

# EMERGENCY PERMIT

## 12EMP-00000-00005

**Coastal Zone:**

Subject to the requirements of Section 35.171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

**Case Name:** ExxonMobil Relocation of Office Trailers  
**Case Number:** 12EMP-00000-00005  
**Site Address:** 12050 Calle Real, Goleta CA 93117  
**APN:** 081-230-025  
**Applicant/Agent Name:** ExxonMobil Production Company  
Attn: Greg Diotte  
**Owner Name:** ExxonMobil Production Company

South County Office  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

Energy Division  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2040

North County Office  
624 W. Foster Road  
Santa Maria, CA 93454  
(805) 934-6250

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## PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for:

The temporary relocation of four trailers (three trailers used as offices and one trailer used as a laboratory) that are currently located in an area known as the Upper Peanut Area (identified with red arrow in Figure 1) to an area ExxonMobil calls the Lower Canyon Parking Area (identified with a green arrow in Figure 1 and a red arrow in Figure 2, located in between the adobe buildings and the Las Flores Canyon entrance). The current location of the three onsite trailers is within the blast zone of the POPCO Gas Processing Facility and the ExxonMobil Oil Treatment Plant. The temporary relocation site is outside the blast zone. No grading is required for the trailers or temporary foundations. The trailers will connect to the current facility electricity source. The three relocated trailers and the one laboratory trailer would be removed when six proposed permanent modular buildings have been permitted, installed, and receive occupancy clearance at the Upper Peanut Area or within one year of issuance of the follow up Coastal Development Permit, whichever occurs sooner.

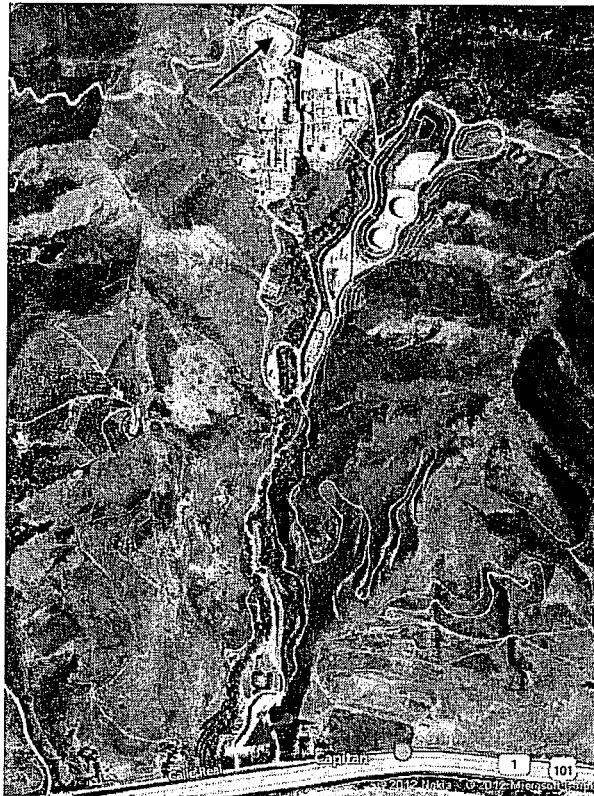


Figure 1. Las Flores Canyon

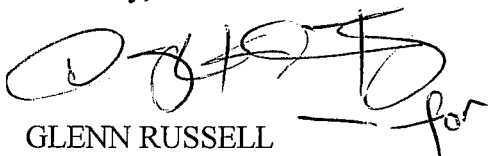


Figure 2. Lower Canyon Parking Area (Trailers Temporary Relocation Area)

The current location of the four trailers is within the operational blast zone of the POPCO Gas Processing Facility and the ExxonMobil Oil Treatment Plant. Allowing the immediate temporary relocation of the trailers to proceed under an Emergency Permit would reduce safety risks to ExxonMobil's employees and contractors by providing a safer working location while the required Coastal Development Permit (CDP) is processed. Postponing the work until the required CDP is processed (a process that could take up to four months) would extend the risk to ExxonMobil's employees and contractors.

Therefore, this situation constitutes an emergency in accordance with the applicable zoning ordinance indicated above and immediate action is warranted. As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. This permit is not valid until signed by the owner/applicant and subsequently issued by the Planning and Development Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,



for

GLENN RUSSELL  
Director of Planning & Development

APPROVAL DATE: September 6, 2012

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**OWNER/APPLICANT AGREEMENT:**

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (Coastal Development Permit, Building Permit, Air Pollution Control District Permit) are required by law to validate the emergency work.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County of Santa Barbara to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County of Santa Barbara to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

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<u>GREGORY W. DIOTTE</u> Print Name	<u>Gregory W. Diotte</u> Signature	<u>9/6/12</u> Date
AGENT FOR EXXON MOBIL		

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**PERMIT ISSUANCE:**

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<u>SUSAN CUSTIS</u> Print Name	<u>Susan Custis</u> Signature	<u>9/6/12</u> Date
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## **BACKGROUND:**

Currently, six trailers are located in the “Upper Peanut Area” in Las Flores Canyon. Five of the trailers are used as office space for ExxonMobil employees and contractors and one is used as laboratory to analyze and test onshore and offshore product streams. In May of 2012, ExxonMobil submitted a Substantial Conformity Determination (SCD) and Land Use Permit (LUP) application to remove these six trailers and install six new modular office trailers in the same footprint. During preparation of the SCD, staff requested information on the blast-resistant standards of the new trailers. In response, ExxonMobil conducted a Blast Study that revealed the Upper Peanut Area is within the blast zone of the POPCO Gas Processing Facility and the ExxonMobil Oil Treatment Plant and that the existing six trailers do not meet the blast-resistant standards. ExxonMobil immediately requested relocation of three of the trailers and one laboratory trailer, and will remove the other trailers from the Upper Peanut Area.

## **FINDINGS OF APPROVAL:**

1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.
2. Pursuant to Section 35.171.5 of Article II, an Emergency Permit may be granted if the Director of the Planning and Development Department makes the following findings:
  - a. *An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit.*

Six trailers that house ExxonMobil employees and contractors were recently identified that they are within the blast zone of the POPCO Gas Processing facility and the ExxonMobil Oil Treatment Plant and that the trailers do not meet blast-resistant standards. Allowing the temporary relocation of the trailers to proceed under an Emergency Permit would allow immediate relocation of ExxonMobil’s employees and contractors to a safer working location. Postponing the work until the required Coastal Development Permit is processed. ExxonMobil has scheduled movers to remove and relocate the trailers as soon as it is issued an Emergency Permit, and this will be completed within 30 days of issuance of the Emergency Permit.

- b. *The action proposed is consistent with the policies of the Coastal Land Use Plan and the requirements of Article II Coastal Zoning Ordinance.*

The proposed action is consistent with the policies of the Coastal Land Use Plan and the requirements of Article II Coastal Zoning Ordinance. Approval of the Emergency Permit will allow immediate relocation of ExxonMobil personnel and contractors to a safer location in Las Flores Canyon. Conditions of approval of the Emergency Permit require the applicant to submit an application for a Building Permit and Coastal Development Permit within 30 days of issuance to permit the temporary relocation of the trailers while the permanent solution is designed and permitted.

- c. Public comment on the proposed emergency action has been reviewed if times allow.*

Notice of this Emergency Permit was mailed to surrounding property owners on September 6, 2012. However, due to the time sensitive nature of this emergency action, as discussed in finding 2a, above, time does not allow for public comment on the Emergency Permit itself since immediate action is warranted to reduce the risk to employees and contractors.

3. This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.

## **EMERGENCY PERMIT CONDITIONS OF APPROVAL**

1. This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Planning Commission.

The project description is as follows:

**The temporary relocation of four trailers (three trailers used as offices and one trailer used as a laboratory) that are currently located in an area known as the Upper Peanut Area (identified with red arrow in Figure 1) to an area ExxonMobil calls the Lower Canyon Parking Area (identified with a green arrow in Figure 1 and a red arrow in Figure 2, located in between the adobe buildings and the Las Flores Canyon entrance). The current location of the three onsite trailers is within the blast zone of the POPCO Gas Processing Facility and the ExxonMobil Oil Treatment Plant. The temporary relocation site is outside the blast zone. No grading is required for the trailers or temporary foundations. The trailers will connect to the current facility electricity source. The three relocated trailers and the one laboratory trailer would be removed when six proposed permanent modular buildings have been permitted, installed, and receive occupancy clearance at the Upper Peanut Area or within one year of issuance of the follow up Coastal Development Permit, whichever occurs sooner.**

2. An application for the required permit necessary to validate the emergency work as permanent shall be submitted by the applicant to the Planning and Development Department no later than 30 days following the issuance of this Emergency Permit. The permit required to validate the emergency work is a Coastal Development Permit.
3. Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #2 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director of Planning and Development.

4. Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the permit and completed within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.
5. This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
6. The Director of Planning and Development may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that t the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
8. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

cc: Doreen Farr, Supervisor, Third District  
Glen Russell, P&D Director  
Dianne Black, P&D Assistant Director  
Doug Anthony, Energy Division Deputy Director  
Kevin Drude, P&D Supervisor  
Kathy Pfeifer, P&D Planner  
Coastal Program Analyst, Calif. Coastal Comm., 89 California Street, Ventura, CA 93001