur within the existing valve site on Vandenberg AFB. A small electrical substation would be located on agricultural land and the new power line and poles would be installed between the substation and Valve Site #2. Much of the power line route would parallel existing lines and/or roadways. Because the existing production platform, pipelines and processing facilities are sufficient

to accommodate the Tranquillon Ridge project with relatively minor modifications, the project sites are found to be adequate in size, shape, location and physical characteristics to accommodate the project.

- 1.b*** ***CZO: That adverse impacts are mitigated to the maximum extent feasible.***  
***LUDC: Adverse impacts will be mitigated to the maximum extent feasible.***

Section 6.1.1 of the April 15, 2008 staff report to the Planning Commission discusses the significant impacts that would result from implementation of the Tranquillon Ridge project as well as specific mitigation measures which have been adopted to mitigate each of these impacts. Impacts that cannot be mitigated to less than significant levels are related to marine oil spills and spill clean-up and truck transport of gas liquids from the LOGP. Conditions of approval have been adopted to mitigate these impacts. These include requirements for PXP to update and implement its Oil Spill Response Plan, Transportation Risk Management and Prevention Plan (for gas liquids trucking), Fire Protection and Emergency Response Plans; to enhance and continue monitoring, inspection and maintenance of the oil, gas, and produced water pipelines and other facilities associated with the project; to continue to blend the heavier gas liquids (NGLs) into the crude oil stream to the maximum extent feasible to minimize truck transport of these gas liquids; and, to continue to provide funding for California Highway Patrol patrolling of State Highway 166 which the NGL trucks are required to use.

Certain permit conditions have also been adopted to mitigate adverse impacts that would not be considered significant under CEQA even without the additional mitigation. However, these additional, feasible mitigation measures help to ensure that the Tranquillon Ridge project will be implemented consistent with this finding. In addition, Final Development Plan Condition B-2 provides for the County to assess the effectiveness of the adopted mitigation measures throughout the life of the project and allows for imposition of additional or revised mitigation measures where such measures would mitigate adverse environmental impacts more effectively. Based on the analyses in the EIR and as discussed in the staff report, the Planning Commission finds that with implementation of the adopted conditions of approval, adverse impacts associated with the reduced-life Tranquillon Ridge project will be mitigated to the maximum extent feasible.

- 1.c*** ***CZO: That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.***  
***LUDC: Streets and highways will be adequately and properly designed.***

The Tranquillon Ridge project will generate a small increase in truck traffic during operations. Truck trips to haul gas liquids from the LOGP would increase from about three per week to five trips per week. The EIR determined that this increase in truck traffic would not change the level of service on Harris Grade Road, the primary affected roadway. An adopted condition of approval (Condition O-10) for the project requires PXP to ensure that all trucks enter or leave the LOGP facility during non-rush hour times to minimize interference with other traffic on the local roadways. The County has not identified any physical improvements to local roadways that are necessary to accommodate traffic associated with the Tranquillon Ridge project and therefore the Planning Commission finds that streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the Tranquillon Ridge project, as conditionally approved herein.

- 1.d CZO: That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.***  
***LUDC: There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed development.***

Current levels of service are adequate for the existing Point Pedernales project and will continue to be adequate for the Tranquillon Ridge project as well. The Tranquillon Ridge project will not result in population growth in the area, or expansion of the LOGP facility such that the need for public services would increase. Water use and sewage disposal requirements will be similar to those for existing operations. The increased truck trips to transport natural gas liquids from the LOGP from three per week to five per week will not drive a need to increase California Highway Patrol activity on Highway 166 and will be accomplished in accordance with safety measures included in PXP's updated Transportation Risk Management and Prevention Program required by FDP Condition P-23. Pursuant to FDP Condition P-8, PXP currently provides partial funding for one fire-fighter position at County Fire Station #51 and will continue to provide this funding throughout the life of the Tranquillon Ridge project. Based on the foregoing, the Planning Commission finds that there are adequate public services to serve the reduced-life Tranquillon Ridge project.

- 1.e CZO: That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.***  
***LUDC: The subject project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding areas.***

The Tranquillon Ridge project will exacerbate an existing significant risk to public safety due to the increased transportation of gas liquids from the LOGP. This risk to public health and safety will be reduced but not eliminated through implementation of an updated Transportation Risk Reduction and Management Plan. The requirements for this Plan are described in Final Development Plan Condition P-23 and include, among other things, maximum blending of heavier gas liquids into the crude oil stream that is transported via pipeline, provisions for carrier safety and training audits, defined routes, and certain truck loading procedures. Other potential health and safety risks associated with operation of the Tranquillon Ridge project are due to the presence of hydrogen sulfide in the gas pipeline from Platform Irene to the LOGP and the potential for fire or explosion hazard associated with the oil emulsion pipeline. Based on the EIR analyses, these two hazards were determined to be adverse but less than significant public safety impacts.

The Tranquillon Ridge project will increase the amount of oil and gas in the pipelines that connect Platform Irene to the LOGP. The integrity of the crude oil pipeline has been problematic in the past, with some defective flanges on the subsea portion of the line and corrosion problems on the onshore portion of the line. Potential leaks or ruptures of this pipeline, such as the 1997 spill of 163 to 1,242 barrels<sup>1</sup> of oil, could be detrimental to the comfort, convenience, and general welfare of Lompoc area residents and the public in general. Pipeline spills could significantly damage biological, agricultural, cultural, and recreational resources in the project area and adversely affect the public's use and enjoyment of these resources. Since the 1997 oil spill, PXP has implemented pipeline repairs and safety measures to reduce the likelihood that such an incident will be repeated. The Planning

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<sup>1</sup> The State's official spill volume from the Torch Point Pedernales pipeline was 163 barrels. The 1,242-barrel estimate is from Santa Barbara County and is based on additional factors that were not taken into account with the CDFG official number (see EIR Section 2.3.1.3).

Commission has adopted revised FDP Condition P-2, which requires, among other thing, that PXP implement certain procedures prior to re-starting the pipeline in the event of an unexplained or emergency shutdown. These procedures were instituted after the 1997 oil spill and will continue to be implemented for the Tranquillon Ridge project. Potential impacts will be reduced through existing and additional mitigation measures that have been adopted for the Tranquillon Ridge project to protect persons and property in the area. These measures include pipeline inspection and repairs (FDP Condition P-2, *SIMQAP*), an updated pipeline leak detection system (FDP Condition P-16, *Leak Detection*), SSRRC review of pipeline operations (FDP Conditions P-1, *SSRRC* and P-2, *SIMQAP*), and implementation of updates to the Oil Spill Response Plan (FDP Condition P-13).

In addition to the appearance and function of project-related facilities, two factors to be considered in determining the overall land-use compatibility of the onshore portions of the project include the County's policies encouraging consolidation of oil and gas processing facilities to minimize land disturbances throughout the County and the need to locate processing facilities away from more populated areas due to system safety issues. The Tranquillon Ridge project will use the existing LOGP and associated pipelines, which were found to be compatible with the surrounding area in previous approvals for the Point Pedernales project and, overall, not detrimental to the public health, safety and general welfare. The industrial features of the LOGP are partially screened from public viewing points along Harris Grade Road by landscaping and revegetation efforts previously required and which will continue in effect for the Tranquillon Ridge project. The pipelines are buried and the right-of-way has been restored for most of its length. The rural character of the area is not affected by the buried pipelines. For these reasons and because PXP has committed to implementing several safety measures and continued landscaping and revegetation efforts as required by the County, the Planning Commission finds that the Tranquillon Ridge project will not be detrimental to the health, safety, comfort, convenience and general welfare and will not be incompatible with the surrounding area.

**1.f** ***CZO:** That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls within the limited exception allowed under Section 35-161.7.*

***LUDC:** The proposed project is in conformance with the Comprehensive Plan, including any applicable community or area plan and the applicable provisions of this Development Code and/or the project falls within the limited exception allowed in compliance with Chapter 35.10 (Nonconforming Uses, Structures, and Lots).*

The project's consistency with the Comprehensive Plan, including the Coastal Plan, is discussed in detail in Attachment D to the April 15, 2008 staff report to the Planning Commission. As described therein and including any amendments made by the Planning Commission, the Commission finds the Tranquillon Ridge project to be consistent with the County's Comprehensive Plan, with the exception of Coastal Act Section 30232, *Oil Spills*. This Coastal Act policy inconsistency can be overridden under the provisions of Coastal Act Section 30260, *Industrial Development Location or Expansion*, as discussed in Attachment D.

**1.g** ***CZO:** That in designated rural areas, the use is compatible with and subordinate to the scenic, agricultural, and rural character of the area.*

***LUDC:** In designated rural areas, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural area.*

The LOGP is in a designated rural area. Although oil field operations have existed in the area for decades, the noise, lighting (especially at night), and appearance of industrial equipment and facilities are not entirely compatible with the scenic and rural nature of the area. Previous landscaping and revegetation efforts have not completely screened equipment at the LOGP from all public viewing points, as noted in EIR Section 5.13.1.2, though landscaping has somewhat reduced visual exposure of the facilities to the public and will continue to do so in the future. Approval of the Tranquillon Ridge

project includes adoption of revised FDP Condition L-8 to require visual impact mitigation plans for the LOGP and the Surf Substation. PXP is also required to provide a painting plan for the LOGP (FDP Condition L-4) to improve the facility's compatibility with the surrounding area and to develop an updated lighting plan (FDP Condition L-2) to identify feasible opportunities to reduce lighting at the LOGP. Limited industrial development can be compatible with the rural character of an area where it is spatially confined, screened to the extent feasible, and does not significantly interfere with scenic vistas or other rural uses. The scenic, agricultural, and rural character of the area has not been significantly or irretrievably affected by the presence of the LOGP for the last 20 years and would not be affected differently by operation of the Tranquillon Ridge project. In addition, the County's Safety Element Supplement requires remote locations for hazardous industrial facilities, such as the LOGP (see policy consistency discussion for Safety Element Supplement, *Policy HAZARDOUS FACILITY SAFETY, 3-A, SITING* in Attachment D to this staff report). Based on the foregoing and to balance competing County goals in favor of safety, the Planning Commission finds that use of the existing LOGP to process Tranquillon Ridge oil and gas is compatible with and subordinate to the scenic, agricultural and rural character of the area.

***1.h CZO: That the project will not conflict with any easements required for public access through, or public use of a portion of the property.***

***LUDC: The project will not conflict with any easements required for public access through, or public use of a portion of the property.***

There are no access public easements through, or for the use of, the portions of the project sites that are outside of the coastal zone. The Surf electrical substation is located near the Amtrak Station at Wall Beach (within Vandenberg Air Force Base) but does not interfere with any public access associated with use of that train station. Therefore, the Planning Commission finds that the Tranquillon Ridge project will not conflict with any public easements or uses of the property.

In addition to the findings discussed above, a revised Final Development Plan for an onshore processing facility outside of the South Coast Consolidated Planning Area shall not be approved unless the review authority also makes certain findings listed in LUDC Section 35.55.040 – Treatment and Processing Facilities - Findings for Development Plans. These findings are made for the Tranquillon Ridge project, as discussed below.

***A.1 Consolidation or collocation on or adjacent to an existing processing facility to accommodate the proposed production is not feasible or is more environmentally damaging.***

A new oil and gas processing facility was not proposed, nor has one been approved. The Planning Commission finds that use of the existing LOGP processing facilities, as proposed by PXP and conditionally approved herein, is feasible and less environmentally damaging than construction of new facilities to process Tranquillon Ridge oil and gas.

***A.2 There are no feasible alternative locations for the proposed processing facility that are less environmentally damaging.***

The Planning Commission finds that the use of the existing LOGP processing facilities, as proposed by PXP and conditionally approved herein, is feasible and less environmentally damaging than construction of new facilities to process Tranquillon Ridge oil and gas. An alternative location in the North County for a new oil and gas processing plant (Casmalia East alternative) was evaluated in the EIR to determine the potential for reducing potentially significant project-related impacts, including safety issues, incident response, and visual resources. This alternative was found to be more environmentally damaging than use of the existing PXP facilities for the Tranquillon Ridge project. The discussion and conclusions presented under CEQA Finding 1.6 above are incorporated herein by reference. Thus, the Planning Commission finds that there are no feasible alternative locations for the

processing the Tranquillon Ridge oil and gas that are less environmentally damaging than use of the LOGP.

***A.3 Where consolidation or collocation on or adjacent to an existing processing facility is not proposed, for Coastal areas east of the City of Santa Barbara, there are no existing processing facilities within three miles of the proposed site.***

(This finding is not applicable to the Tranquillon Ridge project.)

***A.4 The proposed facility is compatible with the present and allowable recreational and residential development and the scenic resources of the surrounding area.***

As discussed in Findings 1.e and 1.g, above, the continued use of the LOGP is compatible with the scenic quality and land uses of the surrounding area and will not be a detriment to the public health, safety and general welfare. The LOGP site is surrounded by PXP-owned land and a 5,000-acre parcel that Unocal deeded to the State as an ecological preserve. This preserve is about 2,000 feet from the LOGP property and could be used for passive recreational purposes. The nearest residence is about 4,800 feet from the LOGP. Mitigation measures have been adopted to ensure continued and improved safety measures are in place to reduce potential risks of the project. These measures include requirements for transporting gas liquids from the LOGP (FDP Condition P-23), requirements to update the pipeline leak detection systems (FDP Condition P-16), and reduction of significant visual impacts to the extent feasible (FDP Conditions H-1, H-5, L-2, L-4, L-8). Based on the location of the LOGP and adoption of mitigation measures to reduce significant safety and aesthetic impacts to the extent feasible, the Planning Commission finds that the Tranquillon Ridge project as approved herein is compatible with the present and allowable recreational and residential development and the scenic resources of the surrounding area.

***A.5 Gas processing facilities proposed in the North County Consolidation Planning Area (NCCPA), including expansion of existing facilities, have been sited in compliance with criteria in the Comprehensive Plan study entitled Siting Gas Processing Facilities. Additionally, sites are selected with adequate consideration of future gas processing needs in the NCCPA to optimize siting and consolidation strategies. The “expansion” of an existing facility shall mean structural modifications, alterations, expansions, or enlargements that result in increases in facility capacity, or changes in facility use, operation, or other limitations imposed by permit or other law. The “expansion” of an existing facility shall also mean introduction of production from a field not served by the processing facility since January 1, 1986, or from a new production well that increases the current extent of a field presently served by the facility. Expansion shall not include modification to existing facilities that is required to comply with current health and safety regulations and codes.***

The existing Lompoc Oil and Gas Plant was permitted in accordance with County policies. Prior to installation of gas processing equipment at the LOGP site, the gas plant proposal and six alternatives were evaluated in a Supplemental Environmental Impact Report and assessed according to the siting and screening criteria of the Siting Study. In approving the construction and operation of the gas plant at the LOGP site, the County found that locating a gas processing component at this site met 36 of the 38 *Siting Study* criteria. One criterion that could not be met was related to air quality and it could not be met by any of the six alternative sites that were also assessed. The other criterion that could not be met for the gas plant is Siting Criterion #6, which recommends avoidance of sites that would introduce truck transportation of hazardous materials on County or City roadways of high risk. The County found that, with incorporation of mitigation measures and as compared to the alternatives, the LOGP site afforded the most consistency with the screening and siting criteria for the gas plant. Although the Tranquillon Ridge project would increase the number of gas liquids truck trips from about 3 per week to about 5 per week, this would be less than the 2.3 truck trips per day associated with the gas plant as



approved by the County in 1996. The Tranquillon Ridge project meets the definition of expansion of the gas plant because it involves introduction of production from a field that has never been served by the LOGP. However, the permitted capacity of the gas plant (15 million standard cubic feet per day), its location, and basic gas processing equipment will not change as a result of introducing Tranquillon Ridge production. Based on the original findings for the gas plant for approval of the LOGP site, the analysis of the Casmalia East processing site alternative in the EIR (see CEQA Finding 1.6 and Development Plan Finding A-2, above), and the continuance of gas throughput below the permitted plant capacity, the Planning Commission finds that the use of the existing LOGP for processing gas from the Tranquillon Ridge Field is consistent with the criteria in the County's Comprehensive Plan study entitled *Siting Gas Processing Facilities*.

**ATTACHMENT B: CONDITIONS OF APPROVAL**

*Revised Point Pedernales Final Development Plan, 94-DP-027  
(Case No. 06RVP-00000-00001)*

**PXP POINT PEDERNALES and TRANQUILLON RIDGE PROJECTS**  
**FINAL DEVELOPMENT PLAN 94-DP-027**  
**CONDITIONS OF APPROVAL**

**Revised April 8, 2003; December 9, 2004; April 21, 2008**

**TABLE OF CONTENTS**

<b>A.</b>	<b>GENERAL</b> .....	<b>2</b>
	A-1 Grounds for Permit Modification or Revocation .....	2
	A-2 Permit Defense and Court Costs .....	2
	A-3 Costs of Implementing and Enforcing Conditions.....	2
	A-4 Civil Penalty and Reimbursement.....	3
	A-5 Access to Records and Facilities .....	3
	A-6 Project Description.....	3
	A-7 Authority for Curtailment Order .....	4
	A-8 Conditions Separately Remain in Force.....	5
	A-9 Conflicts Between Conditions.....	5
	A-10 Injunctive Relief .....	5
	A-11 Owner Liability.....	5
	A-12 Capacity .....	6
	A-13 Permit Violations.....	6
	A-14 Authority to Change Responsible Department .....	7
	A-15 Alternate Mitigations if County Cannot Assess Fees.....	7
	A-16 Deleted.....	7
	A-17 Applicability of Permit Conditions .....	7
	A-18 User Compliance With All Applicable Conditions .....	7
	A-19 Owner/ Operator of Facilities .....	8
	A-20 Mitigation Implementation Outside the County .....	8
	A-21 Consolidated Gas Plant Siting Study.....	8
	A-22 Force and Effect of Documents, Plans and Modifications .....	9
	A-23 Force and Effect of Subsequent Mitigation Requirements.....	9
	A-24 Public Hearing to Assure Permit Compliance .....	9
	A-25 Contributions to Gas Pipeline Safety Policy Program.....	9
	A-26 Acceptance of Permit Conditions.....	9
	A-27 Development Plan Expiration .....	10
	A-28 Development Plan Extension .....	10
	A-29 Tranquillon Ridge Permit Acceptance.....	10
<b>B.</b>	<b>PERMIT REVIEW</b> .....	<b>10</b>
	B-1 Construction Review by SSRRC.....	10
	B-2 Condition Effectiveness Review.....	11
	B-3 County Authority to Review and Impose Mitigations from Other Agencies .....	11
	B-4 Preliminary Development Plan Expiration .....	11
	B-5 Final Development Plan Review by Planning Commission .....	11
<b>C.</b>	<b>MANAGEMENT</b> .....	<b>12</b>
	C-1 Environmental Quality Assurance Program .....	12
	C-2 24-Hour Emergency Contacts .....	13
	C-3 Provide Copies of Permits to P&D.....	13

<b>D</b>	<b>GEOLOGY</b> .....	<b>13</b>
	D-1 Geologic Investigation, Design and Mitigation Program.....	13
	D-2 Geologic Hazards Monitoring Program .....	15
	D-3 Pipeline Trench or Trench Spoil Inspections .....	15
	D-4 Hazard Mitigation at Fault Crossings.....	16
	D-5 Grading, Drainage and Erosion Control Plans.....	16
<b>E.</b>	<b>AIR QUALITY</b> .....	<b>16</b>
	E-1 Statement of Scope .....	16
	E-2 Authority to Construct .....	16
	E-3 Curtailment Plan.....	16
	E-4 Ambient Air Quality Monitoring Stations .....	17
	E-5 Implementation of Air Pollution Control Procedures.....	17
	E-6 Mitigation of Ozone-Forming Emissions .....	18
	E-7 Validation Information.....	18
	E-8 Future Consolidation.....	18
	E-9 Reasonable Further Progress Emissions Compliance and Effectiveness .....	18
	E-10 Emissions Offsets and Mitigation Strategies.....	19
	E-11 Construction Air Quality Impacts Mitigation Plan .....	19
	E-13 Fugitive Inspection and Maintenance Program.....	20
	E-14 Emissions Offsets for Modified LOGP .....	20
<b>F.</b>	<b>ONSHORE WATER RESOURCES</b> .....	<b>20</b>
	F-1 Runoff Water Quality Monitoring Program.....	20
	F-2 Construction Water Source .....	21
	F-3 Hydrogeologic Investigations of Sensitive Areas .....	21
	F-4 Dam or Ditch Plugs.....	22
	F-5 Creek and River Crossings.....	22
	F-6 Water-Conserving Devices .....	22
<b>G.</b>	<b>MARINE BIOLOGY</b> .....	<b>22</b>
	G-1 Oil Spill Clean-Up and Restoration.....	22
	G-2 Marine Biology Impact Reduction Plan.....	23
	G-3 Produced Water Quality.....	23
	G-4 Oil Spill Damage Assessment Funding.....	24
<b>H.</b>	<b>TERRESTRIAL BIOLOGY</b> .....	<b>24</b>
	H-0 Northern Mitigated Pipeline Route and Catch Basins.....	24
	H-1 Restoration, Erosion Control and Revegetation Plan (RECRP) .....	25
	H-2 Post-Construction Survey .....	28
	H-3 No Use of Herbicides or Pesticides .....	28
	H-5 Landscaping Plans.....	28
	H-6 Landscape Performance Security.....	29
	H-7 Post-Landscaping and Revegetation Field Review .....	29
	H-8 Department of Fish and Game Construction Impacts Determination .....	30
	H-9 Restoration, Revegetation and Implementation Section of OSRP .....	30
	H-10 Construction Disturbance Corridor Limitations .....	31
	H-11 Tree Removal and Replacement .....	31
	H-14 Pipeline Route Through Burton Mesa Chaparral.....	32

H-15	Installation of Block and/or Check Valves .....	32
H-16	Installation of H <sub>2</sub> S Monitors .....	32
H-17	Relocation of Badgers.....	33
H-18	Black Flowered Figwort Seeds .....	33
H-19	Power Lines and Poles .....	33
H-20	Additional Conditions of Mitigation .....	34
H-21	Construction Fueling and Lubrication .....	34
H-23	Bond for Revegetation Costs .....	34
H-24	Construction and Maintenance Within Environmentally Sensitive Habitats.....	34
H-25	Designated Wash-Off Areas.....	35
H-26	Oak Tree Replacement Plan.....	35
H-27	Brown-Headed Rush .....	36
H-28	Topsoil Protection .....	36
<b>I.</b>	<b>CULTURAL RESOURCES .....</b>	<b>36</b>
I-1	Cultural Resources Surveys.....	36
I-2	Cultural Resources Mitigation Plan .....	37
I-3	Construction and Pipeline Installation Workshops .....	38
I-4	Cultural Resource Monitors.....	39
I-5	Non-Burial Associated Cultural Artifacts .....	39
I-6	Burials .....	39
I-7	Modification of County Archaeological Guidelines .....	39
I-8	Avoidance of Cultural Resource Sites .....	39
I-9	Oil Spill Clean-up .....	39
<b>J.</b>	<b>SOCIOECONOMICS.....</b>	<b>40</b>
J-1	Socioeconomic Monitoring and Mitigation Program .....	40
J-2	Housing Impacts and Mitigation .....	40
J-3	Temporary Housing of Construction Workers .....	41
J-4	Construction Scheduling.....	41
J-5	Local Labor .....	41
J-6	Additional Mitigations .....	41
J-7	Water Districts .....	42
J-8	County Review of Taxes, Revenue Sharing and Fees.....	42
J-9	Contribution to Oil Related Job Training Programs .....	43
J-10	Participation in Socioeconomic Programs for SLO and Ventura Counties.....	43
J-11	Consultation With Vandenberg Air Force Base .....	43
J-12	Written Agreement from Mission Hills Community Services District for Water Service .....	43
J-13	Provision of Water and Sanitary Facilities During Construction.....	43
J-14	Soils Percolation Test Report.....	43
J-15	Deleted (November 8, 2000).....	44
<b>K.</b>	<b>NOISE .....</b>	<b>44</b>
K-1	Noise Monitoring and Control Plan.....	44
K-2	Maximum Noise Levels.....	44
K-3	Construction Hours and Noise Limitations .....	45
K-4	Minimization of Equipment Noise and Vibration.....	45
K-5	Nighttime Restriction in Residential Districts .....	45

<b>L.</b>	<b>VISUAL RESOURCES.....</b>	<b>45</b>
	L-1 Board of Architectural Review Approval.....	45
	L-2 Lighting Plan.....	45
	L-3 Glare or Other Radiation.....	46
	L-4 Painting Plans.....	46
	L-5 Odors, Fumes, Gases, Liquids or Visible Emissions.....	46
	L-6 Plan for Removal of Pavement at Surf.....	46
	L-7 Use of Gravel and Minimum Pad Sizes.....	46
	L-8 Facility Screening.....	47
	L-10 Consolidation of Electrical Lines.....	47
	L-11 Height of Electrical Power Poles.....	47
<b>M.</b>	<b>COMMERCIAL FISHING.....</b>	<b>47</b>
	M-0 Coastal Development Permit Conditions.....	47
	M-1 Joint Oil/Fisheries Committee.....	47
	M-2 Notice of Construction Activities.....	48
	M-3 Local Fishermen's Contingency Fund.....	48
	M-4 Post-Construction Survey of Ocean Bottom.....	48
	M-5 Fisheries Training Program.....	49
	M-7 Contribution to Fisheries Enhancement Fund.....	49
	M-8 Cooperation With Santa Barbara Channel/Santa Maria Basin Vessel Traffic Corridor Program.....	49
	M-9 Mooring of Support Vessels.....	50
<b>N.</b>	<b>RECREATION.....</b>	<b>50</b>
	N-1 Contribution to Coastal Resource Enhancement Fund.....	50
<b>O.</b>	<b>TRANSPORTATION.....</b>	<b>50</b>
	O-1 Programs to Minimize Traffic-Related Impacts.....	50
	O-2 Offsite Road Fee.....	51
	O-3 Screening of Parking Areas.....	51
	O-4 Compliance With Parking Requirements.....	51
	O-5 Installation of Warning Signs.....	51
	O-6 Plans and Procedures for Pipeline Road Crossings.....	51
	O-7 Mitigation Plan for Impacts to County Roads.....	52
	O-8 Construction Equipment Parking.....	52
	O-9 Improvement of Ingress/Egress at LOGP.....	52
	O-10 Limitations on Truck Trips.....	53
<b>P.</b>	<b>SYSTEMS SAFETY AND RELIABILITY.....</b>	<b>53</b>
	P-1 System Safety and Reliability Review Committee.....	53
	P-2 Safety Inspection, Maintenance and Quality Assurance Program.....	53
	P-3 Facility Emergency Response Plans.....	54
	P-4 County Emergency Response Plan.....	55
	P-5 Hazardous Material and Waste Management Plan.....	55
	P-6 Crude Oil Samples for Identification.....	56
	P-7 Approved Site Security Plan.....	56
	P-8 County Fire Department Mitigation Fund.....	56
	P-9 Installation of Fire Protection Features.....	57

P-10	Fire Protection Plan.....	57
P-12	Vessel/Platform Collision.....	58
P-13	Oil Spill Contingency Plan (Oil Spill Response Plan - OSRP).....	58
P-15	Sour Gas Pipeline.....	60
P-16	Pipeline Leak Detection.....	60
P-17	Best Available and Safest Technology Safety Audits.....	61
P-18	As-Built Pipeline Route Maps.....	61
P-19	Review of Process Alarm and Emergency Shutdown Systems.....	61
P-22	Underground Pipeline Warning Marker.....	61
P-23	LOGP NGL Transport.....	62
<b>Q.</b>	<b>FACILITY DESIGN.....</b>	<b>63</b>
Q-1	Removal of Debris.....	63
Q-2	Flaring Report.....	63
Q-3	Compliance With County Zoning Ordinances.....	63
Q-4	Energy Conservation.....	63
Q-5	Transportation of Processed Oil.....	64
Q-6	Compliance With County Petroleum Ordinance.....	64
Q-7	Marine Terminal Transport of Processed Oil.....	64
Q-8	Use of Oil and Gas Pipelines on Common Carrier Basis.....	64
Q-9	Consolidation of Oil and Gas Facilities.....	65
<b>R.</b>	<b>ABANDONMENT.....</b>	<b>65</b>
R-1	Reduction of Oil or Gas Processing Throughput.....	65
R-2	Demolition and Reclamation Permit.....	65
R-3	Site Restoration.....	66
R-4	Abandonment Financial Assurance.....	66
<b>S.</b>	<b>LAND USE.....</b>	<b>66</b>
S-1	Staking and Notification of Pipeline Route.....	66
S-2	Pipeline Construction Hours.....	66
S-3	Maintenance and Security Agreements for Affected Properties During Construction.....	67
S-4	Interruption of Utility Services.....	67
S-5	Compliance With County Regulations.....	67
S-6	Procurement of Rights-of-Way.....	67
S-7	Restricted Use of Right-of-Way.....	67
S-8	Scheduling Conflicts.....	67
S-9	Consolidation of LOGP to Orcutt Pipeline Segment.....	67

**PXP POINT PEDERNALES / TRANQUILLON RIDGE PROJECTS**  
**FINAL DEVELOPMENT PLAN 94-DP-027**  
**CONDITIONS OF APPROVAL**

Revised April 8, 2003; December 9, 2004, April 21, 2008

*The conditions of the original Point Pedernales Project Final Development Plan (FDP), Case Number 85-DP-071 as modified by 91-DP-017, have been split into three different FDPs reflecting three different owners and operators of three different projects. The original Point Pedernales condition numbers have been retained for clarity. The PXP Point Pedernales Project FDP includes all of the components identified in the project descriptions set forth and analyzed for each of the County's environmental documents on the project, approved project applications (including the Tranquillon Ridge project) and diagrams, programs, procedures, demonstrations, letters of commitment, final route realignment, and operating procedures detailed in the project's approved compliance plans.*

*To date, eight environmental documents have been prepared for the project pursuant to the California Environmental Quality Act (CEQA). They include reviews for:*

- (1) the originally proposed project (an Environmental Impact Statement/Environmental Impact Report (EIS/EIR) finalized in 1985);
- (2) construction and operation of a gas plant at the Lompoc facility to replace the Battles Gas Plant (a Supplemental EIR finalized in 1993);
- (3) transportation of natural gas liquids (NGLs) from the Lompoc facility (an EIR Addendum finalized in 1993);
- (4) temporary onshore re-injection of the natural gas produced offshore during the period between closure of the Battles Gas Plant and commissioning and operation of the Lompoc Gas Plant (an EIR Addendum finalized in 1995);
- (5) process design and capacity modifications to the originally proposed Lompoc Gas Plant (and EIR Addendum finalized in 1996);
- (6) an increase in the H<sub>2</sub>S concentration of the off- to onshore natural gas pipeline from 4,000 ppm to 8,000 ppm (an EIR Addendum finalized in February 1999);
- (7) an expansion and upgrade of the LOGP Produced Water Treatment Plant (94-DP-027 RV04) with a treatment design capacity of 85,000 barrels/day of produced water (prepared as part of the 2002 Tranquillon Ridge EIR, 01-EIR-04); and
- (8) drilling, production, and processing of the Tranquillon Ridge field reserves located in State waters (06RVP-00001; Tranquillon Ridge EIR, 06EIR-00005).

The physical components of the project include:

- An oil and gas drilling and production platform, Platform Irene, located on OCS Lease P-0441;
- An oil dehydration and gas processing facility located north of the City of Lompoc, known as the Lompoc Oil and Gas Plant (hereafter the LOGP);
- Three pipelines, in one corridor, connecting Platform Irene with the LOGP: a 20" wet oil pipeline, an 8" gas pipeline, and an 8" produced water return pipeline for discharge at the platform. The pipelines reach landfall just north of the Santa Ynez River and cross Vandenberg Air Force Base;



- A power supply system consisting of an electrical substation located on Southern Pacific Railroad property at Surf, a subsea power cable from the substation to Platform Irene, and an up-graded transmission line from the substation to the Pacific Gas and Electric power line north of Lompoc;
- A 12” sales gas pipeline from the LOGP to the Righetti Valve Box, and a 6” sales gas pipeline from the Righetti Valve Box to Southern California Gas Company (SoCal Gas) transmission line #1010;  
and  
*(Modified June 20, 2002)*
- Approved but not yet constructed facilities include the addition of three 1,250-hp electrical booster pumps at Valve Site #2 and a new power line, poles, and substation to provide additional power to Valve Site #2. If it is determined these modifications are necessary, PXP shall obtain a zoning clearance from the County prior to construction of these facilities.  
*(Modified April 21, 2008)*

## **A. GENERAL**

**The owner, operator, and guarantor for this project is Plains Exploration and Production Company, referred to herein as “PXP”. *(Modified December 9, 2004)***

### **A-1 GROUNDS FOR PERMIT MODIFICATION OR REVOCATION**

Failure to abide by and faithfully comply with any conditions for the granting of this permit shall constitute grounds for the modification or revocation of this permit.

### **A-2 PERMIT DEFENSE AND COURT COSTS**

PXP agrees as a condition of the issuance and use of this permit to defend at its sole expense any action brought against the County because of issuance of this permit. PXP will reimburse the County for any court costs and attorneys fees which the County may be required by a court to pay as a result of such action where PXP defended or had control of the defense of the suit. County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve PXP of its obligation under this condition. County shall bear its own expenses for its participation in the action.

### **A-3 COSTS OF IMPLEMENTING AND ENFORCING CONDITIONS**

PXP shall make an initial deposit to a fund to permit the County to adequately implement and enforce the conditions imposed on PXP by applicable County ordinances and/or the conditions of this permit, if such a fund is established. If the Board of Supervisors determines that an enforcement fund is needed, the Director of Planning and Development shall present a plan for enforcement within one year from the effective date of this permit to both the Board of Supervisors and PXP. This plan shall set forth the staffing requirements and materials necessary for such enforcement costs within 30 days of invoicing by County. This plan shall provide that all reasonable expenses incurred by the County or County contractors, for permit condition implementation, reasonable studies, and emergency response, directly and necessarily related to

enforcement of these permit conditions, shall be reimbursed by PXP within 30 days of invoicing by County.

#### **A-4 CIVIL PENALTY AND REIMBURSEMENT**

In the event that PXP fails to comply with any order of the County Executive Officer or the Board of Supervisors issued hereunder or any injunction of the Superior Court, it shall be liable for a civil penalty for each violation to the extent imposition of such civil penalty is authorized by applicable laws, rules, or regulations. Said civil penalty shall be in addition to PXP's obligation to reimburse the County of Santa Barbara (and others) for actual damages suffered as a result of PXP's failure to abide by the conditions of this permit or by the orders of the County Executive Officer, the Board of Supervisors, or any court of competent jurisdiction.

#### **A-5 ACCESS TO RECORDS AND FACILITIES**

For any condition requiring for its effective enforcement the inspection of records or facilities by County or its agents, PXP will make such records available or provide access to such facilities upon reasonable notice from County. County agrees to keep such information confidential where permitted by law and requested by PXP in writing.

#### **A-6 PROJECT DESCRIPTION**

The procedures, operating techniques, design, equipment and other descriptions (hereinafter procedures) described by PXP in its application to the County (#83-GP-17, 83-RZ-27, 83-CUP-68) and in subsequent clarifications and additions to that application and the Final Development Plan (as described in the project description on page 1 of the project's FDP conditions of approval are incorporated herein as permit conditions and shall be required elements of the project. Since these procedures were part of the project description on which the environmental analyses and permit approvals were based, a failure to include such procedures in the actual project could result in significant unanticipated environmental impacts. Therefore, modifications of these procedures will not be permitted without a determination of substantial conformity or a new or modified permit. The use of the property and the size, shape, arrangement and location of buildings, structures, walkways, parking areas and landscaped areas shall be in substantial conformity with the approved Development Plan." (*Modified November 8, 2000*)

On or before December 31, 2022, all oil and gas production, transportation, and processing associated with Platform Irene, the Lompoc Oil and Gas Plant, and the oil, gas, and produced water return pipelines operated under this Final Development Plan shall permanently cease.

PXP shall arrange for a facility-wide greenhouse gas (GHG) emissions audit of Platform Irene and the LOGP, to be completed within six months following initial production of the Tranquillon Ridge Project. The audit shall be conducted by an independent consultant, in order to identify measures that would help improve energy efficiency, reduce energy consumption and otherwise reduce GHG emissions. Such measures may include, but are not limited to, consideration of the following: reductions in the heater treater emissions, reductions in vehicle and vessel emissions, extension of fugitive hydrocarbon inspection and maintenance programs to components that are in methane and ethane service, and the assessment of CO<sub>2</sub> capture and liquefaction. The independent consultant shall quantify the reduction in emissions that can be achieved by such

measures, and the cost of such measures. PXP shall implement any of those measures that can be implemented at a cost not to exceed \$20 per ton on a one-time basis, i.e., not to exceed a total cost to PXP of \$298,507. Such measures shall be initiated within six months following the completion of the audit and properly maintained thereafter.

On or before March 1 following PXP's implementation of the measures described above, and on or before each March 1 thereafter until the Tranquillon Ridge end date, PXP shall calculate the actual amount, if any, of net emissions that remain after implementation of measures identified as feasible in the audit. PXP shall report the annual net GHG emissions to the Santa Barbara County Air Pollution control district (SBCAPCD) as part of PXP's annual reporting requirements. SBCAPCD shall verify the emissions accounting and make any necessary corrections. PXP will then offset these residual emissions each year at a rate of \$10 per ton (in 2008 dollars) for the life of the project. The annual funds will be offered to an entity such as the Climate Trust or California Wildfire ReLeaf for GHG mitigation projects.

PXP may apply for emission reduction credits for reduction of criteria pollutant (NO<sub>x</sub>, SO<sub>x</sub>, ROC, CO, PM) emissions achieved through the projects and activities funded pursuant to this condition to the extent allowed under any applicable local district, state or federal statute or regulation. PXP's obligations under this condition do not change the character of any such criteria pollutant emission reduction that would otherwise qualify as "surplus" within the meaning of the Rules and Regulations of the Santa Barbara County APCD.

#### **A-7 AUTHORITY FOR CURTAILMENT ORDER**

In addition to the authority to enforce and secure compliance with the provisions of this permit under Division 12, Coastal Zoning Ordinance and Article III of the Santa Barbara County Codes, the County Executive Officer, or in his/her absence a designated appointee, may order that curtailment of activities is required to protect the public health and safety. Said action may include, but is not limited to, ordering temporary, partial or total facility shutdown.

Such an order shall be made only in the event that the County Executive Officer has reasonable and probable cause to believe that continued unrestrained activities of permittee will likely result in or threaten to result in danger to public health, welfare, or safety, or the environment and provided such violations can be expected to continue or recur unless operations are in whole or in part shut down or reduced pending the necessary corrections.

Before issuing any curtailment order, the County Executive Officer shall set a public hearing and shall give written notice of the time and place of the hearing and of the alleged violations. Such notice shall be given to the person in charge of the operation of the facility at least 24 hours before the hearing, at which time there will be an opportunity for all concerned parties to present evidence regarding the alleged violations.

The notice may be served in person, by facsimile, or by certified mail. In the event the County Executive Officer, or in his/her absence the designated appointee, determines that there is an imminent danger to public health and safety resulting from violations, he/she may summarily order the necessary curtailment of activities without prior notice or hearing. Such order shall be obeyed upon notice of same, whether written or oral. At the same time that order is issued, the

County Executive Officer shall set a date, time and place for a publicly noticed hearing and review of said order as soon as possible.

The date of the hearing shall be no later than 48 hours after such order is issued or served. Said hearing shall be conducted in the same manner as a hearing on prior notice. After such hearing, the County Executive Officer may modify, revoke, or retain the emergency curtailment order.

Any order of the County Executive Officer may be appealed to the Board of Supervisors within three working days after such order is made.

If such appeal is not filed with the Board of Supervisors, the County Executive Officer's order becomes final. If there is an appeal, the order of the County Executive Officer shall remain in full force and effect until action is taken by the Board of Supervisors. The decision of the Board of Supervisors shall be a final administrative action. Such decision shall not preclude PXP from seeking judicial relief.

Once PXP has shown that the conditions of violation no longer exist and are not reasonably likely to recur, the County Executive Officer shall modify the curtailment order to account for such compliance and shall entirely dissolve the order. *(Modified November 8, 2000)*

#### **A-8 CONDITIONS SEPARATELY REMAIN IN FORCE**

In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.

#### **A-9 CONFLICTS BETWEEN CONDITIONS**

In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, where principles of law do not provide to the contrary, the condition most protective of natural resources and public health and safety shall prevail to the extent feasible.

#### **A-10 INJUNCTIVE RELIEF**

In addition to any administrative remedies or enforcement provided hereunder, the County may seek and obtain temporary, preliminary, and permanent injunctive relief to prohibit violation of the conditions set forth herein or to mandate compliance with the conditions herein. All remedies and enforcement procedures set forth herein shall be in addition to any other legal or equitable remedies provided by law.

#### **A-11 OWNER LIABILITY**

The facility owners shall be jointly and severally liable without regard to fault for all legally compensable damages or injuries suffered by any property or person that result from or arise out of any oil, brine or water spillage, fire, explosion, odor, or air pollution, in any way involving oil or gas or the impurities contained therein or removed therefrom and which arises out of construction or operation of PXP's facilities. For the purpose of this condition, the "facility"

shall be deemed to include all components of the Point Pedernales Project as described on page 1 of the project's FDP conditions of approval, including the Tranquillon Ridge project. This condition shall not inure to the benefit of any of the owners of the Point Pedernales Field, including the United States Government. The extent of this strict liability and the limitations upon it shall be governed by the applicable law of California on strict liability. (*Modified November 8, 2000 and April 21, 2008*)

## **A-12 CAPACITY**

The Lompoc Oil and Gas Plant (LOGP), constructed under this permit and as described on page 1 of the FDP conditions of approval, shall have a nominal processing capacity of 36,000 BPD dry oil and 15 MMSCFD of raw natural gas. Gas re-injection capacity under this permit shall be limited to 9.205 MMSCFD, and shall only be permitted to occur during upset conditions. Re-injection of 9.205 MMSCFD and processing of 15 MMSCFD are not permitted to occur simultaneously. The subject oil volume will be produced from the Point Pedernales Field, leases OCS-P 0441, -P 0437, -P 0438 and -P 0440. The subject gas volume will be produced from the Point Pedernales Field leases OCS-P 0441, -P 0437, -P 0438, -P 0440, and from the Lompoc onshore fields. PXP shall provide daily total volumes of gas and oil processed at the facility in its monthly operations reports. In the case of gas re-injection, PXP shall report the volume of gas re-injected as a result of each incident.

Gas processing at the LOGP will be limited to these sources unless the County finds that gas produced from other offshore leases and onshore fields meets the following criteria: (1) the method of transporting the produced natural gas is consistent with the intent of the County's Siting Gas Processing Facilities study; and (2) processing of the produced natural gas at the LOGP is environmentally preferred, including health and safety issues, over processing the gas at another new or existing gas plant.

PXP shall obtain a new or modified permit or a Substantial Conformity Determination prior to undertaking any of the following activities: significant facility modifications, changes in facility throughput, introduction of production from sources other than Point Pedernales and Lompoc Fields, or other changes which in the County's judgment have the potential to cause significant impacts to the County. The Planning Commission shall be the decision maker if PXP proposes modifying its project or the operation of its project so as to increase the permitted throughput above 15 MMSCFD of raw natural gas or LPG/NGL truck transportation above the monthly average of 2.3 truck trips per day. (*Modified November 8, 2000*)

## **A-13 PERMIT VIOLATIONS**

Any person, firm or corporation, whether as a principal, agent, employee, or otherwise, found to be in violation of any provisions of this permit or conditions of County ordinances, shall be punishable as set forth in the applicable section of the Coastal Zoning Ordinance and Article III Zoning Ordinance.

Each and every day during any portion of which any violation of the applicable zoning ordinance or the rules, regulations, orders, or permits issued thereunder, is committed, continued, or permitted by such person, firm or corporation shall be deemed a separate and distinct offense.

**A-14 AUTHORITY TO CHANGE RESPONSIBLE DEPARTMENT**

The Santa Barbara County Board of Supervisors, in a noticed public hearing, shall have the authority to specify or change the Santa Barbara County Department responsible for any conditions contained herein.

**A-15 ALTERNATE MITIGATIONS IF COUNTY CANNOT ASSESS FEES**

Should circumstances, including legal or legislative action, cause the County to lose its authority or have its authority fundamentally reduced to assess fees as a method to mitigate project-related impacts, then other feasible mitigation measures shall be imposed which will substantially lessen the significant impact formerly mitigated by the imposition of fees. Within six months of the County's loss of such authority, feasible alternative mitigation measures shall be imposed as replacement permit conditions. In the alternative, the Board of Supervisors must find that no feasible mitigation measures are available and that the benefits of the project outweigh the significant environmental impacts.

**A-16 DELETED**

**A-17 APPLICABILITY OF PERMIT CONDITIONS**

These permit conditions are intended to apply to PXP during all phases of development including drilling, construction, operation, and abandonment of the permitted facilities. The term "operations" shall be understood to encompass drilling, construction, and operation phases unless such an interpretation would be inappropriate.

With the exception of this Condition A-17, all entitlements and permit conditions approved on April 21, 2008 for the Tranquillon Ridge project shall expire under any of the following circumstances:

1. PXP does not obtain all other necessary permits, leases, and entitlements to proceed with the project by April 21, 2013; or
2. If the FDP is allowed to expire on April 21, 2013 per Condition A-27; or
3. PXP permanently ceases production of all oil or gas from the Tranquillon Ridge lease(s) within one (1) year of completion of the first new Tranquillon Ridge well and notifies County in writing within 30 days of such cessation.

Should the Final Development Plan (FDP) modifications approved for the Tranquillon Ridge project expire, the FDP (94-DP-027) shall revert to the form existing prior to April 21, 2008 and shall remain in force and effect for the Point Pedernales project. *(Modified April 21, 2008)*

**A-18 USER COMPLIANCE WITH ALL APPLICABLE CONDITIONS**

As a condition precedent for use of the subject facilities, including transportation and processing of oil, PXP shall require a commitment to the County by all other prospective users that they will

comply with all applicable conditions to the same extent as PXP. Should PXP permit any other producer the use of its facility without requiring the user's commitment to the County, then PXP will be liable for any breach of these conditions committed by that user. Depending on the magnitude of the breach, the penalty may include the reduction of throughput capacity in an amount sufficient to offset any environmental impacts of the breach.

Any producer using PXP's facilities shall be required to demonstrate to County's satisfaction that the significant impacts to the County caused by the construction, installation or operation of any of the producer's project facilities have been and will be fully mitigated to the extent feasible.

Prior to its execution, PXP shall submit to P&D a copy of any proposed agreement with potential users of the facilities. P&D shall review the proposed agreement to determine that it includes adequate provisions to require the user's compliance with the permit conditions. Such proposed agreement or portions of it may be withheld from public review as a confidential document upon a written request and justification from PXP.

Prior to using PXP's facilities, each future applicant or operator must receive from the Planning Commission a determination of substantial conformity with all relevant procedures and permit conditions applicable to PXP's facilities. For this determination the Planning Commission must be able to make a finding that the significant impacts to the County caused by construction, installation, operation or use of any project facilities by each applicant have been and will be fully mitigated to the maximum extent feasible, as recommended by the original PXP project EIS/EIR (84-EIR-7) or any appropriate supplemental environmental documents.

#### **A-19 OWNER/OPERATOR OF FACILITIES**

The term "PXP" shall be understood to apply to Plains Exploration & Production Company and/or any other owner or operator of these permitted facilities unless such a meaning would be inappropriate. *(Modified December 9, 2004)*

#### **A-20 MITIGATION IMPLEMENTATION OUTSIDE THE COUNTY**

As to mitigation where implementation occurs outside of the County, PXP may adopt the measures recommended in the EIS/EIR (84-EIR-7) or alternatively demonstrate to County's satisfaction that the impacts which would occur within the County will be substantially mitigated by other measures acceptable to the County.

#### **A-21 CONSOLIDATED GAS PLANT SITING STUDY**

Prior to approval of the Final Development Plan, PXP shall enter into an agreement with Santa Barbara County to determine the scope, scheduling and funding of a siting study to determine a suitable location for a consolidated gas processing facility for combined Central and Northern Santa Maria Basin gas production. The study would analyze both the technical and environmental feasibility of locating a consolidated gas plant to accommodate estimated gas production. PXP and the County would coordinate with other local governments in the scoping of the study as appropriate.

PXP shall be responsible for initial funding of the siting study. As future operators in the Northern and Central Santa Maria Basin file applications to develop gas reserves, they shall reimburse PXP on a pro rata basis. *(Modified July 10, 1996)*

#### **A-22 FORCE AND EFFECT OF DOCUMENTS, PLANS AND MODIFICATIONS**

All plans, procedures, programs, demonstrations, letters of commitment, final route realignments as detailed in the Final EIS/EIR (84-EIR-7) and subsequent modifications of this permit, including supplemental environmental documents (including the 92-EIR-13, the gas reinjection application and SEIR Addendum dated April 26, 1995, the PXP gas plant application and Addendum dated July 1, 1996, and the PXP off- to onshore natural gas pipeline hydrogen sulfide concentration increase application and Addendum dated February 8, 1999), and the above referenced plans, programs, procedures, demonstrations, realignments and letters prepared pursuant to this permit are incorporated herein and have the force and effect of a permit condition. The remedies available to the County upon applicant's failure to comply with such plans, procedures, etc. include but are not limited to those remedies which are available to the County upon Applicant's failure to comply with a permit condition. *(Modified March 1, 1999)*

#### **A-23 FORCE AND EFFECT OF SUBSEQUENT MITIGATION REQUIREMENTS**

Additional mitigation required pursuant to this permit, which has been adopted by the Planning Commission or Board of Supervisors in a noticed public hearing, shall have the force and effect of a permit condition. The remedies available to the County upon applicants failure to comply with such additional mitigation includes but is not limited to those remedies which are available to the County upon Applicant's failure to comply with a permit condition.

#### **A-24 PUBLIC HEARING TO ASSURE PERMIT COMPLIANCE**

Prior to the issuance of the Land Use Permit, the Planning Commission shall hold a public hearing, in order to receive evidence to assure compliance with the conditions of the Final Development Plan. The information received shall be forwarded to the Director of Planning and Development for consideration in the issuance of the Land Use Permit. A public hearing will not be required prior to issuance of a Land Use Permit for the Gas Processing Facilities.

#### **A-25 CONTRIBUTIONS TO GAS PIPELINE SAFETY POLICY PROGRAM**

PXP shall provide its prorated share of cost to Planning and Development for the development of policies and implementing actions regarding gas pipeline safety, not to exceed a total cost of \$4,000.00. This policy program mitigates impacts of gas pipelines by providing guidelines for risk analysis and by addressing issues associated with development near the existing sour gas pipeline. Proration shall occur as other onshore gas pipelines are permitted and if voluntary contributions are received from other pipeline operators.

#### **A-26 ACCEPTANCE OF PERMIT CONDITIONS**

Acceptance of this permit shall be deemed as acceptance of all conditions of this permit, and a knowing and voluntary waiver of any objections thereto. *(Adopted July 10, 1996)*



#### **A-27 DEVELOPMENT PLAN EXPIRATION**

Approval of the revised Final Development Plan shall expire five (5) years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant and approved by the County. The decisionmaker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

#### **A-28 DEVELOPMENT PLAN EXTENSION**

If the permit-holder requests a time extension for this Final Development Plan or revised Final Development Plan, 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. Mitigation fees shall be those in effect at the time of approval of the zoning clearance or coastal development permit.

#### **A-29 TRANQUILLON RIDGE PERMIT ACCEPTANCE**

PXP shall submit a letter to the County accepting the terms and conditions of this permit as modified on April 21, 2008. Such letter shall reflect PXP's proposal as part of PXP's application for this project to waive any right PXP or any successor in interest may have to object to or contest the terms and conditions of this permit based on claims of preemption under any federal law, including but not limited to the federal Pipeline Safety Act and the Outer Continental Shelf Lands Act. PXP shall obtain County Counsel approval of this letter prior to issuance of the zoning clearance for the Tranquillon Ridge project.

### **B. PERMIT REVIEW**

#### **B-1 CONSTRUCTION REVIEW BY SSRRC**

Prior to construction of each project component (such as the electrical substation, onshore pipelines, valve station, dehydration facility, gas plant, sales gas pipeline), and prior to making subsequent modifications to such components, PXP shall submit to the System Safety and Reliability Review Committee (Condition P-1) relevant construction drawings and supporting text demonstrating compliance with relevant conditions. Construction may not commence until County has approved this submittal and all necessary construction permits are issued. County shall either give written notice to proceed with construction or indicate in writing conditions which have not been met. When such conditions have been met, construction approval shall be granted. Within 15 days of submittal, County shall give written or oral progress of the review. If construction commences prior to County approval, the County may issue a Stop Work Order and a Notice of Violation. SSRRC may require post-construction inspections or review of as-built drawings, as necessary to confirm consistency with the approved submittals. PXP shall submit as built drawings by the deadline agreed upon by the SSRRC. PXP shall submit final as built drawings that meet the SSRRC's approval within six months of the date of the first submittal deadline. Failure to do so shall constitute a violation of this permit. *(Modified November 8, 2000)*

## **B-2 CONDITION EFFECTIVENESS REVIEW**

If at any time County determines that these permit conditions are inadequate to effectively mitigate significant environmental impacts caused by the project, or that recent proven technological advances could provide substantial additional mitigation, then additional reasonable conditions shall be imposed to further mitigate these impacts. Imposition of such conditions shall only be considered and imposed as part of the County's comprehensive review of the project conditions. County shall conduct a comprehensive review of the project conditions and consider adding reasonable conditions which incorporate proven technological advances three years after permit issuance and at appropriate intervals thereafter. A comprehensive review of conditions which are not effectively mitigating impacts may be conducted at any appropriate time. Upon written request, the Board of Supervisors shall determine whether the new condition required is reasonable considering the economic burdens imposed and environmental benefits to be derived.

## **B-3 COUNTY AUTHORITY TO REVIEW AND IMPOSE MITIGATIONS FROM OTHER AGENCIES**

This permit is premised upon findings that where feasible, all significant environmental effects of the project identified in the EIS/EIR (84-EIR-7), 92-EIR-13, the gas reinjection application and SEIR Addendum dated April 26, 1995, the PXP gas plant application and Addendum dated July 1, 1996, and the PXP off- to onshore natural gas pipeline hydrogen sulfide concentration increase application and Addendum dated February 8, 1999, and the Tranquillon Ridge EIR (06EIR-00005) will be substantially mitigated by the permit conditions. Prior to approval of the Final Development Plan, County shall review any findings that identify certain mitigation measures as being in the primary jurisdiction of another agency. County shall determine either (1) that such mitigation has or is being implemented by such other agency or (2) that such other agency and County determine such mitigation to be infeasible. If County determines that no other agency is implementing such feasible mitigation measures, then County may impose feasible measures within its jurisdiction to mitigate those environmental impacts. *(Modified March 1, 1999)*

## **B-4 PRELIMINARY DEVELOPMENT PLAN EXPIRATION**

The Preliminary Development Plan shall expire two years after approval, except that for good cause shown, it may be extended for one year by the Planning Commission.

## **B-5 FINAL DEVELOPMENT PLAN REVIEW BY PLANNING COMMISSION**

The Planning Commission shall review and consider the Final Development Plan in a noticed public hearing for conformance with the Preliminary Development Plan and permit conditions and shall approve, conditionally approve or deny the Final Development Plan. The Planning Commission's action shall be final, subject to appeal to the Board of Supervisors.

Those conditions requiring compliance prior to Final Development Plan approval may be modified to permit compliance at a date other than that specified in the condition only if the Planning Commission finds, in a noticed public hearing, that PXP has shown good cause for such modification and that compliance at a designated later date will not increase environmental impacts or cause substantial detriment to the County.

## **C. MANAGEMENT**

### **C-1 ENVIRONMENTAL QUALITY ASSURANCE PROGRAM**

PXP shall prepare an Environmental Quality Assurance Program (EQAP) for Planning and Development approval prior to approval of the Final Development Plan. The program shall include (or if separate plans exist, reference) all plans relevant to construction and operations of the proposed facilities specified by these conditions and shall describe the steps PXP will take to assure compliance with these conditions. This plan is intended to provide a framework for all other programs and plans specified by these conditions as required prior to approval of the Final Development Plan. As such, it will become a comprehensive reference document for the County, other agencies, and the public regarding the PXP project. The plan shall also provide a structure for data collection, environmental monitoring, and management coordination by a contractor selected by the County after consultation with PXP. The contractor will be under contract and responsible to the County. Preparation and implementation of the plan shall be funded by PXP.

As part of this plan, PXP shall provide semi-annual reports throughout construction and annual summary reports during operations to Planning and Development. These reports shall describe:

- a) Project status, including but not necessarily limited to:
  - i) extent to which construction has been completed,
  - ii) the rate of production/throughput during operation,
  - iii) environmental planning and implementation efforts, and
  - iv) any revised time schedules or timetables of construction and operation that will occur within the next one year period.
- b) Evidence of compliance, including letters of commitment, written approvals, Memoranda of Agreement as identified in various permit conditions.
- c) Results and analyses of all data collection efforts being conducted by PXP pursuant to these permit conditions.

#### Construction

The program shall include all plans relevant to construction activities such as the Restoration, Erosion Control and Revegetation Plan and the Cultural Resources Mitigation Plan. The program shall include provisions for at least one managing Environmental Coordinator with overall responsibility, and if necessary, one Onsite Environmental Coordinator per construction site during the construction phase. These coordinators shall be funded by PXP and hired by and be responsible to Planning and Development.

### Operations

The program shall include all plans related to operations, such as the Emergency Response Plan, Oil Spill Contingency Plan, and Landscaping Plan, as well as specific conditions not required in formal plans. It may also include any procedures not specified by these conditions but relevant to environmental protection and safety. This portion of the EQAP shall be approved prior to operations.

Energy Division shall advise PXP on a quarterly basis, or upon other frequency as merited, of the status of all conditions, including any actions, documentation, operational data, or information updates which are necessary for ascertaining compliance and will provide timetables for PXP's response. Conditions and issues whose status has changed since the previous reporting period shall be identified. *(Modified January 8, 1992)*

### **C-2 24-HOUR EMERGENCY CONTACTS**

Prior to the issuance of the Land Use Permit or Coastal Development Permit, PXP shall provide to Planning and Development and the County Emergency Services Coordinator the current name and position, title, address, and 24-hour phone numbers of the field agent, person in charge of the facility, and other representatives who shall receive all orders and notices, as well as all communications regarding matters of conditions and permit compliance at the site and who shall have authority to implement a facility shutdown pursuant to Condition A-7 in this Ordinance. There shall always be such a contact person(s) designated by the permittee. One contact person shall be available 24 hours a day during all phases of the project in order to respond to inquiries received from the County, or from others in case of an emergency. If the address or phone number of PXP's agent should change, or the responsibility be assigned to another person or position, PXP shall provide to Planning and Development the new information within seven days.

### **C-3 PROVIDE COPIES OF PERMITS TO P&D**

PXP shall furnish to Planning and Development copies of all County permit applications relative to the project once submitted, and of permits within 30 days of receipt by PXP.

## **D. GEOLOGY**

### **D-1 GEOLOGIC INVESTIGATION, DESIGN AND MITIGATION PROGRAM**

Prior to the approval of the Final Development Plan, PXP will conduct and submit a route-specific Geologic Investigation, Design, and Mitigation Program. This program shall contain three basic components: 1) a detailed geologic investigation component which defines specific hazards, 2) an engineering design component which details specific engineering plans for each identified hazard along the route, and 3) a geohazards mitigation component which demonstrates how and to what extent each hazard is reduced. PXP shall provide copies of information submitted under this condition to VAFB for review.

- 1) Detailed geologic investigation component: Where specific hazards could occur along the pipeline route or at facility locations, PXP will conduct appropriate detailed geologic,

seismic, and geotechnical studies to further characterize the specific geologic hazard. These studies will be conducted under the direction of a State of California registered geologist or engineering geologist and will be subject to approval by Planning and Development, Building & Safety and Energy Divisions. These studies will include but not be limited to investigations of unstable slopes, erodible slopes, lurch/liquefaction susceptible substrate, surface rupture, and creek and river scour characteristics (depth and lateral extent). Methods of investigation shall conform to appropriate geotechnical techniques applicable to each specific hazard. Draft results will be subject to review by the County Building & Safety Division and Flood Control Agency as appropriate prior to finalization of the engineering design. The final report will be submitted with the final engineering design component, prior to the issuance of the Land Use Permit or Coastal Development Permit.

PXP shall submit a tsunami safety plan to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. This plan shall initially include:

- tsunami hazard training for employees;
- provisions for employees to receive tsunami warning notifications from the Pacific Tsunami Warning Center (operated by NOAA);
- protocols for workers to follow in the event of a tsunami.

PXP's updated project Emergency Response Plan (ERP; Condition P-3) for the Tranquillon Ridge project shall include the three items listed above in a discussion of tsunami-induced flooding in the Flood section of the ERP and elsewhere in the ERP if appropriate.

In addition, within one year of issuance of the zoning clearance for the Tranquillon Ridge project, PXP shall submit to the County for review and approval the item below as an update to the tsunami safety plan in the project ERP:

- an assessment of the probable maximum tsunami and potential resulting flooding and scour in the Santa Ynez River Valley in the vicinity of project facilities, including the Surf substation and the minimum burial depth to protect the pipeline.

*(Modified April 21, 2008)*

- 2) Engineering design component: PXP shall incorporate appropriate geotechnical information from component a) and other applicable recommendations into final engineering design of pipeline and facilities construction. This includes but is not restricted to: the development of appropriate ground motion parameters for use in seismic design of critical structures and equipment, unstable slope construction or avoidance techniques, burial depth at river and major drainage crossings, modification of instrumentation, or use of the dual contingency level/operating level earthquake concept, or its equivalent. The designs will be subject to review by the Building & Safety Division and third party technical review as specified in Condition P-1. The final engineering design shall be approved by the Building & Safety Division and Flood Control Agency prior to the issuance of the Land Use Permit or Coastal Development Permit.

- 3) Geohazards mitigation component: Prior to the issuance of the Land Use Permit or Coastal Development Permit, PXP will submit to Planning and Development a detailed geologic hazard mitigation report. The report will outline the hazards identified in part a) of this program and will address how engineering designs as detailed in part b) of this program reduce each specific hazard. This component will also be submitted to the Building & Safety Division and Flood Control Agency and will be subject to third party review as specified in Condition P-1.

## **D-2 GEOLOGIC HAZARDS MONITORING PROGRAM**

PXP will develop a Monitoring Program for the operations phase to be funded by PXP and staffed as necessary with at least one State of California registered engineer, or engineering geologist, in order to evaluate any hazards identified by routine monitoring. The program will be designed to verify adequate performance or condition of the project components in hazard areas such as river and active fault crossings, and will be subject to approval of Planning and Development prior to construction. The monitoring program may in part be incorporated into routine aerial and/or ground reconnaissance.

If the monitoring indicates a potential or actual hazard, appropriate action including, but not limited to, operations curtailment and repairs, will be taken by PXP to mitigate the hazard. PXP will report to the Emergency Services Coordinator and Vandenberg Air Force Base any potentially hazardous situations discovered during monitoring.

If deemed necessary by the County Systems Safety and Reliability Review Committee (SSRRC), based on equipment weights and foundation requirements, an elevation survey shall be conducted prior to and during any equipment additions or modifications, including the return-to-service of existing equipment at the LOGP, followed by routine monitoring after the changes are implemented, as deemed appropriate by the SSRRC. The elevation survey shall use existing benchmarks to continue the subsidence monitoring currently conducted at the LOGP. Subsidence monitoring and remediation shall continue at the LOGP as directed by the SSRRC and P&D.

PXP shall incorporate creek and drainage maintenance in the geological hazards monitoring program to provide for monitoring and repair of potential scour areas that could affect the pipeline integrity. The creeks and drainages along the pipeline route and any adjacent drainages within 500 and upslope of the pipeline right-of-way shall be surveyed annually. Any areas that exhibit scouring shall be documented. Areas that exhibit increased scour shall be shall be remediated through stabilization or other permanent erosion control measures. PXP shall submit the annual survey report to P&D for review and approval and shall implement stabilization measures in a timely manner as directed by P&D. PXP shall submit an updated geologic hazards monitoring program to P&D for review and approval prior to introduction of Tranquillon Ridge oil or gas production to the pipeline system between Platform Irene and the LOGP. (*Modified April 21, 2008*)

## **D-3 PIPELINE TRENCH OR TRENCH SPOIL INSPECTIONS**

Inspection of the pipeline trench or trench spoil (as identified in Condition D-1) to identify any potential geologic hazards shall be made by a professional geologist or soils engineer approved by Planning and Development prior to installation of the pipeline. If hazards not previously

accounted for in the pipeline design are encountered, appropriate mitigation measures must be developed and must be incorporated into part c) of Condition D-1 prior to installation of pipeline. The results of the inspection will be reported to the engineering geologist of the Building & Safety Division who will approve prior to, and the supervising environmental coordinator who will insure, application of the necessary mitigation measures. The timing of such inspections shall not result in any unreasonable delays in installation of the pipeline.

#### **D-4 HAZARD MITIGATION AT FAULT CROSSINGS**

At all places where the pipeline crosses an active fault, according to the Department of Geology and Mining definitions, PXP will place isolation valves on either side, or design and construct appropriate devices or use measures of equal effectiveness to mitigate the hazard of the fault crossing. Location and nature of these designs must be approved as part of the Final Development Plan.

#### **D-5 GRADING, DRAINAGE AND EROSION CONTROL PLANS**

Prior to land use clearance, Coastal Development Permit, or Development Plan, PXP shall submit final Grading, Drainage and Erosion Control Plans approved by the Building & Safety Division. These plans shall be consistent with or based on information contained in the geologic investigation required in Condition D-1.

### **E. AIR QUALITY**

#### **E-1 STATEMENT OF SCOPE**

Nothing contained herein shall be construed to permit a violation of any applicable air pollution law, rule, or regulation.

#### **E-2 AUTHORITY TO CONSTRUCT**

Prior to initiation of construction, including grading, of any facilities approved pursuant to this Development Plan, PXP shall obtain Authority to Construct from the County Air Pollution Control District.

#### **E-3 CURTAILMENT PLAN**

Prior to approval of the Final Development Plan, PXP shall file with Planning and Development, a construction emission air pollution curtailment plan which has been approved by the Air Pollution Control District (APCD). The plan shall address both regional ozone levels and local inert pollutant concentrations. The plan shall describe procedures PXP shall take to reduce emissions if directed to do so by the APCD to ensure that no APCD Rule, air quality standard or increment is violated. It shall include, but not be limited to temporary reductions or curtailments of construction activities. At any time during project-related construction, if onshore air quality monitors as determined by APCD indicate an imminent violation of any federal, state, or local air quality standard, increment or regulation, PXP shall implement the air pollution curtailment plan. APCD's decision to require implementation of the curtailment plan shall be based on written

guidelines of general application as developed based on workshops between industry, agencies and the public. Should such a reduction be required, County shall make all reasonable efforts to assure that it will be made on an equitable basis with other contributing sources including other producers sharing PXP's Oil and Gas Plant. This condition is not intended to address long term air quality problems. Such situations shall require additional control measures. Where such situations require the implementation of additional mitigation, measures shall be recommended pursuant to Condition B-2. *(Modified January 8, 1992)*

#### **E-4 AMBIENT AIR QUALITY MONITORING STATIONS**

Within 120 days of approval of the Preliminary Development Plan, PXP shall install ambient air quality monitoring stations in reasonable numbers and in reasonable locations to be specified by the APCD. APCD shall take into consideration other project monitoring stations. These monitors shall be installed to examine onshore effects of project related construction and operation emissions, and regional ozone impacts and shall be equipped with remote high level alarms and recorders. PXP shall install telemetry or modem connections and terminals within facilities accessible to APCD such that ambient air quality level can be monitored by the APCD at all times.

#### **E-5 IMPLEMENTATION OF AIR POLLUTION CONTROL PROCEDURES**

PXP shall implement all air pollution control procedures identified in the EIS/EIR (84-EIR-7) Class I and Class II Impact Summary Tables (pages R-E-2, R-E-18, R-E-19); Table 5.2-2 (page R-5.2-15); Table 5.2-13 (page R-5.2-38) and page R-5.2-28. Class I impacts must be mitigated to the maximum extent feasible using those measures identified in the text of the EIS/EIR. Class II impacts must be mitigated to a level of insignificance by implementing those measures identified in the EIS/EIR or substitute measures, determined by the APCD to be equally effective. Prior to approval of the Final Development Plan, PXP shall demonstrate to the County that the above mentioned measures, with the exception of the recommended scrubber for the calciner in San Luis Obispo County, have been incorporated into the project. PXP shall implement mitigation measures required outside County jurisdiction, including OCS waters, where necessary to prevent significant impacts within the County's jurisdiction.

For the San Luis Obispo (SLO) calciner, SLO APCD is considering a rule-making process to limit SO<sub>2</sub> emissions which may achieve the required mitigation. However, in order for Santa Barbara County to assure implementation of all required mitigation measures, PXP and the County of Santa Barbara shall, prior to approval of the Final Development Plan, enter into an agreement(s) which commits PXP to monitor potential impacts and implement measures to mitigate significant SO<sub>2</sub> impacts of the SLO calciner within Santa Barbara County.

PXP shall install air quality monitors to provide additional data as to the SO<sub>2</sub> impacts in Santa Barbara County from the calciner. As part of the agreement, the number, location, and operation duration of these monitors shall be specified by the SBCAPCD. If SO<sub>2</sub> concentrations are measured at any time during the operation of the monitors which equal the level specified under the agreement, and the SBCAPCD determines the calciner has contributed all or part of the measured SO<sub>2</sub>, PXP shall reduce SO<sub>2</sub> emissions as per the agreement. The SLO APCD rule-making process will not be relied upon to achieve the required mitigation should SO<sub>2</sub> violations be monitored in Santa Barbara County.



#### **E-6 MITIGATION OF OZONE-FORMING EMISSIONS**

Emissions from any project component that contribute to ozone standard violations must be completely mitigated pursuant to the rules and regulations of the SBCAPCD. Prior to the issuance of the Land Use Permit offsets shall be identified by PXP and approved by SBCAPCD.

#### **E-7 VALIDATION INFORMATION**

Prior to approval of the Final Development Plan, PXP shall submit to Planning and Development updated estimates of the type and size of helicopters, and any support vessels to be used during Point Pedernales Field operations. The information shall also include the estimated operating schedules, frequency and duration of port calls and other information as required by APCD to validate the accuracy of project data used in the EIS/EIR air emission modeling. The County may require validation and updating of this information as needed. Should this information reveal significant differences between the estimated air emissions and those analyzed in the EIS/EIR, the APCD and County may modify air quality permit conditions as necessary to assure consistency with the Air Quality Attainment Plan and Reasonable Further Progress goals.

#### **E-8 FUTURE CONSOLIDATION**

Prior to approval of Final Development Plan, PXP shall file with the Director of Planning and Development a written statement approved by APCD demonstrating that no portion of the proposed project, including operation of transportation, processing and production facilities and construction emissions, alone or in combination with other existing and proposed sources, will preclude future consolidation of oil and gas facilities at the Lompoc site. The statement shall be based on the results of APCD approved air quality modeling on a reasonable consolidation scenario. The plan shall include emissions from 100 KBPD oil treating and 80 MMSCFD gas treating facilities within the vicinity of the Lompoc Oil and Gas Plant, construction emissions, offshore platforms in State and Federal waters, and marine vessels. The plan shall show that these sources will not individually or in conjunction with any other source, result in violation of any federal, state or local air quality standards, increments or regulations, including ozone standards. If modeling indicates that any portion of the proposed project would violate standards or would preclude such consolidation of facilities in the vicinity of the Lompoc Oil and Gas Plant, no portion of the project described herein shall be constructed until additional mitigation measures or changes in the project design are included, so that such consolidation of facilities is no longer projected to cause the violation. Compliance with this condition may be satisfied by the analysis in the EIS/EIR (84-EIR-7), as long as there are no substantial changes in the current project description.

#### **E-9 REASONABLE FURTHER PROGRESS EMISSIONS COMPLIANCE AND EFFECTIVENESS**

Prior to the issuance of the Land Use Permit, PXP shall demonstrate to the County and to the APCD that all emissions associated with the Point Pedernales Project, including emissions from platforms, crew and supply boats, onshore facilities and helicopters are fully mitigated so as to maintain compliance with the reasonable further progress provisions of the Santa Barbara County AQAP. Effectiveness of the mitigation will be confirmed by APCD approved methodology.

## **E-10 EMISSIONS OFFSETS AND MITIGATION STRATEGIES**

Prior to the issuance of the Land Use Permit, PXP must present to the APCD and Director of Planning and Development an identification of offsets and mitigation strategies sufficient to offset and fully mitigate onshore impacts as required by the APCD and Planning and Development. Offsets shall be provided for all emissions occurring within APCD jurisdiction, consistent with requirements of the APCD. PXP must implement emission reduction strategies which are sufficient to ensure that the project does not interfere with the attainment and maintenance of air quality standards. Mitigation of all onshore impacts occurring in the County caused by NOx and HC emissions from sources outside APCD jurisdictional boundaries shall also be provided by PXP. The potential for retrofit and replacing existing facilities shall also be included.

Prior to the issuance of the Land Use Permit, PXP shall complete all emission offset source tests and demonstrate to the APCD that PXP's required emission reductions are in place. Prior to the issuance of the Land Use Permit PXP shall also enter into an agreement with Santa Barbara County specifying that the reductions will be in place for the life of the project. Prior to approval of the zoning clearance for the Tranquillon Ridge project, PXP shall demonstrate to P&D that emissions reductions and/or offsets are in place to fully mitigate increases in criteria pollutant emissions associated with the Tranquillon Ridge project, consistent with SBCAPCD Rules and Regulations. Operation of the Tranquillon Ridge project shall not commence until PXP has obtained SBCAPCD approval of new or modified Permits to Operate, if required. *(Modified April 21, 2008)*

## **E-11 CONSTRUCTION AIR QUALITY IMPACTS MITIGATION PLAN**

Prior to the approval of the Final Development Plan, PXP shall submit to the Director of Planning and Development a plan, approved by the APCD, which includes scheduling of onshore and offshore construction, minimizing soil handling, and other measures to mitigate construction air quality impacts. The plan shall include APCD approved analysis which demonstrates that local, state and federal air quality standards and increments will not be violated as a result of construction and/or operation activities. The plan shall also include but not be limited to the following measures:

- a) During clearing, grading, earth moving, excavation, and transportation of cut or fill materials, water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- b) After clearing, grading, earth moving, or excavation is completed, the entire section of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to minimize dust generated on the site from leaving the site until the area is paved or otherwise restored to its previous state.
- c) To the maximum extent feasible, the maximum width of the corridor shall be reduced.
- d) Seeding and watering to revegetate graded areas as discussed in the revegetation plan and the application of soil binders shall be included.
- e) If grading activities are discontinued for over 2 weeks, applicant shall contact both Onsite Environmental Coordinator (OEC) and Grading Inspector to inspect revegetation/soil binding at the site.

- f) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- g) To reduce construction-related NO<sub>x</sub> emissions, PXP shall submit a plan to SBCAPCD which shall include a commitment to implement 2° engine timing retard, high pressure fuel injectors, and the use of reformulated diesel fuel. The plan shall be reviewed and approved by SBCAPCD.
- h) Any other methods to reduce PM<sub>10</sub> emissions resulting from construction deemed appropriate by the SBCAPCD or P&D.
- i) Trucks transporting fill/excavated material to or from the site shall be tarped from the point of origin.
- j) If the construction site is larger than five acres, gravel pads shall be installed at all access points to minimize tracking of mud onto public roads.

PXP shall designate a person or persons to monitor the dust control program and to order increased watering as necessary, to prevent transport of dust off-site. The monitor shall perform duties on holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the OEC and SBCAPCD prior to issuance of Land Use Permit for construction. Prior to approval of the zoning clearance for onshore construction-related activities associated with the Tranquillon Ridge project, PXP shall submit a plan specifying all dust control measures for the activity to P&D for review and approval.  
*(Modified April 21, 2008)*

(There is no Condition E-12)

### **E-13 FUGITIVE INSPECTION AND MAINTENANCE PROGRAM**

Prior to operations of the modified Oil and Gas Plant, PXP shall commit to implementing an SBCAPCD-approved Fugitive I&M Program for the project consistent with SBCAPCD rules and regulations.

### **E-14 EMISSIONS OFFSETS FOR MODIFIED LOGP**

The existing emission offset requirements, specified in Permit to Operate (PTO) 6708, Condition 9C.1039, shall be extended to include the Lompoc Oil and Gas Plant with the exception of the NAROC requirements.

## **F. ONSHORE WATER RESOURCES**

### **F-1 RUNOFF WATER QUALITY MONITORING PROGRAM**

A runoff water quality monitoring program for the Lompoc Oil and Gas Plant shall be developed to ensure that contaminated runoff is not discharged into site drainages. The program shall provide for the characterization of runoff for potential contaminants and steps to be taken should contaminant levels rise above specified thresholds approved by the Regional Water Quality Control Board and County Environmental Health Services. The program shall include acceptable procedures to P&D for monitoring and controlling discharge, and verification of compliance with these water quality thresholds. This program shall be submitted and approved by the Regional

Water Quality Control Board, County Environmental Health Services and Planning and Development prior to construction of the Lompoc Facility.

Prior to construction of the gas processing facility, PXP shall submit an engineering study for increasing the retention basin capacity at the LOGP site to Public Works Department, Flood Control Agency and Planning and Development, Building and Safety Division for review and approval. *(Modified July 10, 1996)*

PXP shall identify and implement site-specific Best Management Practices (BMPs), such as silt fencing, straw bales, and sand bags, to minimize soil loss, sedimentation, and other construction-related sources of water pollution as a result of any construction associated with the Tranquillon Ridge project. The BMPs shall be submitted to P&D for review and approval, and shall be installed, prior to initiation of construction-related ground disturbance. *(Modified April 21, 2008)*

## **F-2 CONSTRUCTION WATER SOURCE**

Prior to approval of the Final Development Plan, PXP 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 County Flood Control Agency. This information shall be provided to and approved by Planning and Development as part of the Final Development Plan.

## **F-3 HYDROGEOLOGIC INVESTIGATIONS OF SENSITIVE AREAS**

Prior to approval of the Final Development Plan, PXP will perform detailed hydrogeologic investigations for the sensitive areas (Class I-III) identified in the EIS/EIR (Figures 2.3-2 and 2.3-3). These investigations will be conducted by a State of California registered geologist or engineer and will include but not be limited to:

- a) Inventory of existing wells from State or County Flood Control Agency records in an area extending down-gradient from the pipeline in the aquifer equal to the distance groundwater would move in one year at a velocity calculated from the maximum hydraulic conductivity of the specific aquifer, hydraulic gradient, and porosity. The down-gradient sensitive area will be determined by a registered geologist.
- b) Sampling and analysis of background water quality of existing wells located in sensitive areas.

This information will be reviewed by Planning and Development and used by PXP to formulate the Groundwater Contamination portion of an Oil Spill Contingency Plan, Condition P-13. This portion of the Plan will include:

- plans for monitoring and early detection of groundwater contamination, including aerial and ground surveys, pipeline pressure monitoring, and water sampling of strategic wells;
- plans for notification of affected groundwater users, and the County Emergency Services Coordinator;
- clean-up response, reparations, restorations, and methods to determine and correct the contamination source; and
- identification of emergency alternate water supplies.

#### **F-4 DAM OR DITCH PLUGS**

At the base of slopes where the ROW approaches sensitive aquifers as identified in the EIS/EIR (84-EIR-7) that are at risk from oil spills and leaks, a dam or ditch plug will be used in the pipeline trench. The sensitive areas are those where the ROW follows 1) topographic slopes toward basins with shallow depth to water, 2) high vertical permeabilities, and 3) a high degree of groundwater use as indicated by the hydrogeologic investigations required as per Condition F-3. These areas shall be identified in the Final Development Plan.

#### **F-5 CREEK AND RIVER CROSSINGS**

Prior to land use clearance or the approval of a Coastal Development Permit or a Final Development Plan, the System Safety and Reliability Review Committee shall review and approve submitted plans of all creek and river crossings as reviewed under Condition H-1. Permitted development shall not cause or contribute to flood hazards or lead to the expenditure of public funds for flood control works. The pipeline alignment shall avoid the floodplain of the Santa Ynez River to the maximum extent feasible.

Pipeline replacements within stream beds shall be engineered such that the pipeline and any support structures are protected from scour and erosion effects of at least a 100-year flood discharge. PXP shall submit plans demonstrating this requirement to P&D for review and approval prior to County approval of such pipeline replacement projects. (*Modified April 21, 2008*)

#### **F-6 WATER-CONSERVING DEVICES**

PXP shall install water-conserving devices throughout the Lompoc Oil and Gas Plant.

### **G. MARINE BIOLOGY**

#### **G-1 OIL SPILL CLEAN-UP AND RESTORATION**

In the event of an oil spill associated with the onshore or offshore PXP project facilities, PXP shall be responsible for the cleanup of all affected coastal and onshore resources, and for the successful restoration of all affected areas and resources to pre-spill conditions (e.g. restocking of tidewater gobies, reintroduction of least tern pairs). Subject to applicable law, PXP shall be responsible for cleanup of any spills caused by other parties in service to PXP at the time of the spill. PXP shall provide County with copies of its Certificates of Financial Responsibility related

to its offshore Santa Barbara operations previously filed with the U.S. Coast Guard. Prior to operations at any proposed facilities, PXP shall demonstrate to the County that PXP and all users of its facilities are in compliance with any ordinance which requires all operators and users of marine terminals located in the County to produce evidence of sufficient financial responsibility. Demonstration of financial responsibility shall include, but not be limited to Certificates of Insurance, to the Board of Supervisors for the clean-up of oil spills or other petroleum products offshore Santa Barbara County. The Board of Supervisors shall consult with applicable State agencies, the U.S. Coast Guard, U.S. Fish and Wildlife Service and the Federal Minerals Management Service in developing such ordinance.

## **G-2 MARINE BIOLOGY IMPACT REDUCTION PLAN**

Prior to approval of the Final Development Plan, PXP shall submit and obtain approval of a site-specific marine biology impact reduction plan to mitigate impacts to marine resources due to offshore construction as identified in the EIS/EIR (84-EIR-7). The plan shall be approved by a committee consisting of the California Coastal Commission, California Department of Fish and Game, the Environmental Planning Branch of Vandenberg Air Force Base, and Planning and Development.

This plan will consist of procedures to avoid important biological and commercial marine resources near the landfall, such as subtidal reefs. PXP shall also submit the study results of the current littoral transport study. Should results show that blasting is necessary, PXP shall identify additional procedures to mitigate impacts to marine resources. Options to avoid these resources as recommended in the EIS/EIR (84-EIR-7) shall be considered in this plan. It shall also include a construction schedule designed to avoid gray whale migration and least tern breeding and local post-breeding dispersal seasons. Based on the plan and in consultation with the Environmental Planning Branch of Vandenberg Air Force Base, Coastal Commission, Fish and Game, and affected fishermen, the County shall require compensation for any remaining unmitigable impacts. Compensation options include enhancement and replacement of damaged resources and payments to the Fisheries Enhancement Fund (Condition M-7) and Coastal Resource Enhancement Fund (Condition N-1). The primary goal of this condition is enhancement and/or replacement of resources damaged during construction. Monetary compensation would be considered a secondary measure and would be in addition to fees required pursuant to Conditions N-1 and M-7.

## **G-3 PRODUCED WATER QUALITY**

Prior to facility operation, PXP shall provide a list of chemical constituents for treatment of produced water at the Lompoc Oil and Gas Plant and demonstrate to the satisfaction of Planning and Development that there will be no toxic effects due to substances in the discharge water. Water quality modeling, using dilution factors equivalent to those used in the EIS/EIR (84-EIR-7), shall be conducted at the platform to ensure that toxic levels are not being exceeded. In addition, toxicity thresholds of the additives used on marine biota characteristic of the area shall be identified and provided to Planning and Development. All produced water discharges shall be in compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) permit for Platform Irene. PXP shall provide copies of all discharge monitoring reports prepared pursuant to the NPDES permit to Planning and Development during Tranquillon Ridge operations. (*Modified April 21, 2008*)

#### **G-4 OIL SPILL DAMAGE ASSESSMENT FUNDING**

Assessment of damages to natural resources in the event of an offshore oil spill from Tranquillon Ridge project operations requires information about existing oceanographic conditions at the time of the spill, and existing coastline conditions. PXP shall contribute to the funding of program(s) designed to provide information relevant to coastline conditions and real-time oil spill tracking in the event of an oil spill from project facilities. Specific uses for the funds shall be evaluated annually by the Planning and Development Department and approved by the County Board of Supervisors. PXP shall submit its annual assessed amount for each year of Tranquillon Ridge operations upon County request. PXP's contribution shall not exceed \$100,000 per year.

### **H. TERRESTRIAL BIOLOGY**

#### **H-0 NORTHERN MITIGATED PIPELINE ROUTE AND CATCH BASINS**

PXP shall use the Northern Mitigated Pipeline Route, north of the Santa Ynez River, described in PXP's application to the County and Sections 10.1, 10.1.1.1 and 10.1.1.2 of the EIS/EIR (84-EIR-7). As major integral components of the Northern Mitigated Route, PXP agrees to implement the following:

- a) Relocate Beach Boulevard (Terra Road) beside the realigned route to reduce proximity of public access and noise to the Least Tern nesting area.
- b) Construct berms and catch basins at appropriate locations along the pipeline route.

The detailed design and location of the berm and catch basin system shall be submitted to the County prior to Final Development Plan approval.

PXP shall submit a construction plan for the berm/catch basin at Valve Site #2 to P&D for review and approval prior to construction of pumping capabilities at Valve Site #2 approved as part of the Tranquillon Ridge project. The berm/catch basin shall be installed prior to operation of the new pumps at Valve Site #2 and shall be capable of holding 150 percent of the maximum spill volume for this portion of the pipeline.

PXP shall ensure that all catch basins along the pipeline corridor are cleaned and surveyed periodically to ensure they are capable of holding at least 110 percent (150% for catch basin at Valve Site #2) of the associated release volumes for nearby pipeline segments. PXP shall provide volume calculations to P&D for each of these catchment basins for the following leak scenarios:

1. 11 minutes of pumping time for a worst-case leak in accordance with the MMS OSRP, Volume 2, worst-case scenario; and,
2. 20 minutes of pumping time for a small leak as detectable by the PXP upgraded leak detection system.

Total pipeline emulsion fluids, including produced water, shall be included in the calculations. If it is determined that any of the catchment basins is insufficient to fully contain the leak scenarios analyzed, the basin shall be expanded. The calculations and any necessary plans for catch basin expansion shall be submitted to P&D for review and approval prior to introduction of Tranquillon Ridge crude oil emulsion or produced water into the pipeline system between Platform Irene and LOGP. (*Modified April 21, 2008*)

## **H-1 RESTORATION, EROSION CONTROL AND REVEGETATION PLAN (RECRP)**

Prior to the issuance of the Land Use Permit, PXP shall submit a Restoration, Erosion Control, and Revegetation Plan for the approved pipeline route, the Lompoc Oil and Gas Plant, and electrical substation sites. The plan shall be submitted to Planning and Development for approval. Once approved, the plan shall be implemented by PXP and monitored by Planning and Development through advanced written weekly updates of construction status and plans. Success of the restoration and revegetation plans shall be monitored by a qualified independent biologist, in addition to the onsite Environmental Coordinator (Condition C-1) and representatives of the Environmental Planning Branch of Vandenberg AFB.

Prior to approval of the zoning clearance for the Tranquillon Ridge project, PXP shall update the RECRP for the Tranquillon Ridge project, taking into consideration the current level of disturbance and the condition of adjacent habitats, to incorporate the mitigation measures specified in the Tranquillon Ridge EIR, including but not limited to the following:

- a) Procedures for salvaging, stockpiling, protecting, and replacing topsoil, replacing and stabilizing backfill, such as at stream crossings, steep or highly erodible slopes and in coastal dune areas. This shall include, at a minimum, the upper 6 to 12 inches of topsoil in all open lands, other than road shoulders. Stockpiles shall not be placed in biologically sensitive areas and specific provisions for protecting topsoil, such as covering, use of a tackifier, or temporary hydromulch, shall be identified. 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. Site-specific construction plans shall designate areas for topsoil storage and protection and procedures for handling any excess trench spoils. In wetland areas, wetland topsoil shall be stored separately from other stockpiles and shall be labeled as wetland topsoil.
- b) Specific plans for control of erosion, gully formation, and sedimentation, including, but not limited to, sediment traps, check dams, diversion dikes, catch basins, culverts and slope drains. The RECRP shall identify all areas with high erosion potential and the specific control measures for these sites. In particular, areas of 20 percent or greater slopes along the pipeline corridor shall be identified and specific measures, such as jute or excelsior netting, detailed that will stabilize soil and sand and encourage revegetation of steep slopes.
- c) Procedures for containing sediment and allowing continued downstream flow at stream or biologically significant drainage crossings (identified in the EIS/EIR (84-EIR-7)), including scheduling construction activities during periods of historical low-flow and having erosion control structures or sediment retention devices in place prior to start of



construction. Existing water levels in all streams shall be maintained at all times during construction.

- d) Procedures for timely re-establishment of vegetation that replicates indigenous and naturalized communities disturbed. These shall include: measures preventing invasion and/or spread of undesired plant species; restoration of wildlife habitat; restoration of native communities and native plant species propagated from locally-acquired existing plant species, including any sensitive species such as sand mesa manzanita, La Purisima manzanita, and black-flowered figwort; and replacement of trees at the appropriate rate.
- e) Procedures for minimizing tree removal, tree root and branch damage and removal of or damage to other significant plant species including confining disturbance to the approved right-of-way; providing for onsite monitoring of construction by a qualified independent local biologist; and flagging significant species and areas that should be avoided.
- f) Special procedures for oak woodlands, since County policy requires that these trees be preserved where feasible, including reducing the right-of-way (Condition H-10) to the minimum width possible and minimizing the impact to the root zone. (Condition H-11 identifies additional recommended measures.)
- g) Procedures for restoration of riparian corridor stream banks and streambed substrates and elevation, emphasizing natural and existing materials, shall be included as well as methods for minimizing exposure of riparian habitats to disturbance during construction.
- h) A soil conservation program, to be applied in areas of 20 percent (or greater) slopes along the pipeline corridor, detailing site specific techniques, such as use of jute or excelsior netting, to stabilize soil and sand and encourage revegetation of steeper slopes.
- i) Specific plans for revegetation, erosion control and maintenance procedures for all berms, dikes and catch basins proposed along the pipeline route, to ensure protection and maintenance of the height of berms and containment capacity of the basins, for the life of project.
- j) Limitation of ground-disturbing activities to the dry season (generally April 1 through November 1) when feasible. Work can continue during the rainy season if a County-approved erosion and sediment control plan specific to the site(s) is in place.
- k) Updated performance criteria for weed invasion to require action to control any and all invasive noxious weeds listed as of 2008 by the California Invasive Plant Council (for example, Cape ivy (*Delairea odorata*) and onion weed (*Asphodelus fistulosus*)) that could interfere with revegetation efforts.
- l) Monitoring procedures and performance criteria for each vegetation type, including percent coverage that must be achieved, monitoring methods and frequencies, and quantitative thresholds for success, re-evaluation, and remedial action. Monitoring of revegetation efforts shall continue for 3 to 5 years, depending on habitat, or until performance criteria are met. Appropriate remedial measures, such as replanting, erosion control or weed (including invasive exotic species) control, shall be identified, using the

RECRP as a guideline and implemented if P&D determines that performance criteria have not been met.

**Site-specific plans:** Site-specific measures listed in the RECRP shall be updated and implemented as applicable for discrete ground-disturbing activities along the pipeline right-of-way throughout the life of the project. Prior to County approval of ground-disturbing activities during operations, PXP shall submit site-specific measures to be implemented. Such measures shall be identified in consultation with P&D and other appropriate agencies, such as the California Coastal Commission, California Department of Fish & Game, VAFB and U.S. FWS, and the Army Corps of Engineers. Site-specific plans for restricting work areas, delineating construction zones (including staging and access areas), site-specific biological surveys of disturbance areas, impact minimization efforts, including scheduling, and erosion and sediment control measures. Where ground disturbances are required, these site-specific plans shall include:

1. Restriction of construction activities, equipment and personnel to previously disturbed areas, such as roads, pads, or otherwise disturbed areas to the maximum extent feasible.
2. Clearly marked and delineated limits of the construction zone, including staging and access areas. Personnel or equipment in native habitats outside the construction limits shall be prohibited.
3. Biologically sensitive resources, such as occurrences of sensitive plant species, including federal- or state-listed species, sand mesa manzanita, La Purisima manzanita, Gaviota tarplant, coast buckwheat, and black-flowered figwort, as well as individual oak trees, shall be identified through site-specific surveys conducted by a qualified biologist acceptable to the County, Coastal Commission, California Department of Fish and Game, VAFB biologists, and U.S. Fish & Wildlife Service, as appropriate, and shall be clearly marked for avoidance on work or construction plans and in the field prior to ground disturbance. To the extent feasible, construction areas and access roads shall avoid loss of individual plants and damage to habitats supporting federal- or state-listed plants or wildlife.
4. Where avoidance of biologically sensitive resources is infeasible, the site-specific plan shall specify impact minimization measures and measures to facilitate survival and recovery of the affected plant or wildlife species.
5. Species-specific plant salvage, propagation, replanting and monitoring plan consistent with the RECRP and that uses both seed and salvaged plants constituting an ample and representative sample of each colony of the species that would be affected. The plan shall include measures designed to perpetuate to the maximum extent feasible the genetic lines represented on the affected sites by obtaining an adequate sample prior to ground disturbance, propagating them and using them in the restoration of the site(s).
6. Provisions for re-creating suitable habitat and measures for re-establishing self-sustaining colonies of seaside bird's beak, beach spectacle-pod, and Surf thistle, should they be affected on the site. The plan shall include provisions for monitoring and performance assessment including standards that would allow for an annual assessment of progress and provisions for remedial action, should the species fail to re-establish successfully.

7. Erosion control measures and devices, which may include, but are not limited to, water bars, silt fencing, and dust control and which shall be used at any drainage, along portions of the project area that intersect slopes greater than 2:1, and within 200 feet of downslope water bodies. These measures shall be installed as necessary prior to ground disturbance and maintained until vegetation has re-established in the disturbed areas.

*(Modified April 21, 2008)*

## **H-2 POST-CONSTRUCTION SURVEY**

One year after construction, a survey will be conducted, at PXP's expense, to determine the actual impact caused by construction. This survey shall include aerial photography, and appropriate color stereo and infrared photography and field studies. The report will identify areas with potential for further impact; e.g. high erosion area, that will require immediate remedial measures. The survey shall also contain an examination of previous mitigation measures and present a list of additional feasible mitigations based on the impacts during construction and potential impacts caused by operation.

The Environmental Planning Branch of VAFB and Planning and Development, in consultation with PXP, shall agree to additional feasible mitigations. This process shall be repeated as often as necessary by Planning and Development, but not more than annually.

## **H-3 NO USE OF HERBICIDES OR PESTICIDES**

PXP shall not use herbicides or pesticides in or near riparian wetland areas along the pipeline corridor.

(There is no Condition H-4)

## **H-5 LANDSCAPING PLANS**

Prior to approval of their Final Development Plan, PXP shall submit to Planning and Development site-specific plans for landscaping of the Lompoc Oil and Gas Plant, and electrical substation sites. This plan shall, at PXP's expense, be reviewed by a qualified landscape architect and a biologist approved by Planning and Development to ensure the proper plant materials and procedures identified in these conditions are implemented. The plan shall include:

- a) Specifications of any potential seed mixtures to be utilized, including the plant species in the mixture and the pounds of seed per acre to be applied; type of mulch (fiber, chemical tackifier, or straw); and the type and amount of fertilizer to be used.
- b) Confirmation that all native plant materials proposed in the revegetation plan are compatible with indigenous vegetation and that none of the plants used is known to be weedy or invasive. The plan shall provide for plantings that will screen facilities from view as well as reduce nighttime lighting and noise. Near chaparral or other high fire hazard areas, the seeds or seedlings will consist of native or non-native species, shown to be fast growing and to contain fire retardant properties.

- c) Specifications for native seeds and seedlings that will have wildlife habitat and food value. Replacements of perennial or woody plants, native trees and large shrubs (particularly in riparian and oakwood communities) are to be propagated from material obtained from the same area. Native plant material is to be obtained from a revegetation contractor. All native materials will be ordered from the contractor in advance of construction activities.
- d) Confirmation that non-native material is to be confined to disturbed areas immediately adjacent to structures needing visual screening. Such screening is to include fast growing trees adequate to screen the facility from direct view.
- e) A detailed irrigation plan for the facility site and any other revegetated areas requiring irrigation for establishment of plant materials.
- f) Procedures for the timely revegetation of all areas temporarily disturbed by PXP upon completion of construction activities in such areas.
- g) Commitment for continual monitoring of the revegetation until plantings are established, so that weeds will be minimized. All weeds will be removed by hand clearing. Mechanical means will be used only where necessary.
- h) Post fire restoration component that includes provisions for enhanced habitat recovery.

The landscaping plan is a dynamic document and may require changes and improvements to respond to issues that arise in the field. Landscaping changes recommended by the Environmental Quality Assurance Plan monitor, made in consultation with PXP Operating Company's landscape consultant, and approved by Santa Barbara County shall be implemented by PXP in a timely manner. *(Modified November 8, 2000)*

#### **H-6 LANDSCAPE PERFORMANCE SECURITY**

Prior to issuance of a permit for this development, a performance security in an amount to be determined by Planning and Development that will guarantee the installation and a two year maintenance period of the proposed landscaping, shall be filed with the Planning and Development Department. Performance securities shall be released at the time of approval of planting installation by Planning and Development. The remaining performance security for maintenance shall be released at the end of the two year period, provided that the planting has been adequately maintained, as determined by the County. *(Modified July 10, 1996)*

#### **H-7 POST-LANDSCAPING AND REVEGETATION FIELD REVIEW**

Prior to issuing a release from the bond or other security agreement, a biologist and landscape architect hired by the County, at PXP's expense, shall conduct a field review of all revegetated and landscaped areas, to insure consistency with the intent and specification of the revegetation and landscape plan. Necessary repairs or changes in landscaping or revegetation shall be made at PXP's expense.

## **H-8 DEPARTMENT OF FISH AND GAME CONSTRUCTION IMPACTS DETERMINATION**

Prior to construction, PXP shall submit written determination from the California Department of Fish and Game that construction activities will not interfere with reproductive activities of regionally rare, threatened or endangered bird, amphibian and fish species, or other species of special concern in environmentally sensitive habitats identified in the EIS/EIR (84-EIR-7) and/or the Tranquillon Ridge EIR (06EIR-00005), to Planning and Development for confirmation. If the Department of Fish and Game determines that the construction schedule will have an impact, PXP will not begin pipeline construction activities until after the spring reproductive period; shall finish construction in sufficient time to have site restoration and revegetation measures in place prior to the start of the rainy season; and shall follow any other directives of the Department of Fish and Game.

## **H-9 RESTORATION, REVEGETATION AND IMPLEMENTATION SECTION OF OSRP**

PXP shall prepare a Restoration, Revegetation and Implementation section as part of the Oil Spill Contingency Plan (renamed Oil Spill Response Plan; P-13). The section shall be reviewed and accepted prior to start-up by Planning and Development and a biologist approved by Planning and Development. 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. Site-specific methods to achieve restoration of all affected areas (including creeks and streams) and native plant and wildlife communities to pre-spill conditions shall be discussed and shall be implemented as necessary in the event of a spill. The goal of this plan should be to minimize the ecological impacts of oil spills, with removal of visible oil for aesthetic reasons a secondary consideration. Relevant sections of the Plan shall be updated for the Tranquillon Ridge project, as described in Condition P-13, prior to approval of the zoning clearance for the Tranquillon Ridge project. The following actions and procedures shall be included:

- a) Mapped locations of sensitive biological resources, including rivers and streams.
- b) Site-specific oil containment procedures for sensitive areas; for example, barrier deployment at the mouth of the Santa Ynez River to prevent oil entry in the event of an offshore spill or berm placement on ocean facing foredunes.
- c) Location of containment and clean-up equipment in an accessible area near sites of potential use; for example, at Surf or at the old water treatment facility at Vandenberg, with the goal of decreasing response time to less than two hours. Specific access and egress points, staging areas, and material stockpile areas that avoid sensitive habitats shall be identified where containment and clean-up can be initiated under different scenarios. Access points shall be identified immediately adjacent to pipeline river crossings and points where spilled oil could enter into the Santa Ynez River, or other drainages of special biological significance as identified in the County Supplement to the OSRP.

- d) Guidelines/schedules for conducting regular drills so that personnel are familiar with the area and equipment.
- e) Evaluation of the no-clean-up option for ecologically vulnerable habitats, such as, dunes and sandy beaches, salt marshes, lagoons, and riparian areas.
- f) Procedures for use of low-impact, site-specific clean-up techniques consistent with current technology in or near Barka Slough, Santa Ynez River estuary and San Antonio Creek and other estuarine, riparian or otherwise sensitive habitats, including hand cutting of contaminated vegetation and low-pressure water flushing from boats. These procedures shall be reviewed and revised as appropriate during future Plan updates to include best available practices.
- g) Guidelines/procedures for chasing sensitive wildlife from oiled areas or leaving special oiled plants in areas for seed rejuvenation. Species- and site-specific procedures for the collection, transportation, and treatment of all potentially affected native wildlife, including sensitive species, shall be identified.
- h) Plans for early deployment of booms around the Least Tern nesting site in the event of an onshore spill.
- i) Procedures for topsoil salvage and replacement in sensitive habitats and procedures to minimize the loss of native seedbanks and prevent the spread of non-native weeds.
- j) Best Management Practices (BMPs), such as temporary berms and sedimentation traps, silt fencing, straw bales and sand bags, to be installed to minimize erosion of soils and sedimentation in drainages that may be affected by an oil or produced water spill and/or subsequent clean-up efforts. The BMPs shall include maintenance and inspection of the berms and sedimentation traps during rainy and non-rainy periods, as well as revegetation of affected areas, consistent with other requirements of the approved RECRP.

#### **H-10 CONSTRUCTION DISTURBANCE CORRIDOR LIMITATIONS**

Prior to the issuance of the Land Use Permit, PXP must submit plans which shall limit the width of the construction disturbance corridor through all dune, estuarine and riparian habitats to the extent feasible. In those areas where trees or other habitats are to be avoided within the approved corridor, PXP shall ensure contractor compliance with this condition by marking and/or fencing those areas to be avoided. All vehicular traffic, storage of equipment and foot traffic outside the ROW shall be restricted. PXP shall indicate, as part of Condition H-1, the location and size of the construction ROW through these habitats. PXP will allow vegetation to recover in the permanent ROW where feasible. In the Bishop Pine Forest, at the top of the Purisima Hills, PXP will allow the entire construction ROW to revegetate, using the nearby utility road for pipeline access.

#### **H-11 TREE REMOVAL AND REPLACEMENT**

The construction ROW shall be routed to avoid trees to the maximum extent feasible. When this is not possible, dying or diseased trees shall be removed preferentially over healthy trees. Where

tree removal is unavoidable PXP shall implement the following procedures under the supervision of the monitoring biologist:

- a) Conserve topsoil during installation to be spread over cleared areas. Subject to approval by the County Fire Department, the ground surface layer could be charred to promote seed germination in Chaparral habitats;
- b) Replace oak woodland communities removed by pipeline installation using the following procedures:
  - Replace each tree with saplings at the ratio, and in the size, required by County standards.
  - Protect newly planted young trees from deer and rodent browsing by enclosing them within cylinders of wire mesh, or other equally effective measures approved by P&D, for three to five years or until over 6 feet tall. Check newly planted oaks periodically to ensure survival rates.
  - Clear grass and weeds to protect newly sprouting trees from competitive inhibition.
- c) Cut up Bishop pines removed from the right-of-way and burn under Fire Department supervision in controlled fires. Charred branches and cones will be spread over cleared areas to provide a source of fertilizer and seed for a new generation of trees. Shrubs on the margins of the cleared area will be trimmed by hand to reduce shading.

(There is no Condition H-12 or Condition H-13)

#### **H-14 PIPELINE ROUTE THROUGH BURTON MESA CHAPARRAL**

PXP shall realign the proposed pipeline route to the west into the cleared firebreak (100 ft wide) on the border of VAFB and the PXP property to reduce disturbance to Burton Mesa Chaparral by clearing and equipment movement.

#### **H-15 INSTALLATION OF BLOCK AND/OR CHECK VALVES**

PXP shall install block and/or check valves at locations identified in the EIS/EIR (Figures 10.1-1 and 10.1-2) along the pipeline route.

#### **H-16 INSTALLATION OF H<sub>2</sub>S MONITORS**

In the event that produced gas becomes sour (50 grains per 100 cubic feet hydrogen sulfide H<sub>2</sub>S concentration, as per County Petroleum Ordinance Standards), PXP shall install H<sub>2</sub>S monitors on the pipeline along the Santa Ynez estuary at each of the block valve sites and at one additional site midway between the railroad and 35th Street.

#### **H-17 RELOCATION OF BADGERS**

Prior to commencement of construction and in the presence of a monitoring biologist, PXP shall use best efforts to relocate badgers present at the proposed oil and gas facility site. Displaced badgers (a declining species) shall be used to repopulate other suitable habitats. (*Modified July 10, 1996*)

#### **H-18 BLACK FLOWERED FIGWORT SEEDS**

PXP, under the auspices of the monitoring biologist, shall ensure that seeds (present June - September) from fruiting Black Flowered Figwort plants (a Federal Candidate species) within the pipeline ROW are collected before clearing and grading. The seeds shall be scattered outside of the construction area where they may germinate.

#### **H-19 POWER LINES AND POLES**

PXP shall use existing transmission poles where possible when installing new transmission lines. New poles shall be installed in existing holes or holes directly adjacent to existing holes to avoid disturbance to wetland areas during construction. All construction sites associated with pole installation and/or line stringing shall be restored in accordance with the requirements of FDP Condition H-1 and H-5.

Upon determining that the power line to Valve Site #2 is necessary, PXP shall enter into discussions with VAFB to determine the feasibility of placing the power line on the 13<sup>th</sup> Street Bridge or using the existing VAFB power poles for crossing the Santa Ynez River. PXP shall report to P&D on this feasibility investigation prior to approval of the zoning clearance for any power line installation. If neither approach is feasible, PXP shall then provide a power pole siting and installation plan to P&D that (1) places the power poles outside the limits of the Santa Ynez River riparian vegetation; (2) uses raptor-safe pole designs that either discourage raptor nesting or make the poles suitable for nesting (3-ft x 3-ft platforms placed at least four feet above the tops of the poles or other CDFG- and USFWS-approved design) and with conductors spaced as far apart as possible to minimize the potential for bird wings to span them, (3) install poles and lines outside of the bird breeding season (March 1 through August 15); (4) cover augered holes if the poles are not installed immediately after the hole is dug; (5) elevate the power line above the tree canopy; and, (6) fit the wires with devices to make them more visible to birds. PXP shall consult with CDFG, USFWS, VAFB, and P&D in the design of the power poles and shall submit the plan to P&D for review and approval prior to approval of the zoning clearance for installation of the power line, poles and substation.

Prior to construction of new power lines, PXP shall conduct a survey of the power line corridor to verify the locations of sensitive plants, including, but not necessarily limited to the following species: Gaviota tarplant, La Purisima manzanita, sand mesa manzanita, and dune vegetation that includes coast buckwheat. Power poles shall be sited and installed to avoid these resources. PXP shall solicit input from P&D, the California Department of Fish & Game, VAFB biologists, and the U.S. Fish & Wildlife Service for the survey design. The County's EQAP monitor shall monitor power line installation for compliance with this condition. Prior to approval of zoning clearance for power line installation, PXP shall provide the results of the plant survey to the agencies named above and to P&D for review and approval.



Immediately prior to (not more than 48 hours before) each critical pole placement activity, including excavation, foundation installation, pole placement, and line stringing, PXP shall ensure that a County- and VAFB-approved wildlife biologist documents and removes individuals of wildlife species encountered, including reptiles, amphibians, badgers or other burrowing animals to suitable habitat outside of the construction area. During construction, the area shall be monitored to ensure the wildlife species do not enter areas where they would be exposed to hazards from the construction activities. *(Modified April 21, 2008)*

## **H-20 ADDITIONAL CONDITIONS OF MITIGATION**

Additional reasonable and feasible conditions of mitigation, consistent with Condition H-1 and to the extent necessary, shall be identified and observed as developed during the archaeological mitigation program (Conditions I-1, I-2, I-4, I-5, I-6), and as identified by the managing environmental coordinator in consultation with PXP's Onsite Construction Representative (Condition C-1).

## **H-21 CONSTRUCTION FUELING AND LUBRICATION**

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, PXP will submit plans for clean-up and restoration of affected areas in the event of a construction fuel spill.

(There is no Condition H-22)

## **H-23 BOND FOR REVEGETATION COSTS**

Prior to the issuance of any Land Use Permit, PXP shall amend its existing bond or other security agreement based on an estimate of revegetation costs, that was previously approved by County Counsel to ensure that PXP's revegetation plan is completed to the County's specifications including those areas impacted by pipeline construction activities.

The bond or other security agreement will be released after a biologist and landscape architect hired by the County, at PXP's expense, conduct a field review of all revegetated and landscaped areas, including those areas impacted by pipeline construction activities to insure consistency with the intent and specifications of the revegetation plan. Necessary repairs or changes in revegetation shall be made at PXP's expense.

## **H-24 CONSTRUCTION AND MAINTENANCE WITHIN ENVIRONMENTALLY SENSITIVE HABITATS**

In those environmentally sensitive habitats identified in the EIS/EIR (84-EIR-7), PXP may not begin pipeline-related construction activities until after the spring period of reproductive activities of regionally rare or rare, threatened, or endangered bird, amphibian, and fish species and shall finish construction in sufficient time to have site restoration and revegetation measures in place prior to the start of the rainy season.

Prior to initiating construction, PXP shall obtain County approval of site-specific contingency plans to be implemented in the event construction activities could occur during the spring reproduction period of sensitive species. These plans shall include: (1) a prioritized schedule allowing for the incremental completion of work at individual ESHs; (2) protocols for delaying construction, applying the necessary stabilization measures through the period of concern, and restarting construction at the appropriate time; (3) phased restoration and revegetation measures to provide immediate protection from erosion and enhance the long-term chances of successful revegetation; and (4) supplemental monitoring of sensitive species to identify additional mitigation to remedy any unmitigated impacts. These requirements shall extend to upland habitats immediately adjacent to riparian areas. (*Adopted January 8, 1992*)

All routine pipeline repair and maintenance activities occurring within the beach and foredune habitats shall be scheduled to avoid the breeding season of the western snowy plover and the California least tern (March 1 through September 30). A contingency plan for emergency repairs in this area during the nesting season shall be developed by PXP in coordination with VAFB, U.S. Fish & Wildlife Service, the California Department of Fish & Game, California Coastal Commission, and P&D. Such contingency plans shall be approved by the California Coastal Commission. Impact avoidance measures shall be included in the event that emergency repairs cannot be scheduled to avoid the breeding/nesting season. This condition is not intended to limit maintenance and monitoring activities, such as pipeline pigging, ultrasonic testing, diver surveys in the surf zone, or other similar minor maintenance activities not involving ground disturbance, use of mechanized equipment, or human presence within the beach and foredune habitats during the breeding season. (*Modified April 21, 2008*)

#### **H-25 DESIGNATED WASH-OFF AREAS**

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. PXP shall designate a wash off area, acceptable to P&D, on the construction plans. The wash off area shall be designated on all plans prior to the issuance of a Land Use permit. The wash off area shall be in place throughout the construction period to ensure proper use.

#### **H-26 OAK TREE REPLACEMENT PLAN**

For all oak trees subject to disturbance, a tree replacement plan shall be prepared and shall include the following:

- a) All trees shall be mapped at their drip lines. Pipeline construction shall be designated on all parcels located outside the drip lines of all oak trees. All ground disturbances including grading shall be prohibited outside areas designated for development of final plans.
- b) All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D located six feet outside their drip lines prior to and throughout all grading and construction activities. The fencing shall be staked every eight feet. Trees and fencing shall be designated on all grading and building plans.

- c) No construction equipment shall be operated or parked within a six foot radius of all oak tree drip lines. Equipment storage and staging areas shall be designated on the tree protection plan and shown on all grading and building plans.
- d) No equipment or construction materials shall be stored within a six foot radius of the drip line of any oak tree.
- e) The plan shall provide for revegetation of graded areas.
- f) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. This shall be done under the direction of a P&D approved arborist/biologist.
- g) Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid any ponding. These plans shall be subject to review and approval by P&D or a P&D qualified biologist/arborist.
- h) Any unanticipated damage that occurs to trees or sensitive habitats during construction activities shall be mitigated in a manner approved by P&D. This mitigation can include but is not limited to tree replacement on a 10:1 ratio, and hiring an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. *(Modified July 10, 1996)*

## **H-27 BROWN-HEADED RUSH**

Existing stands of brown-headed rush (*Juncus phaeocephalus*) within and near areas planned to be disturbed shall be flagged prior to construction. Where feasible, construction shall avoid impacts to established *Juncus* and any seep areas. *Juncus* individuals that cannot be avoided shall be salvaged immediately prior to construction and kept temporarily in damp soil in a plastic pool. After construction, these plants shall be replanted into the corridor and maintained until they become established. *(Modified July 10, 1996)*

## **H-28 TOPSOIL PROTECTION**

The top six to 12 inches of topsoil shall be salvaged from the construction corridors, stockpiled and protected during construction, and respread onto the corridor(s) after construction is complete, consistent with the requirements of Condition H-1(a).

# **I. CULTURAL RESOURCES**

## **I-1 CULTURAL RESOURCES SURVEYS**

Prior to approval of the Final Development Plan, PXP shall complete a Phase II (site importance assessment) cultural resources survey for the entire final pipeline route. The results of this survey shall be submitted to and approved by Planning and Development as part of the Final Development Plan. PXP shall avoid to the maximum extent feasible all known cultural resource sites along the pipeline or power line routes or near other construction sites unless safety (e.g.,

seismic or engineering practices) considerations or sensitive biological habitats preclude avoidance.

A Phase I (surface survey) archaeological survey shall be conducted prior to ground disturbance where new construction, power line installation, or pipeline maintenance and repair activities could affect areas that have not been previously surveyed. If a cultural resource is encountered during the survey, it shall be avoided by construction activities. If such avoidance is technologically infeasible due to topographic or engineering constraints, the site's potential significance shall be evaluated pursuant to County Cultural Resource Guidelines and CEQA Guidelines Section 15064.5 and consistent with Condition I-2 below. Resources considered significant and unavoidable shall be subject to a Phase III (data recovery) program, with Native American monitoring if the resource is pre-historic. If such resources are located on VAFB, the Phase III program shall also incorporate investigation methodology reviewed and approved by VAFB environmental management staff. Any trenching or excavation activities in a floodplain on VAFB shall include archaeological monitoring.

Prior to approval of a zoning clearance for ground-disturbing construction, maintenance, or repair activities in previously unsurveyed areas, PXP shall submit documentation of the required archaeological survey(s) to P&D for review and approval prior to approval of the zoning clearance for the activity. *(Modified April 21, 2008)*

## **I-2 CULTURAL RESOURCES MITIGATION PLAN**

Prior to the issuance of the Land Use Permit or Coastal Development Permit, PXP, in consultation with the Native American Community, shall commence the Cultural Resources Mitigation Plan (CRMP), in accordance with CEQA Appendix K, County approved Prehistoric Archaeological Guidelines, and Section 5.5 of Technical Appendix G, Cultural Resources, of the EIS/EIR (84-EIR-7). Implementation of the mitigation plan shall proceed on an expeditious and effective schedule in order to minimize or to avoid conflicts with other construction scheduling requirements delineated in other permit conditions. The CRMP shall remain in effect and shall be implemented as appropriate throughout the life of the project. The main components of the mitigation plan shall include:

- a) Identification of a qualified archaeologist approved by Planning & Development in consultation with Native American representatives. The archaeologist shall be available on an as-needed basis through the completion of pipeline construction. The archaeologist shall be funded by PXP and shall be responsible to Planning and Development. Compensation shall cover all excavation, analysis, and report preparation for all areas investigated including those found during construction;
- b) Procedures for avoidance of known sites wherever feasible and test excavations of known sites that cannot be avoided. If site boundaries have not been established by subsurface testing, extended Phase 1 (presence or absence) subsurface testing shall be conducted to assess whether site materials are present within the area of ground disturbance. In the event it is not possible to avoid the archaeological sites, additional work to determine site significance and minimize impacts to significant resources shall be conducted in compliance with the *Santa Barbara County Regulations Governing Archaeological and Historical Projects Undertaken in Conformance with CEQA and*

*Related Laws: Cultural Resource Guidelines*, and in compliance with other applicable requirements (for example, Section 106 of the National Historic Preservation Act).

- c) Local Native American representatives will be included in all monitoring and field excavation activities;
- d) Additional sub-surface sampling (use of shovel test pits) in defined sensitive areas that will be affected by project construction to confirm the presence/absence of previously unknown (undiscovered) sites. Any new sites found shall be treated as per Condition I-2(b);
- e) Written commitment to inform the County of any additional plans for site avoidance following determination of site importance. For those sites not avoided, the consulting archaeologist shall, in consultation with the Native American community, prepare site-specific mitigation (excavation/data recovery) plans in accordance with applicable state, federal and/or County guidelines; and
- f) Implementation and completion of the field work aspects of the site-specific mitigation plans prior to construction in the vicinity of the resource. *(Modified November 8, 2000)* For ground disturbing activities within 200 feet of a known archaeological site, PXP shall submit a site-specific grading plan to P&D for review and approval prior to approval of the zoning clearance for the activity. Such grading plans shall note that a Native American observer and a County-qualified archaeologist will be onsite to monitor all ground disturbance, unless the resource has been previously determined to have no potential for significance because it is re-deposited, an isolated occurrence, modern, or otherwise lacks data potential. Grading plans for ground-disturbance shall include notes explaining protocols to be followed in the event of unexpected discovery of archaeological resources. These protocols shall include but are not limited to halting or re-directing work to other areas until the discovery has been documented by a County-qualified archaeologist and its potential significance evaluated consistent with County Cultural Resource Guidelines. If feasible, the project shall be re-designed to avoid significant resources. If avoidance is not feasible, a Phase III data recovery program shall be implemented, with Native American monitoring and consistent with County Cultural Resource Guidelines and the CRMP.

The CRMP shall be updated to incorporate all requirements adopted as part of the Tranquillon Ridge project approval. The updated CRMP shall be submitted to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. *(Modified April 21, 2008)*

### **I-3 CONSTRUCTION AND PIPELINE INSTALLATION WORKSHOPS**

Prior to pipeline installation or other earth-disturbing activities in previously undisturbed areas, PXP shall sponsor a workshop for its contractors and Native American consultants to review and explain the mutual concerns, responsibilities, and activities of the parties during power line or pipeline installation and/or other earth-disturbing activities. *(Modified November 8, 2000 and April 21, 2008)*

#### **I-4 CULTURAL RESOURCE MONITORS**

During all ground-disturbing activities in previously undisturbed areas, a Planning and Development approved archaeologist and Native American consultant(s) will work with the contractor to ensure continued avoidance of cultural resources. Adequate monitors shall be provided pursuant to an agreement between the Native American representatives and PXP, and the archaeologist retained. *(Modified January 8, 1992)*

#### **I-5 NON-BURIAL ASSOCIATED CULTURAL ARTIFACTS**

If non-burial associated cultural resource artifacts are recovered during pipeline installation (the location of such artifacts being unknown prior to installation), upon the determination of the origin of the materials, the Native American Community shall have the first option for ownership. The disposition of the artifacts shall be carried out as per approved County guidelines.

#### **I-6 BURIALS**

If burials or burial associated artifacts (that were unknown prior to excavation) are found during project construction, operation, or emergency response activities and cannot be avoided because of safety considerations, there shall be no further excavation or disturbance of the site. PXP, in conjunction with the Native American representatives and Planning and Development, shall adhere to the guidelines in CEQA Guidelines Section 15064.5 and the County Archaeological Guidelines prior to continued project-related activity in the site area. *(Modified November 8, 2000)*

#### **I-7 MODIFICATION OF COUNTY ARCHAEOLOGICAL GUIDELINES**

If County Archaeological Guidelines are modified and approved in a noticed public hearing prior to any new pipeline construction, repair, maintenance, or other earth-moving activities, PXP shall abide by the requirements set forth in the modified guidelines. *(Modified November 8, 2000)*

#### **I-8 AVOIDANCE OF CULTURAL RESOURCE SITES**

PXP shall avoid all known cultural resource sites along the pipeline route and near other construction sites associated with the project unless safety considerations (i.e., seismic or engineering practices) or sensitive biological habitats preclude avoidance. *(Modified November 8, 2000 and April 21, 2008)*

#### **I-9 OIL SPILL CLEAN-UP**

PXP shall update the SBC Supplement to its Core Oil Spill Response Plan (OSRP; FDP Condition P-13) to include procedures for minimizing impacts to cultural resources during oil spill containment and clean-up activities. These procedures shall include contacting a County-qualified archaeologist and Native American monitor in the event of a spill that could directly or indirectly affect significant cultural resources along the oil pipeline route between landfall and the LOGP. To the extent possible, heavy earth-moving equipment or manual excavation shall be minimized at archaeological sites. If unanticipated cultural resources are discovered

during containment and clean-up activities, then a County-qualified archaeologist shall document the discovery at the earliest time it is deemed safe to do so. PXP shall conduct post-clean-up archaeological excavations, with Native American monitoring as applicable and in accordance with County Cultural Resource Guidelines and the CRMP, if directed by the County to do so in order to mitigate impacts from the containment/clean-up ground disturbances. The revised OSRP shall be submitted to P&D for review and approval prior to the introduction of Tranquillon Ridge oil production into the pipeline system between Platform Irene and the LOGP. *(Added April 21, 2008)*

## **J. SOCIOECONOMICS**

### **J-1 SOCIOECONOMIC MONITORING AND MITIGATION PROGRAM**

PXP shall participate in an industry-wide socioeconomic monitoring and mitigation program to address significant environmental impacts in the Counties of Santa Barbara, Ventura and San Luis Obispo, attributable to their project. The costs for administering the monitoring and mitigation program and its requirements will be uniformly applied to all industry participants, mitigation costs for individual projects will, of course vary. The monitoring, impact and mitigation elements of the program will be equivalent to those described in the Chevron Gaviota Project conditions.

The intent of this program is to obtain realistic information regarding project related impacts identified in the EIS/EIR (84-EIR-7), and to identify appropriate mitigation measures for impacted jurisdictions. Mitigation of impacts through other planning programs, and/or through existing administrative infrastructure shall be taken into account. The scope of this program is currently being developed by the County Association of Governments. As details in the structure of the Program are developed by the County, such details shall supersede portions of this Condition as appropriate.

At any point when the Board of Supervisors determines that the monitoring program demonstrates that previous mitigation funds paid by PXP exceed the valuation of the impacts at issue, PXP shall be granted a credit against any other current or future mitigation fees imposed on PXP for this permit by the County. PXP shall be entitled to accrued interest at the prevailing legal rate which shall continue to accrue until the credit is used.

The applicant agrees in accepting this permit to participate in the program in good faith. There shall be a review of the socioeconomic project conditions on an annual basis from the date of this permit, unless the Board of Supervisors deems it unnecessary.

### **J-2 HOUSING IMPACTS AND MITIGATION**

To mitigate the potential impacts from project induced demand for low and moderate income housing, PXP will participate in the Socioeconomic Monitoring and Mitigation Program. The Program will provide the framework for verifying the housing demand estimates in the EIS/EIR (84-EIR-7) and will determine appropriate mitigations; such as, in lieu of fees, rental subsidies and/or direct financing, as agreed to by the County Association of Governments and the Technical Advisory Committee. All mitigations will be consistent with Housing Element Policies and

programs on low and moderate income housing currently being developed. Use of local labor force will be encouraged (see Condition J-5) and will be applied toward the mitigation of impacts.

### **J-3 TEMPORARY HOUSING OF CONSTRUCTION WORKERS**

Prior to approval of the Final Development Plan, PXP shall submit to the County Association of Governments a plan which details how it plans to house temporary construction workers during construction. This plan, to be implemented by PXP, shall demonstrate how PXP plans to reduce the housing impacts identified in the EIS/EIR (84-EIR-7) including, but not limited to, the following elements:

- a) Identification and use of existing under-utilized hotel/motel space during the months of September through May to provide for temporary living quarters for direct and direct-support workers during peak of construction activities.
- b) Identification of incentives to all construction workers directly related to PXP's project, such as rent subsidies and/or shuttle service to the site from existing residence for all workers commuting to the job site.
- c) Identification of any available temporary housing to be used outside the Lompoc area for all workers associated with the project, during the summer months when visitor-serving facilities in the County are near capacity. Steps taken to ensure worker doubling-up or use of shared accommodations (3 to 4 person rooms or suites) should be discussed.

### **J-4 CONSTRUCTION SCHEDULING**

Construction periods will be scheduled so as not to coincide with peak tourist seasons in Santa Barbara County, provided that this scheduling does not interfere with any other conditions in this permit with respect to timing, for example, Least Tern nesting periods, gray whale migration and requirements regarding construction during stream and river low-flow. If such a conflict is found, than additional measures must be taken to provide the temporary housing needs for construction workers.

### **J-5 LOCAL LABOR**

PXP shall, to the extent permissible by law, include provisions in its contractor agreements specifically to encourage and promote employment from local labor so as to reduce the impacts associated with the in-migration of workers.

### **J-6 ADDITIONAL MITIGATIONS**

Except as otherwise provided herein, if the Socioeconomic Monitoring Program shows that project related revenues will not compensate for needed capital or operating expenditures necessary to provide project-related utilities and services, additional mitigations will be imposed.



## **J-7 WATER DISTRICTS**

PXP shall provide water directly to impacted water districts through approved programs, such as desalination or other water programs of the district's choice, or make a payment toward local water development projects within the County in an amount not to exceed \$38,000, for that amount of water necessary to support the increased water demand induced by growth attributable to their project, and \$32,000 for growth attributable to Exxon's project. This fee shall be made to the County of Santa Barbara as trustee for the impacted Water Districts. The fee shall be based on estimated peak water needs of 19 acre feet per year (AFY) due to PXP project-related growth and 16 AFY due to Exxon project-related growth as identified in the EIS/EIR (84-EIR-7), multiplied times the estimated average cost per acre foot for new water projects, such as desalination, wastewater reclamation and conjunctive use projects. Whereas a District employs several different types of projects with varying costs per project, the average of the project costs to supply this additional water will be used to determine PXP's fee. Where current project costs differ more than twenty percent (20%) from recent historical costs, the Water District shall fully justify the reasonableness of such increase.

In addition, PXP shall provide \$20,000 to the County of Santa Barbara as trustee for the Mission Hills Community Services District to offset direct project water needs. This amount is based on both peak water needs (3 AFY) and reduced recharge capabilities (7 AFY) at the Lompoc Oil and Gas Plant.

Should a desalination project be implemented by Mission Hills Community Services District (MHCS) during the life of the project, PXP shall donate no less than 2000 AFY of usable produced water from onshore fields (to be determined by the MHCS District) to the facility and will remove and dispose of any waste associated with the desalination process. At that time, PXP shall be entitled to a credit of the aforementioned fee (\$20,000) in exchange for this contribution of water.

Thirty percent (30%) of these fees shall be collected prior to construction, only if approved water projects are in place or scheduled. The fee is understood to be a one-time capital expense with subsequent operating and maintenance expenses the responsibility of water purveyors and consumers, not the applicant. Any subsequent need for mitigation of impacts on affected water districts shall be determined by the County on an annual basis. *(Modified November 8, 2000)*

Any other user of PXP's facility shall comply with this condition to the extent the user's portion of the project induces additional water demand.

## **J-8 COUNTY REVIEW OF TAXES, REVENUE SHARING AND FEES**

In the event that state and/or federal revenue sharing legislation directed at distributing oil related revenues to state or local governments is approved or Santa Barbara County levies a tax (special or otherwise) on oil and/or gas processed or transported under this permit, then any condition within section J, requiring payments or other items of value by PXP to Santa Barbara County or any political subdivision thereof shall automatically be suspended pending a review by the County to determine the extent, if any, which the tax, revenue sharing, or any of the fees imposed are duplicative or unwarranted either as to the level of government services provided or the level of burdens imposed on the public.

**J-9 CONTRIBUTION TO OIL RELATED JOB TRAINING PROGRAMS**

PXP shall agree to provide reasonable funds and/or other means of support to those organizations who can develop oil related job training programs. Examples of such organizations are the County of Santa Barbara Employment Training Programs, Private Industry Council, and local community colleges. Prior to the start up of facilities, PXP shall submit to the County Association of Governments, a plan for contributions to such programs which includes the type of contribution, (i.e., scholarships, dollar contributions, donation of equipment, use of facilities as training grounds, apprenticeship programs) and the number of years such contributions take place.

**J-10 PARTICIPATION IN SOCIOECONOMIC PROGRAMS FOR SLO AND VENTURA COUNTIES**

PXP shall also participate in the Socioeconomic Monitoring and Mitigation Program elements developed specifically for the Counties of San Luis Obispo and Ventura.

**J-11 CONSULTATION WITH VANDENBERG AIR FORCE BASE**

PXP shall consult on a regular basis with Vandenberg Air Force Base (VAFB) officials to coordinate pipeline construction, inspection, repair/maintenance, emergency response and abandonment activities so as not to interfere with VAFB operations, and to ensure adequate access to the pipeline right-of-way.” *(Modified November 8, 2000)*

**J-12 WRITTEN AGREEMENT FROM MISSION HILLS COMMUNITY SERVICES DISTRICT FOR WATER SERVICE**

Prior to issuance of Zoning Clearance, PXP shall provide a written agreement from the Mission Hills Community Services District for approval by the Department of Environmental Health Services, stating that said district can and will provide domestic water service upon demand without exception, and that all financial arrangements guaranteeing extension of service have been made to the satisfaction of the district and Department of Health Care Services.

**J-13 PROVISION OF WATER AND SANITARY FACILITIES DURING CONSTRUCTION**

PXP shall provide a source of potable water and portable sanitary facilities on site during construction activities.

**J-14 SOILS PERCOLATION TEST REPORT**

Prior to issuance of Zoning Clearance, PXP shall file a soils percolation test report with the Department of Environmental Health Services which shall include all required information outlined in their letter of June 7, 1985 to Planning and Development.

**J-15 DELETED (November 8, 2000)**

**K. NOISE**

**K-1 NOISE MONITORING AND CONTROL PLAN**

Prior to construction of facilities, PXP shall file with the Planning and Development Department a Noise Monitoring and Control Plan which has been approved previously by the Department of Health Care Services, the Planning and Development Department and the Parks Department. The program shall include an updated baseline noise level survey, to include measurements at the facility and in Mission Hills and Vandenberg Village, conducted by an independent acoustic engineer. The program shall describe steps PXP will take to reduce noise impacts associated with the project to the maximum extent feasible. The best available technology, including but not limited to muffling equipment, sound barriers, and landscaping measures shall be used to minimize noise impacts. The Plan shall apply to project-related activities onshore and offshore, within the three-mile limit, in particular the vicinity of Mission Hills, Vandenberg Village, Cabrillo High School, the Santa Ynez River estuary, Clark Street in Orcutt, and Ocean Beach County Park. The plan shall also include provisions to ensure that items K-2 through K-5 below are included.

Prior to approval of the Final Development Plan, a memorandum of agreement (MOA) shall be approved by P&D with agreement by Lompoc and Santa Maria airport authorities, local governments, helicopter contractors and the FAA. The MOA shall include procedures to reduce helicopter noise such as establishing flight corridors and height limitations. PXP shall establish and adhere to an overland flight altitude minimum of 1,000 feet when feasible, with the approval of the FAA, and shall not fly over Oso Flaco Lake. Similar conditions will be placed upon future operators using PXP's facilities. Future users of the facility shall be required to update this plan or, depending upon the location of the heliport, participate in a similar agreement to reduce helicopter noise in the vicinity of the Santa Barbara Airport. A revised Noise Monitoring and Control Plan shall be submitted to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. *(Modified April 21, 2008)*

**K-2 MAXIMUM NOISE LEVELS**

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" weight scale at slow response on approved sound level measuring instruments. Affected property owners along the onshore pipeline route shall be notified by PXP at least 48 hours in advance of any planned testing or maintenance of the line. The facility shall comply with all standards established in the Noise Element of the Comprehensive Plan, Article III Zoning Ordinance and the Coastal Zoning Ordinance. No nearby residents 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. No helicopter landings at the Lompoc Oil and Gas Plant will be permitted, except for emergency purposes. The best available technology, including but not limited to muffling equipment, sound barriers, and landscaping measures shall be used to minimize noise impacts.

### **K-3 CONSTRUCTION HOURS AND NOISE LIMITATIONS**

Construction activities for all project facilities shall be limited to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. Non-noise generating construction activities, such as interior painting, are not subject to these time restrictions. Signs stating these restrictions shall be posted at the construction site, shall prominently display information for filing a complaint, and shall remain onsite and legible for the duration of grading and construction activities. PXP shall forward all noise complaints to P&D Energy Division within 24 hours of their receipt. In addition, if any noise complaints are received by PXP or the County during construction activities, PXP shall immediately attempt to identify the source of the noise and abate the noise. During the construction and operation phases, project-related noise near all sensitive receptors identified in either the EIS/EIR (84-EIR-7) or the Tranquillon Ridge EIR (06EIR-00005) shall be limited to 65 dBA between the hours of 7:00 a.m. and 10:00 p.m., and 50 dBA between the hours of 10:00 p.m. and 7:00 a.m., consistent with the County Noise Element, Coastal Zoning Ordinance and Article III Zoning Ordinance. *(Modified July 10, 1996 and April 21, 2008)*

### **K-4 MINIMIZATION OF EQUIPMENT NOISE AND VIBRATION**

All construction and operation-related equipment shall be operated and maintained to minimize noise generation, ground vibration, and to avoid interference with radio or video communications.

### **K-5 NIGHTTIME RESTRICTION IN RESIDENTIAL DISTRICTS**

Except in an emergency, no materials, equipment, tools, or pipes used for plant operation shall be delivered to or removed from the facility site through streets within a residential district between the hours of 9:00 p.m. and 7:00 a.m. of the next day. If complaints arise concerning activities occurring during these hours, PXP shall take additional feasible steps to reduce the noise levels or further restrict the offending activity.

## **L. VISUAL RESOURCES**

### **L-1 BOARD OF ARCHITECTURAL REVIEW APPROVAL**

All facility design, including buildings, structures, landscaping and signs, shall be in accordance with the plans approved by the County Board of Architectural Review (BAR), Section 35-184 of the Coastal Zoning Ordinance and Section 35-329 of Article III Zoning Ordinance, and amendments made to these plans by the Planning Commission. Prior to land use clearance, PXP shall submit to the BAR and Planning and Development and obtain their approval of a plan demonstrating that Conditions L-3 through L-10 are met. *(Modified July 10, 1996)*

### **L-2 LIGHTING PLAN**

No unobstructed or unshielded beam of exterior lighting shall be directed toward any area outside the exterior boundaries of the PXP property. Any lighting along roadways within the project shall utilize low intensity, ground level, shielded fixtures. Prior to the issuance of a Land Use Permit, a Lighting Plan shall be prepared by PXP and reviewed and approved by P&D to ensure that all feasible measures are taken, including but not limited to reducing wattage, reducing the number

and height of light standards, installation of motion detection sensors on light standards to minimize obtrusive night lighting and glow from the facilities provided that the reduction in night lighting and glow from the facility shall not sacrifice the safety of the operating personnel and plant operations. PXP shall submit an updated Lighting Plan to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. This updated Plan shall evaluate facility lighting placement and design, in addition to other measures identified in this condition, and shall identify all opportunities to reduce lighting at the LOGP, consistent with safe operations of the plant. PXP shall implement lighting reduction measures as directed by P&D prior to commencement of drilling for the Tranquillon Ridge project. *(Modified April 21, 2008)*

**L-3 GLARE OR OTHER RADIATION**

No glare or other radiation resulting from facilities, other than lighting fixtures or gas flares, constructed pursuant to this Development Plan shall be detectable at any point along or outside the exterior boundaries of the Lompoc Oil and Gas Plant site.

**L-4 PAINTING PLANS**

Prior to the operation of any facilities, all existing and proposed oil and gas facilities at the project sites visible from Harris Grade Road and 246, and all exposed portions of the pipeline shall be painted to harmonize with the surrounding area. All equipment visible from public areas shall be painted in colors that are compatible with the surroundings. PXP shall submit a painting plan and schedule for the LOGP to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. Future painting plans for new facilities shall be submitted to P&D for review and approval prior to approval of the zoning clearance for the new facility construction/installation. *(Modified April 21, 2008)*

**L-5 ODORS, FUMES, GASES, LIQUIDS OR VISIBLE EMISSIONS**

PXP will ensure that all normal facility operations will be conducted in such a manner so as not to generate offensive odors, fumes, noxious gases or liquids or visible emissions of smoke.

**L-6 PLAN FOR REMOVAL OF PAVEMENT AT SURF**

PXP shall submit plans for removal of existing pavement on the east side of the electrical substation at Surf to both Planning and Development and Vandenberg Air Force Base (VAFB) for review. Pending VAFB approval, PXP shall restore the paved area to its natural state.

**L-7 USE OF GRAVEL AND MINIMUM PAD SIZES**

PXP agrees to use darkly colored grey-brown gravel as a ground covering at all ten existing valve station sites and any sites approved in the future, and will reduce the size of the actual pads to the minimum requirement necessary to house equipment. *(Modified November 8, 2000)*

## **L-8 FACILITY SCREENING**

Open storage of equipment and materials shall be screened from public view. No above-surface structures, except necessary pipeline markers and valves, shall be visible along the pipeline route after the completion of pipeline construction. Facility signs shall not detract from scenic areas or views from public roads to the extent feasible.

PXP shall submit visual impact mitigation plans for the Surf Substation and for the LOGP that provide for better screening of the facilities. The plans shall address measures to reduce the visibility of the facilities, including, but not limited to, painting of equipment and substation substructures and re-landscaping. The plans shall be consistent with the requirements of FDP Conditions H-1 and H-5 for restoration and revegetation of the sites and with the LOGP painting plan required by FDP Condition L-4. The plans shall be submitted to P&D for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. (*Modified April 21, 2008*)

(There is no Condition L-9)

## **L-10 CONSOLIDATION OF ELECTRICAL LINES**

Prior to Final Development Plan approval, PXP shall demonstrate to the County that the proposed 70 KV electrical transmission line, existing electrical distribution lines, and other utility lines (e.g. telephone cables) are consolidated on common poles between Surf and the PG&E electrical substation in the City of Lompoc.

## **L-11 HEIGHT OF ELECTRICAL POWER POLES**

New electrical power poles at the Lompoc Oil and Gas Plant shall be no higher than 45 feet above ground surface. Height measurements shall be included on all plans to be submitted to Planning & Development prior to land use clearance.

## **M. COMMERCIAL FISHING**

### **M-0 COASTAL DEVELOPMENT PERMIT CONDITIONS**

If the California Coastal Commission does not impose conditions determined by County to be substantially equivalent to those specified in M-2 through M-9 when issuing their Coastal Development Permit for this project, such conditions may be imposed by County pursuant to permit condition B-3.

### **M-1 JOINT OIL/FISHERIES COMMITTEE**

PXP shall participate in and provide reasonable financial support for the Joint Oil/Fisheries Committee and Joint Oil/Fisheries Liaison Office (JO/FLO) formed to improve communications between the industries, notify fishermen of oil-related activities (including changes to the project or activity schedule that could affect fishermen, seismic surveys, and tanker traffic changes), facilitate filing of damage claims by fishermen, and resolve potential

conflicts between the industries until such time as the Point Pedernales/Tranquillon Ridge project is fully abandoned and the site restored. PXP shall share in the costs of establishing and maintaining the JO/FLO to the extent other entities are required to participate in the funding. If no other entities contribute to the funding of the JO/FLO, PXP shall be responsible for the full costs. PXP shall demonstrate compliance with this condition by reporting its payments annually to P&D. *(Added April 21, 2008)*

## **M-2 NOTICE OF CONSTRUCTION ACTIVITIES**

Not less than 30 days before commencing any significant offshore construction, repair, maintenance, testing or inspection activities (including seismic testing or exploratory drilling), PXP shall give notice thereof to those commercial fishermen operating in Santa Barbara County waters with commercial licenses from the California Department of Fish and Game. Such notice shall be given by PXP via the Oil/Fisheries Liaison Office in the following manner:

- a) by posting at the Harbor Master's offices at Santa Barbara, Ventura, Avila, and Morro Bay;
- b) by daily announcement until construction is completed over VHF marine radio; and
- c) by U.S. mail to all such licensed commercial fishermen who have made a written request for such notification.

Forty five (45) days prior to construction of any offshore components, PXP shall demonstrate to P&D plans for compliance with this condition.” *(Modified November 8, 2000)*

## **M-3 LOCAL FISHERMEN'S CONTINGENCY FUND**

PXP shall cooperate with other oil companies, the fishing industry, and the Coastal Commission to develop a Local Fishermen's Contingency Fund administered through the existing Fisheries/Oil Liaison Office or other appropriate office. This fund shall be set up as a loan program to provide speedy equipment replacement for commercial fishermen in order to minimize economic loss while awaiting payment on Federal Fishermen's Contingency Fund claims and for those claims by fishermen for damage attributable to the Point Pedernales/Tranquillon Ridge project which are not covered under the federal program. The fund shall be a revolving industry-supported contingency fund and shall operate to loan or reimburse fishermen for lost/damaged gear within 15 working days of submission of reasonable claims. PXP shall use the guidelines established through the Joint Oil/Fisheries Committee to resolve disputes over damage to commercial fishing gear resulting from support vessel traffic to and from Platform Irene. The JO/FLO shall facilitate dispute resolution as necessary. Said program shall be operational prior to offshore construction activities and shall continue through the life of the project or until the utility of the program is no longer deemed valid by the County. *(Modified April 21, 2008)*

## **M-4 POST-CONSTRUCTION SURVEY OF OCEAN BOTTOM**

Disturbance to the ocean bottom from pipeline installation shall be minimized so as not to alter trawling activity. PXP shall conduct a post-construction survey for both pipeline and platform for location of construction debris, ocean bottom alterations, and pipeline surface protrusions.

Structural plans and sonar survey results will be submitted to Planning and Development (P&D) for approval prior to operation. The results of the survey will be used to ensure that disturbances that could inhibit trawling are corrected. Any project-related scarring of the ocean bottom identified in the post-construction report shall be remediated to the satisfaction of P&D, and all debris shall be removed. *(Modified November 8, 2000)*

#### **M-5 FISHERIES TRAINING PROGRAM**

PXP shall require all oil- and gas-related support boat operators to participate in an agency-approved Fisheries Training Program, such as that required by the Minerals Management Service.

#### **M-7 CONTRIBUTION TO FISHERIES ENHANCEMENT FUND**

Annual payments to a Fisheries Enhancement Fund, the purpose of which is to mitigate identified financial impacts on the commercial fishing industry by oil development activities, shall be made by PXP based on the PXP and Exxon impacts defined in the EIS/EIR (84-EIR-7). For offshore construction of the platforms and pipelines, PXP's permit fees shall be \$5,000. During production, PXP's permit fees shall be \$3,250 (base amount to be adjusted annually per the Consumer Price Index) annually for the life of the project. Prior to using PXP's facilities, Exxon shall contribute \$100,000 to offset construction related impacts to the fishing industry caused by Project Shamrock. Exxon shall be required to contribute \$3,250 annually for the life of the project, once production begins. Collection or recovery of fees from any other user of the Lompoc Oil and Gas Plant shall be the responsibility of PXP.

The Fund shall provide for capital and operating expenditures for enhancing the fishing industry's ability to catch, land and process commercially valuable fish stocks. Proposals for the use of the Fund will be accepted and evaluated by Planning and Development, through PXP on the basis of their ability to mitigate or offset the impacts, and approved by the Board of Supervisors. Subject to the funding limitations expressed above, such expenditures shall include, but are not limited to, fisheries enhancement, pier, dock and harbor improvements, providing seafood hoisting equipment and promoting marketing of local fish resources.

#### **M-8 COOPERATION WITH SANTA BARBARA CHANNEL/SANTA MARIA BASIN VESSEL TRAFFIC CORRIDOR PROGRAM**

PXP shall cooperate with the Santa Barbara Channel/Santa Maria Basin Offshore Oil Service Vessel Traffic Corridor program as set forth by the Joint Oil/Fisheries Committee and monitored by the Joint Oil/Fisheries Liaison Office. The corridors shall be reduced to 50 feet in width through historical kelp bed resource areas as identified in the EIS/EIR (84-EIR-7). PXP shall require that support vessels from Port Hueneme use the U.S. Coast Guard's recommended marine traffic corridors to the maximum extent feasible. Prior to approval of the zoning clearance for the Tranquillon Ridge project, PXP shall submit a plan for implementing this requirement to P&D for review and approval. *(Modified April 21, 2008)*



## **M-9 MOORING OF SUPPORT VESSELS**

All support vessels, when moored, shall be moored according to a plan developed by PXP that would minimize disturbance to commercial fishing activities and hard bottom habitats while maintaining safety standards.

## **N. RECREATION**

### **N-1 CONTRIBUTION TO COASTAL RESOURCE ENHANCEMENT FUND**

PXP shall contribute to the Coastal Resource Enhancement Fund (CREF), developed by the County and designed to be used for enhancement of coastal recreation, aesthetics, tourism and/or environmentally sensitive resources. Guidelines for determining applicant fees are now being established as part of the County Oil and Gas Policy Analysis and should be in place prior to facility startup. Once a specific fee is determined, based on project-specific impacts, PXP will be required to make annual fee payments of said amount. PXP's contribution to the fund shall not exceed \$325,000 annually for the life of the project. County will consider other applicant contributions and mitigations in developing appropriate pro-rata contributions. Proposals for the use of this Fund will be solicited, accepted and evaluated by Planning and Development and approved by the County Board of Supervisors in noticed public hearings.

## **O. TRANSPORTATION**

### **O-1 PROGRAMS TO MINIMIZE TRAFFIC-RELATED IMPACTS**

Prior to the approval of the Final Development Plan, two worker transportation programs designed to minimize traffic-related impacts shall be approved by Planning and Development and the Department of Public Works, Roads Division. Both programs must consider both PXP employees and contractors.

- a) Construction Plan: Plan shall identify on- and off-site parking areas, access routes, shuttle program to reduce number of working vehicles on and along onshore pipeline construction corridor, measures to avoid traffic conflicts with local residents and VAFB personnel using affected roads, number of vehicles accessing the Lompoc Oil and Gas Plant site and incentives for ride-pooling/van-pooling to the site. Construction worker traffic and parking shall not interfere with normal and reasonable uses of private property, military or recreational areas. The Construction Traffic Mitigation Plan shall be submitted by PXP and approved by County in consultation with affected property owners prior to initiation of onshore construction.
- b) Production/Operation Plan: Plan shall identify relationship between onsite parking availability and carpool/vanpool program; shift change parking requirements; need and use of off-site parking areas, and the scheduling of routine truck traffic to avoid peak hours of traffic at the Lompoc Oil and Gas Plant.

**O-2 OFFSITE ROAD FEE**

Under the existing County program, an offsite road fee will be required for peak hour trips generated by permanent workers associated with the PXP project. This fee shall be based on the projected peak hour trips estimated in the EIS/EIR (84-EIR-7) of 28, multiplied by the fee developed for the Lompoc area for the PXP project of \$300, and 23 peak-hour trips multiplied by the fee developed for the Goleta area of \$1,100 for the Exxon project. The amount of payment shall be reviewed and approved by the County Department of Public Works, Roads Division three months after approval of the Final Development Plan to reflect any credits associated with improvements to area roads as identified in the conditions of approval and when more information is available on plans for van-pooling. Said payment will be deposited by the Road Division of the Public Works Department into the Road Improvement Trust Fund. Said payment shall be used for traffic related road improvements in the impacted areas specified in the EIS/EIR (84-EIR-7). Funds directed to improvements in the specified area shall be used to offset and/or reimburse any County expenses to accomplish both engineering and construction of the improvements.

If said payment has not been made within one year of approval of the Final Development Plan, the amount of said payment shall be adjusted by the amount equal to the change in the construction cost index for the preceding year, or increased to the then current fee adopted by the Board of Supervisors, whichever is less.

**O-3 SCREENING OF PARKING AREAS**

Any new permanent parking areas shall be screened from public view pursuant to the landscape plan approved by the Board of Architectural Review. Any parking areas developed for use during construction shall be screened from public view to the maximum extent feasible.

**O-4 COMPLIANCE WITH PARKING REQUIREMENTS**

Prior to approval of the Final Development Plan, PXP shall demonstrate compliance with the provisions of the parking requirements of Division 6, "Parking Regulations," of Article III Zoning Ordinance.

**O-5 INSTALLATION OF WARNING SIGNS**

During the construction period of the Lompoc Oil and Gas Plant, PXP shall install warning signs, to be used to warn approaching motorists of truck traffic where the site access road meets Harris Grade Road. All plans and procedures for designing and/or installing warning signs must be approved by Caltrans and the Department of Public Works, with notification of such approval submitted to Planning and Development prior to construction at the site.

**O-6 PLANS AND PROCEDURES FOR PIPELINE ROAD CROSSINGS**

The final engineering plans and procedures for all pipeline crossings of County roads must be approved as part of the Final Development Plan by the Department of Public Works. Notification of such approval must be submitted to Planning and Development prior to construction at the site.

## **O-7 MITIGATION PLAN FOR IMPACTS TO COUNTY ROADS**

Prior to the Final Development Plan, PXP must submit to the Department of Public Works for approval a plan to mitigate impacts to all County roads which will be used during construction. This plan will include the type of vehicles and machinery which will traverse the roads, the frequency of road use for each piece of equipment and vehicle, and the gross vehicle weights loaded and unloaded. This includes the above information for trucks carrying pipe, fuel, construction supplies, or construction crews through the County to the construction spreads. This plan shall include an agreement with the County to repair any obvious damage to the satisfaction of the Public Works Director and any reasonable fees associated with eventual reconstruction caused by project related damages of the public roads. Prior to drafting this agreement, County shall coordinate with PXP in compiling a list of County roads which will be used for construction of the pipeline. PXP shall demonstrate property owner approval of private road maintenance plans or terms to the Planning and Development and Public Works Departments prior to approval of the Final Development Plan.

Prior to construction of the gas processing facility, PXP shall submit to Public Works, Roads Division for review and approval all engineering and construction drawings for the deceleration lane on Purisima Road. Prior to operation of the gas plant, the Purisima Road deceleration lane shall be engineered and constructed by PXP to the satisfaction of Public Works.

Prior to construction, PXP shall also coordinate with Public Works to install a deceleration lane on Harris Grade Road at the Oil and Gas Plant entrance. Prior to operation of the gas plant, PXP shall either design and construct or contribute funding to include the Harris Grade Road deceleration lane addition into the County Harris Grade Road widening project, currently being designed by Roads Division. Public Works shall complete an additional evaluation of Harris Grade Road south of Burton Mesa Boulevard and make a recommendation regarding the necessity for additional shoulder improvements. PXP shall either design and construct or contribute funding to implement recommendations by Public Works. *(Modified July 10, 1996)*

## **O-8 CONSTRUCTION EQUIPMENT PARKING**

For the Lompoc Oil and Gas Plant construction activities, construction equipment parking shall be restricted to the immediate vicinity of the Oil and Gas Plant site. This area shall be identified on the construction drawings. *(Modified July 10, 1996)*

## **O-9 IMPROVEMENT OF INGRESS/EGRESS AT LOGP**

Working with a Planning and Development-approved biologist, PXP shall trim the height of existing vegetation 200 feet south of the entrance to the Lompoc Oil and Gas Plant prior to construction to improve sight distance for ingress and egress of construction equipment and workers. PXP shall evaluate sight distance annually to determine the need to trim vegetation or implement alternative traffic safety measures. Any trimming of vegetation shall be conducted under the direction of a P&D-approved biologist. *(Modified November 8, 2000)*

## **O-10 LIMITATIONS ON TRUCK TRIPS**

Truck trips associated with hauling of excess site soils shall occur on pre-approved haul routes outside of peak traffic periods, and shall be limited to between 8:30 a.m. and 4:00 p.m.

During operation, PXP's gas plant shall be limited to a maximum of 75 truck trips per month. This limitation shall apply to all trucks servicing the gas plant, including NGL/LPG, sulfur cake, and amine solution transportation. PXP shall submit monthly reports on the number and type of truck trips to P&D. (*Modified July 10, 1996*)

## **P. SYSTEMS SAFETY AND RELIABILITY**

### **P-1 SYSTEM SAFETY AND RELIABILITY REVIEW COMMITTEE**

PXP shall submit all project-related onshore facility and pipeline construction and process diagrams and operating procedures, Process and Hazard Analysis acceptable to the Systems Safety and Reliability Review Committee (SSRRC). This committee may employ a third-party technical review in order to help identify and correct possible design hazards and to ensure mitigation of potential public risk prior to construction and subsequent design modification. This review shall also evaluate all mitigations identified in the project's permit applications and environmental review documents, as described on page 1 of the project's FDP conditions of approval. The SSRRC consists of representatives from Planning & Development, Building & Safety and Energy Divisions, the APCD, the County Fire Department Protection Services Division, Hazardous Materials Unit, and Office of Emergency Services. Other County departments are also expected to be represented for specific issues as needed. Design recommendations resulting from this review shall be incorporated into PXP's plans prior to construction or other appropriate time as determined by the SSRRC. Recommendations concerning operating procedures shall be adopted for the affected onshore facilities prior to operation. Recommendations identified for the proposed facilities shall be implemented prior to operations. All reasonable costs associated with any review shall be borne by PXP. PXP shall be entitled to participate fully in the review process.

The SSRRC may require as-built inspections or the submittal of as-built drawings for approval prior to the operation of any plant modifications. Any failure by PXP to comply with any requirement listed in this condition shall be subject to a Stop Work Order and shall constitute a violation of this permit. (*Modified November 8, 2000*)

### **P-2 SAFETY INSPECTION, MAINTENANCE AND QUALITY ASSURANCE PROGRAM**

Prior to the issuance of Land Use Permits, PXP shall submit a detailed Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP) for all onshore and offshore (within 3 miles of shore) facilities and pipelines and which shall be implemented during construction and operations. The plan is a dynamic document and, as such, updates including the relevant recommendations and mitigations of the project's various environmental review documents and approved modifications (84-EIR-7, 92-EIR-13, the gas reinjection application and SEIR Addendum dated April 26, 1995, the PXP gas plant application and Addendum dated July 1, 1996, and the PXP off- to onshore natural gas pipeline hydrogen sulfide concentration increase application and Addendum dated February 8, 1999, and the Tranquillon Ridge Final EIR, 06EIR-00005), new procedures, safety and maintenance technologies and processes shall be reviewed

jointly by PXP and the County through the Operations EQAP (Condition C-1) and the SIMQAP shall be revised as appropriate.

The Program shall include, but not be limited to, establishing procedures for review of safety inspection records, regular maintenance and safety inspections, periodic safety audits, development of safety system testing protocols, training and experience standards for personnel and use of simulators in training programs, inspections of all trucks carrying hazardous and/or flammable material prior to loading, monitoring of critical safety devices and systems, and risk analysis review of the routing of all trucks carrying hazardous material. The Program shall include provisions for inspection of the oil emulsion pipeline on a regular basis and at least annually, as determined by the County and other appropriate regulatory agencies through the life of the project. Inspections shall use the Best Available Technology (BAT) to identify any deteriorating or inadequate welds and corrosion. The Program shall also include inspections for unsupported spans at least every two years. Where identified structural anomalies or unsupported spans that compromise the integrity of the pipeline as determined by the County and/or other appropriate regulatory agency, flow through the pipeline shall cease until repairs can be effected to restore pipeline integrity. The Program also shall include provisions to shut down the pipeline if the control system detects an upset condition. Following an unintended shutdown, the pipeline shall not be restarted until the appropriate steps have been completed pursuant to Appendix A, *Response Procedure for Unintended Shutdown of Platform Irene and the 20" Oil Emulsion Pipeline*, of PXP's Operating Manual for Platform Irene to LOGP Pipeline System. The Program shall be reviewed and approved by the System Safety and Reliability Review Committee and/or its consultants prior to start up. PXP shall implement the approved plan and shall provide for involvement of the Onsite Environmental Coordinator (Condition C-1), County staff or its consultants involvement in all inspections. All costs associated with this review process shall be borne by PXP.

Prior to operation of the sales gas pipeline, PXP shall hydrotest the pipeline from the LOGP to the Righetti Valve Box. Prior to operation of the gas plant, PXP shall smart-pig the sales gas pipeline from the LOGP to Righetti Valve Box. Smart pig results shall be submitted to the SSRRC for review. Sections of the pipeline showing defects or evidence of corrosion shall be replaced or repaired as determined by SSRRC. In the event a smart-pig cannot be run in the sales gas pipeline, the SSRRC, in consultation with PXP, shall determine a technically feasible alternative. *(Modified March 1, 1999)*

Prior to approval of the zoning clearance for the Tranquillon Ridge project, the SIMQAP shall be revised to incorporate, among any other necessary updates, the upgraded leak detection system required in FDP Condition P-16 and other specific components described above. *(Modified April 21, 2008)*

### **P-3 FACILITY EMERGENCY RESPONSE PLANS**

Prior to the issuance of Land Use Permits, for the Lompoc Oil and Gas Plant (LOGP) and pipelines, PXP shall submit an Emergency Response Plan (ERP) for each of these facilities. The intent of this plan is to detail response procedures to be implemented by PXP for accidental events that pose potential significant threats to life, property, and the environment. This plan shall be based on a comprehensive risk analysis. The plan shall be reviewed and approved by the Office of Emergency Services (OES), the Fire Department, and Planning and Development (P&D) prior

to startup. OES shall consult with County Fire Department, Protection Services Division prior to OES approval of the Emergency Response Plans.

Emergency Response Plan documents are dynamic and, as such, it shall be reviewed jointly by PXP and the County and revised, as appropriate, to incorporate the relevant recommendations of the project's various environmental review documents and approved modifications (as described in the project description on page 1 of the FDP conditions of approval), new planning strategies or changes in procedures, new technologies, and the acquisition and implementation of more effective feasible recovery and containment equipment as it becomes available. PXP shall demonstrate the effectiveness of the Emergency Response Plan by responding to surprise drills which may be called by the County on the property or along the pipeline route or along product transportation routes. If critical operations are underway, PXP need not respond but shall explain the nature of the critical operations and why response is not possible. PXP shall implement reasonable changes as required by the County's ERP-reviewing agencies (Office of Emergency Services, County Fire Department, and P&D) after review of PXP's drill performance. *(Modified November 8, 2000)*

PXP shall submit an updated ERP to P&D, OES, and the Fire Department for review and approval prior to approval of the zoning clearance for the Tranquillon Ridge project. This update shall address equipment and operational modifications due to implementation of the Tranquillon Ridge project, as well as any other necessary or timely revisions. *(Modified April 21, 2008)*

#### **P-4 COUNTY EMERGENCY RESPONSE PLAN**

Prior to approval of the Final Development Plan, PXP shall enter into an agreement, acceptable to County Counsel, to provide its reasonable pro-rata share of funds to the County (administered by the Emergency Service Coordinator) in order to develop and implement a feasible County Emergency Response Plan for oil and gas industry related emergencies. Said plan shall be developed to assure that County emergency response procedures adequately interface with the PXP emergency response procedures. As appropriate, the County shall request funds from other oil and gas industry operators to aid in funding of the County Emergency Response Plan.

#### **P-5 HAZARDOUS MATERIAL AND WASTE MANAGEMENT PLAN**

Prior to start-up of facilities approved in 91-DP-17 and any subsequent modifications or additions to facilities within the meaning of Condition A-11, PXP shall submit a Hazardous Material and Waste Management Plan to the County Fire Department, Protection Services Division and Planning and Development for all facilities modified under this action. The Plan shall be reviewed and approved by the Fire Department, Protection Services Division and Planning and Development, prior to start up.

The Plan shall demonstrate compliance with the provisions of the Uniform Fire Code as adopted in Chapter 15 of the Code of Santa Barbara County and the provisions of the Health and Safety Code §25500 et seq, Chapter 6.95 Business Plan Requirements, with the exception of emergency response procedures which are complied with in Condition P-3.

The Hazardous Material and Waste Management Plan shall include but not be limited to the following:

- a) The requirements of a hazardous materials management plan as identified by the County Environmental Health Services condition letter of June 7, 1985.
- b) Locations and methods for storing hazardous materials and wastes.
- c) Treatment procedures, or justification where none are used, to reduce the hazardous nature of the materials before they are permitted to leave the site.
- d) Specific routes for transportation of hazardous waste materials to Class I disposal sites consistent with County policy.
- e) Letter of commitment that the materials are transferred by a carrier licensed in hazardous material transport.
- f) Letter of commitment ensuring complete accounting of intake, processing, and exit of hazardous material and wastes.
- g) Detailed description of a monitoring system to be installed, capable of detecting hazardous material and wastes that may escape from primary storage devices.

*(Modified November 8, 2000)*

**P-6 CRUDE OIL SAMPLES FOR IDENTIFICATION**

Within 60 days of Tranquillon Ridge operation, PXP shall provide to the County Petroleum Office separate representative samples of the Point Pedernales crude oil, the Tranquillon Ridge crude oil, and the commingled emulsion for use in source identification of any accidental oil spill. Updated samples shall be submitted biannually or as needed to reflect current oil characteristics. PXP agrees to reimburse County for its share of the cost of samples analysis.

**P-7 APPROVED SITE SECURITY PLAN**

Prior to approval of the Final Development Plan, PXP shall submit to the Santa Barbara County Sheriff's Department for review and approval a site security plan. The plan shall describe procedures to be implemented by PXP which will minimize intentional damage to onshore and offshore facilities which may result in environmental damage or public safety hazards. The plan shall be reviewed and revised as appropriate every five years or when warranted to require incorporation of new planning strategies, new technologies or changes in plant operation, and changes in notification procedures. *(Modified January 8, 1992)*

**P-8 COUNTY FIRE DEPARTMENT MITIGATION FUND**

Prior to approval of the Final Development Plan, PXP shall enter into an agreement with the County Fire Department to establish a funding mechanism to mitigate and bring up to operational standards Firefighter Service capability (staffing level) of Lompoc Fire Station #51. The property tax contribution of the Program Participants to the Santa Barbara Fire Protection District from this project, as well as additional funding, should it become available, shall be credited to the Santa Barbara County Fire Department/District. Implementation of this mitigation measure shall be prior to operation of the Lompoc Oil and Gas Plant. *(Modified April 21, 2008)*

## **P-9 INSTALLATION OF FIRE PROTECTION FEATURES**

All facilities shall have fire protection features installed in accordance with the provisions of the Fire Protection Plan (Condition P-10). All facilities, construction activities, process equipment, and fire protection equipment shall comply with the standards of the National Fire Protection Association, American Petroleum Institute, Uniform Fire Code and the Santa Barbara County Fire Department. Construction of new facilities and/or modification of existing facilities must meet these current fire protection standards.

In the event of a conflict between these standards, the Fire Marshal in consultation with PXP shall make a cost benefit decision regarding which standards shall apply. *(Modified November 8, 2000)*

## **P-10 FIRE PROTECTION PLAN**

Prior to the issuance of the Land Use Permit, PXP shall submit and obtain approval from the County Fire Department for a Fire Protection Plan for the Lompoc Oil and Gas Plant. The Fire Protection Plan shall address, but not be limited to the following criteria as they apply to the project:

- Introduction
- Project Description
- Process Description
- Identification of Plan Design Team
- Fire Risk Analysis and Fire Hazard Assessment
- Fire Protection Concepts
- Training
- Fire Prevention and Inspection Program
- Fire Protection and System Maintenance Program
- Ignition Control
- Flammable Vegetation Management Plan
- Access Roadway, both internal and external to facilities
- Water Supply
- Fire Pumps
- Pump House
- Fire Flow
- Water Mains
- Water System Valving
- Fire Hydrants
- Monitors
- Hose Reels
- Water Spray Systems
- Loading Areas
- NGL and LPG Loading Areas
- Sulfur Loading Area
- Methanol Tank and Loading
- Waste Water Retention Tank
- Protection for Main Office Structures
- Construction
- Control Rooms



- Flame, Gas and Smoke Detection and Monitoring
- Dike, Drainage and Sewer Systems
- Drainage
- Protection for Piping
- Mobile Fire Equipment
- Fire Extinguishers
- Notification of Fire Department of Fire and other Emergencies
- Emergency Shut Down and Isolation Features and SCADA systems
- Product Identification
- Relief Valves and Flare Identification
- Identification of Piping, Tanks and Vessels
- Naming of Streets and Access Roadways
- Compressor Protection
- Boiler Protection

PXP shall submit an updated Fire Protection Plan to the Fire Department and for review and approval and shall provide a copy of the updated and approved Fire Protection Plan to P&D prior to approval of the zoning clearance for the Tranquillon Ridge project. This update shall address equipment and operational modifications related to the Tranquillon Ridge project, an updated Flammable Vegetation Management Plan and Fire Prevention and Inspection Program to minimize possibility of a brush fire, and any other necessary or timely revisions. PXP shall update the Fire Protection Plan as necessary to incorporate the modifications at Valve Site #2, including new power lines and substation, approved as part of the Tranquillon Ridge project prior to approval of the zoning clearance for these modifications. (*Modified April 21, 2008*)

(There is no Condition P-11)

#### **P-12 VESSEL/PLATFORM COLLISION**

Prior to Final Development Plan approval, PXP shall file with Planning and Development, for informational purposes only, Coast Guard approved plans, when such plans are required, to ensure that the risks of a vessel/platform collision are minimized.

#### **P-13 OIL SPILL CONTINGENCY PLAN (OIL SPILL RESPONSE PLAN - OSRP)**

Prior to Final Development Plan approval, PXP shall submit an Oil Spill Contingency Plan (renamed Oil Spill Response Plan) detailing cleanup procedures and restoration procedures to be employed in the event of a spill. This plan shall be reviewed and approved by Planning and Development, Fire Department, and the Office of Emergency Services prior to startup. Procedures and techniques shall be selected to augment the Emergency Response Plan, and are in addition to federal and state requirements for Spill Prevention, Control, and Countermeasure or Oil Spill Contingency Plans. PXP shall demonstrate spill response capability and familiarity with sensitive terrestrial biological resources by responding to not more than two surprise oil spill drills each year which may be called on the property or along the pipeline route. Bird and wildlife rehabilitation centers within the area shall be included in at least one drill (planned or surprise) each year. If such center is not available in the area prior to operation of the Tranquillon Ridge project, PXP shall contribute a pro-rata share of funds necessary to cover the costs of establishing and operating a bird and wildlife rehabilitation center. The intent of the Oil Spill Contingency

Plan is to detail spill site restoration subsequent to emergency response on the property, or along the pipeline route. In addition, the Oil Spill Contingency Plan shall incorporate the portions of the plan mentioned in previous sections. The plan is a dynamic document and, as such, it shall be reviewed jointly by PXP and the County and revised as appropriate to incorporate new planning strategies or changes in procedures, new technologies, and the acquisition and implementation of more effective feasible recovery and containment equipment as it becomes available. (*Modified January 8, 1992 and April 21, 2008*)

PXP shall update its Oil Spill Response Plan (OSRP) to specifically address the increased volumes of oil that could be spilled to the ocean and in sensitive habitats, including rivers and streams, due to the increased amount of oil being produced at the platform and transported to the LOGP for the Tranquillon Ridge project. In addition, the updated OSRP shall address the following:

1. Detailed spill response strategies/techniques to reduce the likelihood and/or severity of a spill reaching sea otters and pinniped colonies (e.g., staging of containment equipment near colonies for rapid deployment; detailed protocols for handling and rehabilitation of oiled otters and pinnipeds, and identification of site-specific methods to avoid disturbing known pinniped colonies during clean-up activities);
2. Detailed spill response strategies/techniques and site-specific measures to reduce the likelihood and/or severity of a spill along watercourses and at other sensitive onshore habitats and to incorporate other biological resource protection requirements of FDP Conditions H-0 and H-9;
3. Identification and evaluation of low-impact clean-up procedures, as discussed in Condition H-9.
4. Provisions for restoration to pre-spill conditions in the event soil excavation is needed to expose buried pipeline or to clean-up a spill within a stream bed.
5. Maintenance of and annual (or more frequent) inspection of spill containment and clean-up equipment to ensure equipment is at full readiness at all times;
6. Re-evaluation of Corexit 9527 as a potential dispersant;
7. Updated training requirements for oil spill response personnel to specifically include training on the updated response techniques (including non-clean-up options), protocols, and equipment and annual refresher trainings, and at least one drill per year;
8. The upgraded leak detection system required for the Tranquillon Ridge project pursuant to FDP Condition P-16;
9. The cultural resource protection provisions required in FDP Condition I-9;
10. Identification of bird and wildlife rehabilitation centers in area; or, if none exist, plans for establishing and contributing to a fund to provide for such center.

This updated OSRP shall be submitted to P&D for review and approval prior to the introduction of Tranquillon Ridge oil or gas production into the pipeline system between Platform Irene and the LOGP.

*(Modified April 21, 2008)*

(There is no Condition P-14)

#### **P-15 SOUR GAS PIPELINE**

If produced gas becomes sour, PXP shall assign priority attention to the hazards associated with the production and transport of hydrogen sulfide gas through the implementation of programs described in Conditions P-1, P-2, and P-3. To the extent appropriate, State regulations dealing with the handling of this gas and other hazardous substances shall be included as conditions of this permit.

Operation of the sour gas pipeline shall not exceed 600 pounds per square inch and 8,000 parts per million hydrogen sulfide throughout the life of the project. As part of any application to increase the pipeline operating pressure and/or hydrogen sulfide concentration, the operator shall conduct a risk assessment to demonstrate to the County's satisfaction that such increase would not create an increased public risk associated with the sour gas pipeline. If such demonstration cannot be made, the proposed increase in operating pressure/concentration shall not be approved or implemented.

Should Cabrillo High School choose to expand its facilities, PXP shall take appropriate measures, approved by the System Safety and Reliability Review Committee, to ensure that any risk to the expansion from the sour gas pipeline remains at a level of insignificance. Such measures may include, among other things, relocation of the pipeline or lowering its operating pressure. Relocation of the pipeline or other physical modifications will require appropriate permit approval.

#### **P-16 PIPELINE LEAK DETECTION**

PXP shall design the project such that the entire project will integrate the supervisory control and data acquisition (SCADA) or other monitoring system for all the components of this project in a manner so as to provide timely and efficient detection, shutdown, notification and response to an emergency involving any of the project components. In addition, a telephone *Hotline* shall be provided between each component. All components, and their operators, shall be linked together by radio for purposes of emergency response. Gas pipelines shall have adequate safety measures to provide rapid detection of small or large leaks, and undelayed shutdown. Any break, rupture, and/or damage to the pipeline shall result in the orderly shutdown of the pumping operations, and will activate shut off valves in a manner which will minimize environmental damage.

Prior to approval of the zoning clearance for the Tranquillon Ridge project, PXP shall submit plans to P&D for review and approval for installation of an upgraded, state-of-the-art leak detection system on the existing oil emulsion pipeline. The upgraded system shall use the Best Available Technology (BAT) for detection of small leaks in the pipeline. PXP shall provide the County's Systems Safety and Reliability Review Committee (SSRRC) with an engineering evaluation of the technologies that have been used in applications similar to the Tranquillon Ridge project and the demonstrated effectiveness and reliability of the systems selected by PXP. The

SSRRC shall review and approve the leak detection technologies prior to their installation. PXP shall validate the detection capabilities of the leak detection systems through testing with SSRRC oversight during operation of the Tranquillon Ridge project and report on the testing to the SSRRC. The upgraded leak detection system shall be in place and operational prior to the introduction of Tranquillon Ridge oil into the pipeline system between Platform Irene and the LOGP. *(Modified April 21, 2008)*

**P-17 BEST AVAILABLE AND SAFEST TECHNOLOGY SAFETY AUDITS**

The Lompoc Oil and Gas Plant shall be subject to 5-year safety audits conducted by the Systems Safety and Reliability Review Committee and/or an approved third party consultant for the purpose of incorporating changes in procedures and/or equipment to implement Best Available and Safest Technology (BAST) standards at the facility. All reasonable costs for the review shall be the responsibility of PXP.

**P-18 AS-BUILT PIPELINE ROUTE MAPS**

Upon completion of pipeline construction, PXP shall provide all jurisdictional agencies (Santa Barbara County Fire, Planning and Development, United States Fish and Wildlife Service, Department of Fish and Game, VAFB) with at least two copies of maps showing the finished pipeline routes and shall include locations accessible by fire department emergency response vehicles. Said maps shall be 7 1/2 minute quadrangle scale (one inch equals 24,000 inches) and shall represent topographical features.

**P-19 REVIEW OF PROCESS ALARM AND EMERGENCY SHUTDOWN SYSTEMS**

Prior to the issuance of a Land Use Permit, PXP shall provide to the System Safety and Reliability and Review Committee a comprehensive explanation of all existing and new process alarm systems and emergency shutdown systems within the Lompoc Oil and Gas Plant. The Systems Safety and Reliability Review Committee (SSRRC), which may employ a third-party technical consultant, shall regularly review both existing and new process alarm systems and emergency shutdown systems, as warranted. The systems review may take place during the SSRRC's annual facility audit of the LOGP or at other times, as appropriate. The review shall evaluate the adequacy of the complete system in providing warning of impending dangerous conditions and in shutting down processes in emergency situations, and PXP's response to the systems' activation.

The recommendations of the SSRRC shall be implemented by PXP prior to processing gas products from the Point Pedernales Project, and start-up of new and modified facilities as a result of approval of this project. All reasonable costs associated with any review shall be borne by PXP who shall be entitled to participate fully in the review process. *(Modified November 8, 2000)*

(There is no Condition P-20 or Condition P-21)

**P-22 UNDERGROUND PIPELINE WARNING MARKER**

For any pipeline that extends beyond the Lompoc Oil and Gas Plant facility (i.e., sales gas line and gas/NGL injection line to well Purisima #33 and #73) a ribbon of plastic, or other suitable material, shall be buried 12 to 18 inches below the surface of the trench fill by PXP. The warning

ribbon shall be of the standard width used in the industry and shall extend the entire length of the pipeline. The material shall be brightly colored and be labeled with a warning that the digger is excavating in a hazardous gas pipeline trench. *(Modified November 8, 2000)*

## **P-23 LOGP NGL TRANSPORT**

During operation of a 15 MMSCFD gas processing facility (LOGP), all NGLs, including LPGs, shall be shipped in accordance with Board of Supervisors Resolution No. 93-480 and any subsequent amendments. To assure maximum blending of NGLs, including butanes, into a crude oil pipeline pursuant to Resolution 93-480, such blending shall occur downstream of crude oil storage at the Lompoc Oil and Gas Plant (LOGP), unless another method of blending does not diminish the amount of NGLs, including butanes, that could be blended downstream of storage. Any alternative method other than downstream blending must be approved by the Director of Planning & Development (P&D).

To ensure the maximum amount of NGL is transported by oil pipeline, propane shall be removed from the raw NGL stream prior to blending the NGL with the crude oil. In addition, butane shall be removed from the NGL stream if doing so reduces the number of weekly NGL truck trips by two or more. The propane and butane removed from the NGL stream can be transported by highway or rail. In accordance with Resolution 93-480, the volumes of NGLs shipped from the facility shall be reported quarterly to P&D by type of byproduct and mode of transportation.

LPG/NGL truck transportation shall be limited to a monthly average of 2.3 truck trips per day with a maximum capacity of 9,000 gallons per truck. More frequent truck trips utilizing smaller capacity trucks are not allowed. Excess LPG/NGLs may be re-injected into gas wells 33 or 73.

LPG/NGL and sulfur truck transportation between Buellton and the LOGP shall be limited to off-peak traffic hours to avoid potential conflicts with commuter traffic and reduce the potential for and consequences of an accident. Peak traffic hours shall be defined as 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. This restriction shall be specified in PXP's contracts with appropriate vendors. PXP shall document truck arrival and departure times and provide this documentation to P&D upon request.

All LPG and NGL transportation shall utilize the following route from the (LOGP): Harris Grade Road to Purisima Road, Purisima Road to Mission Gate Road, Mission Gate Road to HWY 246, and HWY 246 to HWY 101.

Any product shipped via highway shall follow the provisions of a County-approved Transportation Risk Management and Prevention Program (TRMPP). Pursuant to Resolution 93-480, the TRMPP shall contain the following components:

- a) Provisions for conducting comprehensive audits of carriers biennially to assure satisfactory safety records, driver hiring practices, driver training programs, programs to control drug and alcohol abuse, safety incentive programs, satisfactory vehicle inspection and maintenance procedures, and emergency notification capabilities. All documentation of such audits shall be available to the County for inspection upon request. A summary of any audits that were conducted during each calendar year shall be submitted to P&D annually.

This summary shall include the name of the carrier and a brief description of the rating given to the carrier.

- b) Provisions for allowing only carriers that receive a satisfactory rating under the audit described in part (a) to transport NGLs from the facility, whether the operator is also the shipper or sells NGLs at the facility.
- c) Truck loading procedures for ensuring that the loading rack operator and the truck driver both conduct, and document in writing, a visual inspection of the truck before loading, and procedures to specify action to be taken when problems are found during the visual inspection.
- d) Provisions for requiring shippers to use carriers with Vehicle Monitoring Systems or comparable systems for governing or monitoring vehicle speed for long distance trips of 100 miles or more one-way.
- e) Provisions requiring shippers to use carriers with cellular phones for shipments via State Route 166.

PXP shall submit a plan to P&D for review and approval indicating the maximum blending levels that are achievable with Tranquillon Ridge project operations prior to the introduction of Tranquillon Ridge gas into the pipeline between Platform Irene and the LOGP. *(Modified November 8, 2000 and April 21, 2008)*

## **Q. FACILITY DESIGN**

### **Q-1 REMOVAL OF DEBRIS**

During the life of the project, PXP will remove any and all above ground debris located on the property, including any abandoned oil and gas pipelines, tanks, pumps and separators not in use.

### **Q-2 FLARING REPORT**

If flaring at the Lompoc Oil and Gas Plant occurs during startup or operation, PXP shall submit a report within 7 working days describing the reasons for flaring and corrective actions to be approved by P&D. If corrective action is unacceptable to P&D, the County may impose additional corrective measures to be implemented by PXP. Planning and Development shall coordinate with APCD on required corrective actions. *(Modified January 8, 1992)*

### **Q-3 COMPLIANCE WITH COUNTY ZONING ORDINANCES**

The Final Development Plan shall demonstrate compliance with Santa Barbara County Coastal Zoning Ordinance and Article III Zoning Ordinance.

### **Q-4 ENERGY CONSERVATION**

Feasible energy conservation techniques shall be incorporated into project design.

PXP shall prepare and Energy Efficiency Study for the LOGP to:

1. Address current and future energy consumption by function (i.e., heater treater, etc.);
2. Assess available and feasible options to optimize energy efficiency of existing equipment and operations;
3. Include a cost-benefit analysis of installing cogeneration capabilities at the LOGP;

The Energy Efficiency Study report shall be submitted to P&D prior to the introduction of Tranquillon Ridge oil or gas into the pipeline system between Platform Irene and the LOGP. Feasible energy-saving techniques or modifications at the LOGP shall be implemented as directed by Planning and Development. *(Modified April 21, 2008)*

**Q-5 TRANSPORTATION OF PROCESSED OIL**

All oil processed by the Lompoc Oil and Gas Plant shall be transported from the facility in accordance with County Local Coastal Plan Policy 6-8. Transportation by a mode other than pipeline may be permitted only in accordance with Coastal Zoning Ordinance Section 35-154.5 (i), applicable Local Coastal Plan policies and control measure R-12 of the Air Quality Attainment Plan, to the extent it is applicable.

**Q-6 COMPLIANCE WITH COUNTY PETROLEUM ORDINANCE**

PXP shall comply with all applicable policies in Section 25 of the Santa Barbara County Petroleum Ordinance No. 2795.

**Q-7 MARINE TERMINAL TRANSPORT OF PROCESSED OIL**

Any oil processed in PXP facilities that is eventually transported through a marine terminal shall only be transported through facilities and with vessels equipped with Best Available Control Technology (BACT), including vapor control systems that are acceptable to the APCD.

**Q-8 USE OF OIL AND GAS PIPELINES ON COMMON CARRIER BASIS**

PXP agrees that the oil and gas pipelines from Platform Irene to Lompoc will each be constructed, operated, and maintained as a common carrier, and will accept from non-owners of the pipeline, tenders for the transportation of oil or gas on reasonable terms and conditions and at just and reasonable rates, which terms, conditions, or rates are published and no less favorable than those applied to shipments by owners of the line, and with no requirement that the tendered oil or gas be sold, exchanged or otherwise transferred to the pipeline or its owners.

When and if oil transported through Tosco Corporation's Lompoc to Orcutt pipeline connects to the All American Pipeline or other common carrier pipeline exiting Santa Barbara County, such pipeline shall be operated as a common carrier or multiple user pipeline, providing for equitable pro-rata access to all producers." *(Modified November 8, 2000)*

## **Q-9 CONSOLIDATION OF OIL AND GAS FACILITIES**

PXP shall operate its facilities as consolidated oil and gas facilities, including gas reinjection facilities, with access for use available on a nondiscriminatory and equitable basis. County retains the right to verify that the use of the facility is conforming with State and County policies on consolidation and to impose additional permit conditions where necessary to assure these policies are being fulfilled to the extent feasible. The intent of this condition is to ensure the multi-company use of oil and gas transportation and processing facilities.

Regarding the consolidation of oil and gas processing, and gas reinjection facilities, in the event that the need for such facilities is demonstrated by other developers to the Planning Commission, PXP shall make available to such other developers any excess capacity of the PXP project facilities. In the event that sufficient excess capacity does not exist within the PXP project facilities to serve the needs of such other developers as demonstrated to the Planning Commission, PXP shall make its Lompoc Heating, Separating, and Pumping Facility property available to other developers for the construction of additional permitted oil and gas-related facilities. In the event that such necessary facilities are not permissible pursuant to the County's consolidation policies, PXP shall reduce its throughput on a pro-rata basis to accommodate such other developers.

Prior to the issuance of the Land Use Permit for the Lompoc Oil and Gas Plant and at any time thereafter, as requested by the County, PXP shall submit to the Director of Planning and Development terms under which other producers in the area would be permitted to enter and use either the facilities or property for oil and/or gas processing or storage facilities, or ancillary facilities including but not limited to electrical substations, water treatment facilities, and wastewater loading facilities. If these terms are determined to be unacceptable to potential users of the facility and if agreement cannot be reached, the County reserves the right to impose additional conditions as described above to amend the permit. The intent of this condition is to ensure the efficient and maximum multi-company use of oil and gas transportation and processing facilities.

## **R. ABANDONMENT**

### **R-1 REDUCTION OF OIL OR GAS PROCESSING THROUGHPUT**

When oil or gas processing throughput is reduced to three percent (3%) or less of permitted capacity, the County of Santa Barbara shall review the facility permits and conduct a public hearing to determine if abandonment or other actions are appropriate.

### **R-2 DEMOLITION AND RECLAMATION PERMIT**

Pursuant to Section 35.56 (Abandonment and Removal Procedures) of the County's Land Use & Development Code (LUDC) and Section 35-170 of Article II, Coastal Zoning Ordinance, PXP shall submit an application to P&D to either defer abandonment or to obtain a Demolition and Reclamation Permit upon the occurrence of certain conditions specified in Section 35.56.030 (Requirement to File an Application) of the LUDC and Section 35-170 of Article II.



In addition to required elements of the Application for a Demolition and Reclamation Permit, PXP shall incorporate procedures to implement Condition R-3, below. *(Added April 21, 2008)*

### **R-3 SITE RESTORATION**

Immediately following permanent shutdown of the facility, PXP shall remove any and all abandoned processing facilities and unburied portions of the pipeline between Surf and Orcutt constructed under this permit, remediate (if necessary), recontour and revegetate the site in accordance with a County-approved Demolition and Reclamation Permit. Underground pipelines that have the potential to become exposed, as determined by P&D, shall also be removed. Any soils that are found to be contaminated as a result of the project shall be remediated to the satisfaction of the County.

As part of decommissioning the gas processing at the LOGP, PXP shall remove all above ground portions of the 6-inch sour gas pipeline from the LOGP to the Gas Company sales gas pipeline tie-in. The remaining underground portions of the 6-inch sour gas pipeline that do not have the potential to become exposed shall be permanently abandoned. *(Modified November 8, 2000 and April 21, 2008)*

### **R-4 ABANDONMENT FINANCIAL ASSURANCE**

PXP shall post a performance security in an amount sufficient to guarantee equipment removal and site restoration pursuant to Condition R-3 above and which is consistent with County requirements for Abandonment Financial Assurance that are in effect at any time during project operations. The security shall be released upon PXP's completion of required abandonment activities to the County's satisfaction.

PXP shall post this financial assurance in an amount and form acceptable to the County within the time frame required by any Abandonment Financial Assurance requirements adopted by the County, but no later than prior to the introduction of hydrocarbons from the Tranquillon Ridge project into the pipeline system between Platform Irene and the LOGP. *(Added April 21, 2008)*

## **S. LAND USE**

### **S-1 STAKING AND NOTIFICATION OF PIPELINE ROUTE**

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.

### **S-2 PIPELINE CONSTRUCTION HOURS**

Pipeline construction activities shall be prohibited between 4 p.m. and 7 a.m., Monday through Friday in the vicinity of any residence or sensitive biological area. Except for emergency services, construction activities shall not take place on Saturdays or Sundays or any recognized holiday, unless previous arrangements have been made with the affected property owners.

**S-3 MAINTENANCE AND SECURITY AGREEMENTS FOR AFFECTED PROPERTIES DURING CONSTRUCTION**

Prior to approval of the Final Development Plan and prior to approval of the zoning clearance for the substation and power lines for the new pumps at Valve Site #2, PXP shall consult with affected property owners to develop reasonable and mutually satisfactory controls for maintaining the privacy, security and activities of affected properties while construction is in progress. *(Modified April 21, 2008)*

**S-4 INTERRUPTION OF UTILITY SERVICES**

Interruption of telephone, electrical power, water or other utility services shall be minimized to the extent feasible during the pipeline construction period. PXP, or its contractors, shall contact each property owner or the appropriate utility regarding the location of utility lines, and all such utility line locations shall be staked by PXP or its contractors prior to the start of construction on the affected property.

**S-5 COMPLIANCE WITH COUNTY REGULATIONS**

During pipeline-related activities in the County, including pipeline construction, repair, maintenance, inspection, and testing, PXP and its contractors shall comply fully with all applicable statutes, ordinances, rules and regulations, including traffic regulations, of the County. *(Modified November 8, 2000)*

**S-6 PROCUREMENT OF RIGHTS-OF-WAY**

Prior to the issuance of the Land Use Permit or Coastal Development Permit, PXP shall demonstrate to Planning and Development that all rights-of-way necessary for construction of the project facilities have been obtained.

**S-7 RESTRICTED USE OF RIGHT-OF-WAY**

Following installation of the pipeline, use of the right-of-way is restricted to operational maintenance of the pipeline except where expressly permitted by the easement or landowner and consistent with other regulations and conditions.

**S-8 SCHEDULING CONFLICTS**

In the event that scheduling requirements among or between conditions in this permit (or with this permit and conditions imposed by other agencies) conflict with respect to timing, Planning and Development (in consultation with other agencies as appropriate) shall resolve such conflict.

**S-9 CONSOLIDATION OF LOGP TO ORCUTT PIPELINE SEGMENT**

PXP shall install the proposed produced water line, originating in the Orcutt Hills Oil Field within the same or adjacent pipeline trench as the proposed Lompoc to Orcutt pipeline segment (12 inch oil line) approved in this permit. The intent of this condition is to encourage

consolidation of the pipeline corridor and to avoid further disturbance to terrestrial biology, geologic and cultural resources along the ROW. Under no circumstances will Unocal be permitted to use the produced water pipeline for the transport of any fluids until a specific permit for such use has been granted by the County. (Adopted July 10, 1996 - *Previous Unocal condition for 12-inch line to be used for sales gas transmission.*)