



# Tranquillon Ridge Appeals

**Santa Barbara County  
Board of Supervisors**

**October 7, 2008**

■ Hearing Purpose

- Planning Commission Approved Project
  - April 21, 2008
  - 4-0-1 vote
- Three Appeals Filed
  - ExxonMobil/Sunset
  - Vaquero Energy - *Withdrawn*
  - Bruce Bell

■ ExxonMobil Withdrawal

Air Force statement that ***“they cannot provide ExxonMobil and Sunset access to our proposed 25 acre Vahevala drilling and production site...”***

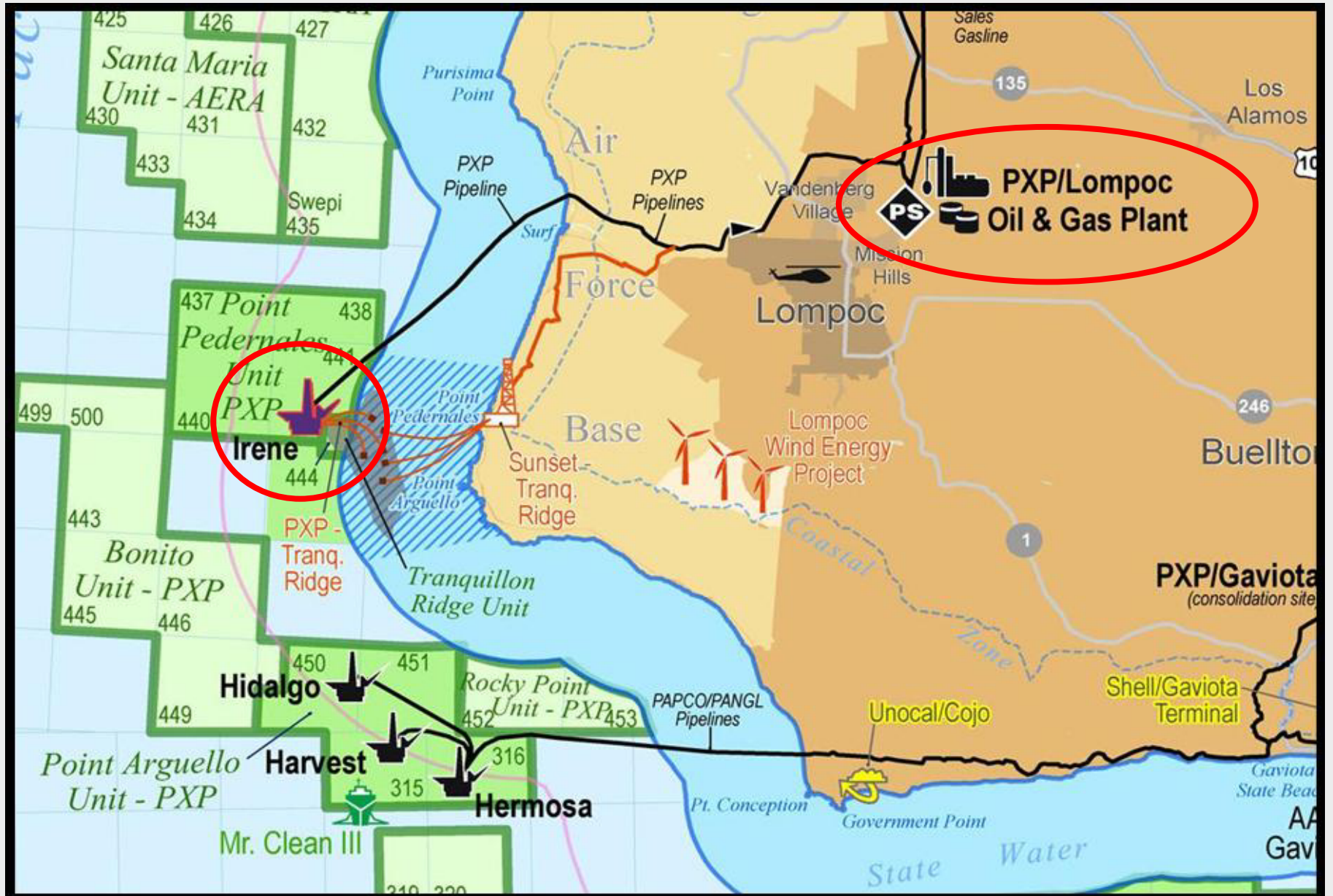
*Staff Report, p. 4*

■ **Bell Standing to Appeal**

- “Aggrieved person” defined in County Code
- No comments or correspondence on Tranquillon Ridge project
- Bell not aggrieved person per County Code
- Deny Appeal based on lack of standing

*Staff Report, p. 4*

# Tranquillon Ridge Appeals



■ PXP Project Description

- 2022 End Date – 14-year project
- ~100 Million Barrels of Oil
- Greenhouse Gas Measures

## ■ PXP Project Description

### □ Detail available in:

- Board staff report (August 19) pp. 2-4
- PC staff report (April 21) Section 5.0
- EIR Section 2.0

■ Environmental Review

- Proposed Final EIR (*April 2008*)
- 30-year Tranquillon Ridge Project
  - 13 Class I impacts (11 for 14-year project)
  - 23 Class II impacts (15 for 14-year project)
- Alternatives
  - VAFB Onshore Alternative
  - Project component alternatives



■ **Bell Appeal**

- Issue: Consideration of significant environmental effects and alternatives
  - Planning Commission considered environmental effects and alternatives
- Staff Recommendation: Deny Appeal

*Staff Report, pp. 5-6*

■ Sunset Appeal – Issue 1

- “Actual” Onshore Alternative
  - VAFB Onshore Alt. adequately described and evaluated
  - Air Force denied access to proposed site
    - June 25, 2008 AF letter
    - October 3, 2008 AF press statement

*Staff Report pp. 4-13*

■ Sunset Appeal – Issue 2

□ LOGP Closure (2022 end date)

- LOGP not a designated consolidated site
- Staff Recommendation: Remove LOGP from 2022 end date in Condition A-6

*Staff Report, pp. 13-19*

■ **Revised Condition A-6** *(second paragraph; changes from PC)*

On or before December 31, 2022, all oil and gas production, transportation, and processing associated with the Tranquillon Ridge Project permitted and 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.

■ **Sunset Appeal – Issue 3**

□ Financial Information

- Vahevala approval less likely
- Estimates of financial benefit/royalties uncertain
- Property tax calculation complex, can be appealed

*Staff Report, pp. 20-21*

**A Revenue Scenario Assuming \$100 per Barrel  
Average Annual Projections over 14 Years**

	<u>Gen Fund</u>	<u>Fire Dept</u>
Property Tax Allocation	\$ 5,250,000	\$3,219,000
1% State Royalties (recreation)	\$ 1,429,000	
Coastal Res. Enhancement	\$ 178,000	
Fisheries Enhancement	\$ 6,175	
Fire Dept. Station 51 Operation		\$ 552,516
P&D Compliance Fees	\$ 70,000	
<b>Total</b>	<b>\$ 6,933,175</b>	<b>\$3,771,516</b>

■ Sunset Appeal – Issue 4

- Planning Commission “failed to address”  
January 12, 2008 Sunset comments on EIR
  - Planning Commission decision well-supported by  
evidence in the record

*Staff Report, p. 23*

*FEIR Section 9.0, pp. 9.3-71 through 9.3-113*

■ Sunset Appeal – Issue 5

- Tranquillon Ridge Project “inconsistent” with General Plan
  - LUDP Policy 11
    - EIR reviewed alternative sites as required
    - Policy consistency analysis, p. D-27



## ■ Sunset Appeal – Issue 6

- Oil spill impacts make Tranquillon Ridge project “inconsistent” with LCP
  - Coastal Act Section 30230
    - Marine impacts other than those from oil spills
  - Coastal Act Section 30232
    - Oil spill impacts
    - Policy consistency analysis = “Inconsistent” (pp. D-4 to D-6)
    - Coastal-dependent override Section 30260 (pp. D-14 to D-16)

■ Sunset Appeal – Issue 7

- Tranquillon Ridge project “violates CEQA provisions”
  - County has thoroughly complied with CEQA
  - Vahevala as proposed not feasible – AF denial

■ **Sunset Appeal – Issue 8**

□ Brown Act “Violation”

- County Counsel May 21, 2008 memo to Planning Commission, Att. B.7 to staff report
- Finding 1.8, Att. A.12 to staff report

## ■ Additional PXP FDP Revisions

- Change modification date to October 7, 2008 and fix minor typos
- A-17: Change date in 2<sup>nd</sup> bullet to October 7, 2013
- Q-9: Revise to clarify requirements
  - P&D memo to Board, September 24, 2008

## ■ Staff Recommendations

### **Sunset Appeal**

- Uphold appeal point regarding LOGP end date and deny remaining appeal points

### **Certify Final EIR**

### **Adopt Findings for Approval**

### **Approve Revised Development Plan**

■ **Staff Recommendations**

**Bell Appeal**

- Deny appeal

**Sunset Appeal**

- Uphold appeal point regarding LOGP end date and deny remaining appeal points

**Certify Final EIR**

**Adopt Findings for Approval**

**Approve Revised Development Plan**

**End of Slides**