SANTA BARBARA COUNTY ZONING ADMINISTRATOR
STAFF REPORT

July 7, 2022

PROJECT: Plains Line 901-903 Valve Upgrade Project
HEARING DATE: July 25, 2022
STAFF/PHONE: Katie Nall, 805-884-8050

GENERAL INFORMATION

Case No.
21AMD-00000-00009
22CDP-00000-00048

Applicant/Phone:
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Houston, TX, 77002

Agent/Phone:
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1.0 EXECUTIVE SUMMARY

The project proposes to install 16 valves along the existing Line 901-903 pipeline system at various locations in order to comply with the directives of Assembly Bill 864 which requires pipeline operators to install Best Available Technology (BAT) on all pipelines that could potentially impact sensitive resources located in the Coastal Zone with the intent to reduce the volume of a potential release. The existing Line 901-903 pipeline system was constructed by Plains All American in 1988 and has been idled since 2015 when it ruptured and released a portion of its contents into the Pacific Ocean.

2.0 REQUEST

Hearing on the request of Plains Pipeline, L.P. to consider Case Nos. 21AMD-00000-00009 and 22CDP-00000-00048 to install 16 new valves (11 motor operated values and 5 check valves) on the existing Line 901 - 903 pipeline system and accept the Addendum to Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902, and CEQA Exemptions pursuant to CEQA Guidelines Sections 15301(b) [Existing Facilities], 15303(d) [New Construction or Conversion of Small Structures], 15311 [Accessory Structures], and CEQA Statutes Section 21080.23(a) [Pipeline Projects; Application of Division] pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There would be no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards & Risk, Land Use, Noise, Recreation, Transportation, & Water Resources.

The Addendum to the EIR, CEQA Exemptions and all related documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or on the County Website at https://www.countyofsb.org/3360/Plains-Valve-Upgrade-Project. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara.

The proposed valves would be located along the pipelines on various parcels spanning from the Gaviota Coast to the Los Padres National Forest within Santa Barbara County, on 16 different properties, zoned AG-II-320, AG-II-100 or AG-I-40. Table 1 on page 2 includes the list of APNs involved within the Third and Fourth Supervisorial Districts.

3.0 RECOMMENDATION

The Zoning Administrator's action should include the following:

- Make the required findings for the project as specified in Attachment A of this staff report, including CEQA findings;

- After considering the environmental review documents included as Attachment C [Addendum dated July 25, 2022 together with previously adopted EIR and the CEQA exemptions] determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; and

- Approve the project, case numbers 21AMD-00000-00009 and 22CDP-00000-00048 subject to the conditions of approval included as Attachment B.

4.0 PROJECT SPECIFICATIONS

4.1 Site Information

Table 1 below includes the associated attributes of where each of the 16 valves would be located. The table also includes the land use designation of each site, whether the site is located in the coastal zone or inland area of the county and if the site is located within a community plan.

Table 1. List of the 16 Valve locations and associated attributes.

S -> N	Name	Assessor Parcel Number	Land Use	Comprehensive Plan Designation	Power Connection	Coastal /Inland	Cut/Fill (Cubic Yards)	Temp Workspace (Square Feet)	Permanent Disturbance (Square Feet)	Community Plan
1	MOV1-210P	081-230-021	AG-II-320	A-II-320	Electrical Below-Grade Conduit	C	1 C 824 F	12,179	1,800	Gaviota Coast
2	MOV1-220P	081-230-021	AG-II-320	A-II-320	Electrical Below-Grade Conduit	C	175 C 7 F	7,691	1,800	Gaviota Coast
3	MOV1-610P	081-210-047	AG-II-320	A-II-320	Electrical Below-Grade Conduit	C	2 C 110 F	6,929	1,800	Gaviota Coast
4	CHK1-710P	081-210-047	AG-II-320	A-II-320	NA	C	104 C	4,000	10	Gaviota Coast
5	MOV1-790P	081-150-033	AG-II-320	A-II-320	Electrical Aerial Drop	C	198 C 4 F	7,607	1,800	Gaviota Coast

S -> N	Name	Assessor Parcel Number	Land Use	Comprehensive Plan Designation	Power Connection	Coastal /Inland	Cut/Fill (Cubic Yards)	Temp Workspace (Square Feet)	Permanent Disturbance (Square Feet)	Community Plan
6	MOV1-890P	081-150-028	AG-II-320	A-II-320	Electrical Aerial Drop	C	58 C 7 F	6,715	1,800	Gaviota Coast
7	MOV1-990P	081-140-025	AG-II-100	AC	Electrical Aerial Drop	C	28 C 85 F	8,804	1,800	Gaviota Coast
8	CHK2-610P	083-500-029	AG-II-100	AC	NA	I	104 C	4,000	10	Gaviota Coast
9	MOV2-690P	083-430-035	AG-II-100	AC	Solar	I	19 C 26 F	7,820	1,800	NA
10	MOV2-1010P	099-400-069	AG-II-100	AC	Solar	I	6 C 62 F	5,892	1,150	Santa Ynez
11	CHK2-1110P	099-040-019	AG-II-100	AC	NA	I	104 C	4,000	10	NA
12	MOV2-1190P	099-040-009	AG-II-100	AC	Electrical Aerial Drop	I	1 C 190 F	7,562	1,800	NA
13	MOV2-1290P	133-070-015	AG-II-100	AC	Electrical Below-Grade Conduit	I	1 C 32 F	7,935	1,800	NA
14	CHK3-210P	131-090-089	AG-II-100	AC	NA	I	104 C	4,000	10	NA
15	MOV3-290P	131-190-004	AG-I-40	A-I-40	Solar	I	1 C 187 F	7,671	10	NA
16	CHK3-490P	131-030-021	AG-II-100	A-II-100	NA	I	104 C	4,000	10	NA

4.2 Project Description

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

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

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

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

Each MOV station would include a fenced in utility area between approximately 1,150 and 1,800 sf to store one (1) below ground Motor Operated Valve (MOV); two (2) three foot diameter corrugated steel vaults placed over the valve's pressure sensor apparatus; one (1) electrical panel; one (1) communication device (cellular or satellite) and PLC cabinet; and one battery and associated solar panels. Each MOV site would require an excavation of approximately 82-feet in length, 4-feet in width, and 8-feet in depth (approximately 97 cubic

yards in volume) which would expose the existing pipeline section and allow installation each valve. Additional site grading for access and workspace would depend on the topographic constraints of each individual valve location. Any electrical hookups would require temporary trenching approximately 6-inches wide and 2-3-feet in depth to install electrical conduit.

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

5.0 PROJECT ANALYSIS

5.1 Environmental Review

Staff prepared an Addendum pursuant to CEQA Guidelines Section 15162 for the proposed project to address minor technical changes in the project and make additions to the original environmental analysis included in Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902. These changes render the originally certified EIR, together with the current Addendum adequate for the current project. Significant effects on the environment from the originally approved Line 901- 903 project were found in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards & Risk, Land Use, Noise, Recreation, Transportation, & Water Resources. The proposed project would not result in an intensification of these impacts and no new mitigation measures are needed to mitigate impacts associated with the proposed project. Please see Attachment C, Addendum.

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

5.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
ADEQUATE SERVICES	
Coastal Plan Policy 2-6: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by*	**Consistent:** The project includes the installation of 16 valves along the pipeline corridor to increase the safety of the pipeline

environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan . . . **Land Use Development Policy 4:** *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development . . .*	system and would not require long term water or sewer connections. CHK valves would use an automatic hydraulic closing system which does not require power. MOV stations would access power from nearby existing power lines (above or below ground connections) where practical, and solar panels would provide power to remote valve locations. Access to each location is provided along the maintenance corridor established when the pipeline was originally installed. Existing paved and dirt access roads would be used without modification or grading. Wastewater services for site workers will be provided by portable toilets and water for dust suppression during construction and grading activities will be trucked in from offsite. Therefore, adequate services and resources are available for the proposed project and it is consistent with this policy.
AESTHETICS/VISUAL RESOURCES	
Land Use Element Visual Resource Policy 1: *In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.* ***Coastal Plan Policy 6-20:*** *Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological*	**Consistent:** CHK valves would not be visible from public view points because they would be installed in-line with the pipeline below-ground. These valves would include installation of a secure valve vault with a steel-lid closure situated flush with the ground surface, therefore no structure would be visible from any public viewing places. MOV stations would include above ground infrastructure to store electrical panels, conduits, and communication equipment. Depending on the power source, solar panel equipment or above / below ground electrical connection to the nearby power line would be surrounded by a chain link fence. MOV1-610P, MOV1-710P, and MOV1-790P are located adjacent to the CALTRANS right of way along Highway 101, however, the equipment

resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow. ***Coastal Act Sec. 30251:*** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas.*	would be screened by existing topography and vegetation. MOV2-1190P would be briefly visible from Hwy 101 traveling both north and south as it is located on a flat, sparsely vegetated area. Condition of approval M-5 allows necessary fencing and block valves to be constructed above-ground so long as it does not detract from scenic areas or views from public roads. No proposed valve location would obstruct views of scenic coastal areas, or would require the alteration of natural landforms. All graded areas would be restored to existing conditions. Exposed valves located outside of the coastal zone would be situated away from public view points or in areas that are visually compatible with utility equipment. Per Condition of approval No. M-7, no unobstructed exterior lighting shall be directed towards any area outside the exterior boundaries of the construction easement. As proposed, no exterior lighting is proposed on the structures. Therefore, the project complies with these policies.
AIR QUALITY	
Coastal Plan Policy 11-1: The provisions of the Air Quality Attainment Plan shall apply to the coastal zone. **Coastal Act Policy 30253(3):** New development shall "be consistent with requirements imposed by an air-pollution control district or the State Air Resources Control Board . . ."	**Consistent:** The proposed project is a short term construction project and includes only activities limited in duration such as the use of off-road and mobile equipment for onsite excavation and grading activities. No long term uses associated with the project would create air quality impacts. Standard air quality conditions for controlling dust are outlined via a mitigation plan for construction (Conditions of approval D-3 of Attachment B). Condition of Approval Nos. D-9 & D-12 require implementation of dust control measures to avoid deterioration of air quality. Additionally, Condition of Approval Nos. D-1, D-2, D-3, & D-13 in Attachment B state the Satan Barbara Air Pollution Control District (SBCAPCD) standard

	conditions including adherence to air pollution control procedures, receiving an authority to construct permit, and emissions standards for heavy-duty diesel-powered construction equipment. Therefore, the project is consistent with these policies.
BIOLOGICAL RESOURCES	
Coastal Plan Policy 6-18: *For pipeline segments passing through important coastal resource areas, including recreation, habitat. and archaeological areas, the segment, in the case of a break, shall be isolated by automatic shutoff valves.* ***Coastal Plan Policy 9-1:*** *Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.* ***Coastal Plan Policy 9-35****: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.* ***Coastal Plan Policy 9-36:*** *When sites are*	**Consistent:** The proposed project crosses through the Gaviota Coast north through the Sisquoc Pump Station, then northeast through the Los Padres National Forest to the Santa Barbara/San Luis Obispo County Line. Within the Gaviota Coast Ecoregion, portions of the existing pipeline crosses through mapped Environmentally Sensitive Habitat Areas (ESHAs), as identified in the Gaviota Coast Plan. However, the valve site locations were chosen to avoid ESHA which is confirmed by the biological resource assessments (BRA) prepared for each valve location. According to the BRAs, the valves would be located within disturbed annual grassland habitat which does not support any special-status species. As such, this upland non-native grassland habitat does not meet any ESHA criteria. Field surveys and habitat suitability analyses determined that no formally listed or special-status plant or wildlife species occur or have the potential to occur at any of the valve temporary work sites with the exception of CHK2-610P, which is located within critical habitat designated for California red-legged frog (CRLF). Per Condition of Approval Nos. E-11, excavation and grading activities would be limited to July 1 to November 1 to avoid known CRLF and other sensitive aquatic animal breeding seasons. No protected trees are proposed for removal as temporary work space areas specifically avoid oak canopies. All proposed valve

graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion a native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees. ***Coastal Plan Policy 9-37:*** *The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis.*	locations were sited in order to avoid impacts on oak trees, woody vegetation, and any other sensitive biological resources (Condition of Approval G-2 & H-3) without decreasing the effectiveness of the intended valves to limit potential spill volumes. Per Conditions of Approval G-1 & H-12, the applicant would be required to submit plans for clean-up and restoration of affected areas in the event of a construction-related fuel spill. Although the project's areas of disturbance are not located within ESHAs, graded areas are proposed for restoration. A restoration, erosion control and revegetation plan (Conditions of approval G-3, H-1, H-6, H-24, H-25, & K-4) outlining excavation procedures, erosion BMPs, and restoration requirements would limit impacts to any sensitive botanic species potentially impacted by construction activities within the temporary work space areas. For additional protection, pre-construction surveys for special status species known in the areas (Condition of approval H-16) and nesting bird surveys (Condition of approval H-17) would be required prior to start of construction related activities. There would be no substantial loss of habitat, no fragmentation, no substantial disruption to any localized wildlife patterns, and none of the 16 valves are within 100 feet of a blue-line stream. Therefore, the project is consistent with these policies.
CULTURAL RESOURCES	
Land Use Element Historical and Archaeological Sites Policy 2: *When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.*	**Consistent:** Conditions of approval required for the installation of the existing pipeline included a Cultural Resources Mitigation Plan and various provisions to protect culturally sensitive materials found during construction activities. These measures would also be applied to the proposed project (Condition of

Land Use Element Historical and Archeological Sites Policy 3: *When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.* ***Coastal Plan Policy 10-2:*** *When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.* ***Coastal Plan Policy 10-3:*** *When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.*	approval L-3, L-4, L-5, & L-6 in Attachment B). However, because the proposed valve installations would take place within the previously disturbed areas, the potential for discovering new culturally sensitive materials is expected to be low. Previously discovered sites have been identified outside of the areas of disturbance for the proposed valve installation sites. Archeological surface surveys and subsurface presence/absence testing occurred between 2018 and 2022 at each of the 16 valve sites, and resulted in the determination that there are no known archaeological resources within any of the valve installation areas. Two existing paved access roads intersect with four identified archaeological resources. Three existing unpaved access roads intersect with three identified archaeological resources. To avoid and protect these three archaeological resources within the unpaved Access Roads, construction BMPs (i.e., temporary matting) would be implemented when traversing them in and near the archaeological site boundary with machines and equipment during construction. Additionally, all initial ground disturbance would be monitored by a qualified archaeologist and member of the local Native American community (Condition of Approval L-4). A preconstruction meeting led by the archaeological monitor would provide construction workers an orientation regarding the possibility of exposing unexpected cultural remains and directions as to what steps are to be taken if such a find is encountered (Condition of Approval L-9). If cultural materials are encountered during construction, work would halt in that area until a qualified archaeologist could evaluate the nature and significance of the find and incorporate further steps to avoid the resource. (Condition of Approval L-6, & L-12).

HAZARDS AND RISK	
Policy Hazardous Facility Safety 2-A: Unacceptable Risk Involving New Development. *Proposed new development that meets either of the following two criteria shall represent an unacceptably high level of risk and constitute a prima facie standard for denial of the proposed development.* *(1) All proposed development that registers mitigated risk in the red zone of the County's risk thresholds unless the proposed development is determined to be urban dependent as defined in this supplement, it avoids exposure of highly sensitive land uses to significant risk, and no other feasible location is available.* *(2) All new development that registers mitigated risk in the amber zone of the County's risk thresholds if exposure of a highly sensitive land use would occur as result of project approval.* ***Policy Hazardous Facility Safety 3-C: Mitigation.*** *New hazardous facilities shall employ primary and secondary preventative measures to eliminate or reduce significant risk to offsite population.*	**Consistent.** The purpose of the valves is to significantly reduce the amount of fluid released in the event of a potential mechanical failure by providing an emergency shut off when triggered. This approach would also act to reduce the risk of upset of the pipeline system and any adverse impacts that an upset condition would cause. Additionally, an updated Emergency Response Plan (ERP) and Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP) for the valves would be implemented during construction and operational aspects of the pipeline system would be reviewed and monitored by the County's System Safety and Reliability Review Committee (CoA P-2 & P-3 in Attachment B). Per Condition of Approval 66, each valve site would include a site specific security plan to be submitted to the County Sherriff's Department to limit intentional damage to facilities which may result in environmental damage or public safety hazards.
HILLSIDE AND WATERSHED PROTECTION	
Land Use Element Hillside and Watershed Protection Policy 1: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.* ***Land Use Element Hillside and Watershed Protection Policy 2:*** *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing*	**Consistent:** Cut and Fill calculations are outlined in Table 1. Heavy equipment would be stored in contained temporary workspace and staging areas. Grading operations would remove vegetative cover and excavation of a small portion of the existing pipeline thereby increasing the potential for erosion and sedimentation impacts. However, each site is relatively flat and the potential for the project to cause substantial erosion and sediment transport

conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site, which are not, suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space. ***Coastal Plan Policy 3-13:*** *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.* ***Coastal Plan Policy 3-14:*** *All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.* ***Coastal Plan Policy 3-17:*** *Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.*	would be adequately mitigated by an erosion and sedimentation control plan as required by Condition of Approval Nos. E-10 & H-3 in Attachment B. Use of Best Management Practices (BMPs) would ensure erosion would not impact local watershed. No excavation activities would take place within rivers or streams or require heavy equipment to cross streams to access any valve sites (Conditions of approval F-8). Stockpiling of grading materials and storage of construction equipment would not occur except for within identified temporary work space areas (Condition of approval E-8) away from drainage courses and steep slopes. Once project activities are completed, regrading and restoration of the site topography would be implemented to re-vegetate the areas impacted and prevent further erosion of the area. Therefore, the project is consistent with these policies.
NOISE	
Noise Element Policy 1: *In the planning of land use, 65dB Day-Night Average Sound Level*	**Consistent.** The proposed project has the potential to create short-term construction-

should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in the project design.	related noise impacts on neighboring uses. Condition of Approval No. 60 included in Attachment B requires that construction activities be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays only. The project would not cause any significant long-term noise impacts to the surrounding area because the pipeline retrofit is not a use that generates long term noise. In addition, the applicant would be required to provide affected property owners written notice at least 48 hours prior to the start of construction on their property (Conditions of approval N-2, J-1, & J-3 in Attachment B). Therefore, the proposed project is consistent with all applicable noise policies and development standards.
WATER RESOURCES/FLOODING	
Land Use Element Flood Hazard Policy 1*. All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.* ***Land Use Element Flood Hazard Policy 3.*** *All development shall be reviewed in accordance with the requirements of County Code Chapter 15A-Floodplain Management and 15B-Development Along Watercourses.* ***Coastal Plan Policy 3-18:*** *Provisions shall be*	**Consistent.** None of the valve locations are located near any streams or within a Flood Hazard Overlay or floodway. Each valve's area of disturbance is outlined in Table 1, however, Condition of approval E-10 in Attachment B, requiring an erosion control and revegetation plan would protect graded areas from substantial erosion during storm events. Additionally, Flood Control reviewed the proposed project and did not provide any comments or require new conditions. Therefore, the project complies with these policies.

made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.	

5.3 Zoning: Land Use and Development Code

The inland portion of the proposed project is governed by the County's Land Use Development Code (LUDC). Due to the nature of the project being installation of underground pipeline safety features, ordinance standards related to height, parking and setbacks do not apply.

5.4 Article II Coastal Zoning Ordinance Compliance

The coastal portion of the proposed project is governed by the Article II, Coastal Zoning Ordinance. Due to the nature of the project being installation of underground pipeline safety features, ordinance standards related to height, parking and setbacks do not apply.

Section 35-97.18 Development Standards for Native Plant Community Habitats.

Examples of such native plant communities are: coastal sage scrub, chaparral, coastal bluff, closed cone pine forest, California native oak woodland (also individual oak trees), endangered and rare plant species as designated by the California Native Plant Society, and other plants of special interest such as endemics.

1. *Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.*
2. *When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.*

Consistent: The project is consistent with the sections above. The project would result in the disturbance of 2.7 acres of disturbed annual grassland habitat to accommodate staging, storage, access, grading, and underground electrical conduit installation. The project would result in limited permanent disturbance from the eleven (11) fenced MOV facilities (ten at 1,800 sq. ft.; one at 1,150 sq. ft.) and five (5) CHK vault covers (10 sq. ft. each) for a total of

0.443-acre disturbance on non-native annual grassland habitat. No trees or sensitive habitat types would be impacted by the project.

Section 35-102G. CVC - Critical Viewshed Corridor Overlay District.

The Critical Viewshed Corridor (CVC) overlay district is applied to property in the Gaviota Coast Plan area to provide enhanced protection to the critical coastal viewsheds of the Gaviota Coast from inappropriate development. Development should be screened to the maximum extent feasible from public viewing places and sited and designed to preserve unobstructed broad views of the ocean from Highway 101.

Consistent: The project would be consistent with this standard because CHK valves would be installed below-ground, in locations not visible from public view points. MOV stations would include above ground infrastructure surrounded by a chain link fence. MOV1-610P, MOV1-710P, and MOV1-790P are located adjacent to the CALTRANS right-of-way along Highway 101, however, the equipment would be screened by existing topography and vegetation. No proposed location would obstruct views of scenic coastal areas, or would alter natural landforms.

5.4 Subdivision/Development Review Committee (SDRC)

The proposed project was reviewed by the SDRC on December 17, 2021. Building and Safety, County Fire, Project Clean Water, Flood Control, Parks, and Public Works had no comments or suggested adding new conditions.

6.0 APPEALS PROCEDURE

The action of the Zoning Administrator may be appealed to the Planning Commission within the 10 calendar days following the date of the Zoning Administrator's decision by the applicant or an aggrieved person. There is no appeal fee as the project is appealable to the Coastal Commission.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days of receipt by the Coastal Commission of the County's Notice of Final Action.

7.0 ATTACHMENTS

A. Findings
B. Conditions of Approval
   B1 Conditions of Approval for Case No. 21AMD-00000-00009
   B2 Conditions of Approval for Case No. 22CDP-00000-00048
C. Environmental Documents
   C1 Addendum

C2 Notice of Exemption

D. Valve Locations Map

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

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

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

1.2.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

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

1.2.2 LOCATION OF DOCUMENTS

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

1.2.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

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

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

1.2.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

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

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

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

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

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

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

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

2.0 ADMINISTRATIVE FINDINGS

2.1 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

2.1.1 COASTAL DEVELOPMENT PERMIT FINDINGS

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

are available to serve the proposed development.

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

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

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

A. The proposed development conforms:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.1.2 CONDITIONAL USE PERMIT AMENDMENT FINDINGS (ARTICLE II)

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

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

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

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

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

development is proposed under the Proposed Project. The Proposed Project will not increase in the severity of any environmental impacts not identified in associated with the Final Development Plan.

2.1.3 DEVELOPMENT PLAN AMENDMENT FINDINGS (ARTICLE II)

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

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

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

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

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the installation of 5 Check Valves and 11 Motor Valve stations along the pipeline segments within Santa Barbara County. While the originally approved project allowed

for construction and use of the pipeline despite impacts considered significant, the proposed project will not exceed levels analyzed in the originally certified EIR/EIS (SCH No. 1983110902) or current County CEQA thresholds. No additional development is proposed under the Proposed Project. The Proposed Project will not increase in the severity of any environmental impacts not identified in associated with the Final Development Plan.

2.2 COUNTY LAND USE DEVELOPMENT CODE FINDINGS

2.2.1 CONDITIONAL USE PERMIT AMENDMENT FINDINGS (LUDC)

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

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

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

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

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the

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

2.2.2 DEVELOPMENT PLAN AMENDMENT FINDINGS (LUDC)

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

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

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

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

The Zoning Administrator finds that the environmental impacts related to the Proposed Project are substantially the same or less than those related to the originally approved Final Development Plan. The Proposed Project includes changes to the approved infrastructure associated with the pipeline by allowing the

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

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

Project Description

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

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

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

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

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

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

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

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

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

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

Air Quality

3. **[D-1.] Statement of Scope.** Nothing contained herein shall be construed to permit a violation of any applicable air pollution law, rule, or regulation.

4. **[D-2.] Authority to Construct.** Prior to initiation of construction, including grading, of any facilities approved pursuant to this Development Plan, AAPLP shall obtain an Authority to Construct permit from the County Air Pollution Control District.

5. **[D-3.] Agreement to Implement All Air Pollution Control Procedures.** AAPLP agrees to implement all air pollution control procedures as required by APCD and identified in the Final Development Plan (such as water sprays to reduce construction-related fugitive dust).

6. **[D-9.]** For the Gaviota Creek Pipeline Lowering and Relocation project, during clearing, grading, earth

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

7. **[D-12.]** For the Gaviota Creek Pipeline Lowering and Replacement project, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. **Plan Requirements:** This condition shall be printed on all construction plans. **MONITORING**: EQAP monitor to spot check in the field. *(Mitigation Measure A-4) (adopted by the Planning Commission on September 6, 2000)*

8. **[D-13.]** For the Gaviota Creek Pipeline Lowering and Replacement project, heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible. *(Mitigation Measure A-5) (adopted by the Planning Commission on September 6, 2000)*

    a. The engine size of construction equipment shall be the minimum practical size.

    b. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number are operating at any one time.

    c. Construction equipment shall be maintained in tune per the manufacturer's specifications.

    d. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.

    e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

    f. Diesel catalytic converters shall be installed, if available.

    g. Diesel powered equipment should be replaced by electric equipment whenever feasible.

    h. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

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

Geology

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

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

10. **[E-10.]** AAPLP shall implement a project specific Restoration, Erosion Control and Revegetation Plan for the Gaviota Creek Pipeline Lowering and Replacement Project in order to minimize erosion. In addition, grading shall be minimized within the creek and along the creek bank and grading on slopes greater than 5:1 shall be designed to minimize surface water runoff. **Plan Requirements:** This requirement shall be noted on construction drawings prior to approval of CDP. The applicant shall notify the Energy Division at least 48 hours prior to commencement of grading. **MONITORING:** EQAP monitor shall inspect the site during grading work to verify that erosion control measures are properly implemented. *(Mitigation Measure G-1) (adopted by the Planning Commission on September 6, 2000)*

11. **[E-11.]** AAPLP shall limit excavation and grading to the driest season of the year to avoid the breeding season for California red-legged frog, tidewater goby, and the Southern steelhead migration season (July 1 to November 1) for the Gaviota Creek Pipeline Lowering and Replacement project, unless granted permission by the Energy Division. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on construction drawings. **MONITORING:** EQAP monitor shall inspect the site during grading to monitor dust generation and after grading to verify reseeding. *(Mitigaiton Measure G-2) (adopted by the Planning Commission on September 6, 2000)*

Surface & Groundwater Resources

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

Aquatic Biological Resources

13. **[G-1.] Oil Spill Response Plan.** Fueling and lubrication of construction equipment will not occur within 0.25 miles of any flowing streams. No more than 2 barrels of fuel shall be kept at construction sites, exclusive of pipeline construction equipment fuel tanks, within 0.25 miles of all perennial creeks. As part of the oil spill response plan, AAPLP will submit plans for clean-up and restoration of affected areas in the event of a construction fuel spill.

14. **[G-2.]** For the Gaviota Creek Pipeline Lowering and Relocation project, all construction and grading plans shall show the precise location of the environmentally sensitive habitats within the project vicinity. **Timing:** The ESH areas should be designated on all plans prior to CDP approval. **MONITORING:** Planning and Development staff to check plans. *(adopted by the Planning Commission on September 6, 2000)*

15. **[G-3.]** For the Gaviota Creek Pipeline Lowering and Relocation project, during construction, washing of concrete, paint or equipment shall occur only in areas where polluted water and materials can be

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

Terrestrial Biological Resources

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

    (a) Procedures for stockpiling and replacing topsoil, replacing and stabilizing backfill, such as at stream crossings, and steep or highly erodable slopes. Additionally, provisions shall be made for recontouring to approximate the original topography. Excess fill shall be disposed of off-site unless suitable arrangements are made with the property owner. Excess fill shall not be deposited in any drainage, or on any unstable slope. Specific plans for control of erosion, gully formation, and sedimentation, including, but not limited to, sediment traps, check dams, diversion dikes, culverts and slope drains. Plan shall identify areas with high erosion potential and the specific control measures for these sites.

    (b) Procedures for containing sediment and allowing continued downstream flow at stream crossings, including scheduling construction activities during low-flow periods.

    (c) Procedures for re-establishment of vegetation that replicates or is functionally equivalent to indigenous and naturalized communities along the alignment. These shall include: measures preventing invasion and/or spread of undesired plant species; restoration of wildlife habitat value; and restoration of native plant species and communities. AAPLP shall consult with the County Farm Advisor and appropriate Ranch operators when developing procedures for revegetating areas used for cattle grazing and other agricultural uses;

    (d) Procedures for restoration of riparian corridor stream and river banks and stream bed substrates and elevation;

    (e) Procedures for minimizing all tree removal or tree root and branch damage, such as, flagging the corridor, keeping all disturbance to no more than the 100-foot pipeline right-of-way, feathering the right-of-way edges, providing for onsite monitoring of construction by a qualified independent biologist. In addition, special procedures are required for oak woodlands since County policy requires that these trees must not be cut down if feasible. Special procedures for oaks include reducing the right-of-way to the minimum width possible and minimizing the impact to the root zone of these trees;

    (f) Procedures for replacement of native trees and large shrubs removed from the 100-foot

temporary easement during construction across riparian and woodland, in particular oak woodland, habitat, with saplings of the same species propagated from materials obtained from the same area, including provision for supplemental irrigation as necessary and feasible to ensure establishment, and provisions for protection of saplings from grazing animals;

(g) A soil conservation program, to be applied in areas of 20 percent or greater slopes along the pipeline corridor.

(h) Procedures for incorporating landowner concerns in the plan. Any changes to the plan instigated by such concerns shall be approved by the Resource Management Department.

(i) AAPLP shall provide an endowment in the amount of $841,000 to fund implementation of the Alternative Oak Mitigation Program to reestablish oak savannahs and woodlands in Santa Barbara County. (Modified 12/16/92)

(j) The segment of the plan pertaining to Gaviota State Park shall be prepared in cooperation with the State Department of Parks and Recreation.

17. **[H-3.] Sensitive Habitat Areas.** In those areas where trees and other habitats such as riparian areas and oak woodlands are to be avoided within the approved corridor and temporary (for construction only) extra work spaces, AAPLP shall assure contractor compliance with this condition by marking and/or fencing those resources. These areas include, but are not limited to, the sensitive resources identified by AAPLP and depicted on the 1" = 400' color aerial print photographs provided by AAPLP and the Environmentally Sensitive Habitat (ESH) areas identified by the County Resource Management Department. AAPLP shall avoid disturbance to the tarplant restoration site established by Texaco on State Park property.

18. **[H-6.] Herbicides During Construction.** AAPLP shall not use herbicides in wetland and riparian areas, and along the rest of the pipeline corridor during construction.

19. **[H-12.] Restoration, Revegetation and Implementation Plan.** AAPLP shall prepare a Restoration, Revegetation and Implementation section as part of the Oil Spill Contingency Plan (P-5). The section shall be reviewed and accepted prior to start-up by the Resource Management Department and a biologist approved by the Resource Management Department. The section shall be submitted sufficiently prior to AAPLP's projected start-up date so as to allow reasonable time for staff review. Reasonable costs of review shall be borne by the applicant. The section shall contain site-specific restoration information for all habitat types including stream crossings, wetlands/lagoons, oak woodlands, grasslands, riparian zones, and other environmentally sensitive habitats. The section shall be divided into three major areas: a) Coastal, b) Streams and Rivers and c) Terrestrial habitats. Each of these sub-sections shall discuss the various habitats in the categories listed above. Methods to achieve restoration of all affected areas to their pre-spill conditions shall be discussed.

20. **[H-16.] California Endangered Species Inventory.** Prior to approval of the Final Development Plan, a qualified biologist approved by the Resource Management Department will conduct site-specific field inventories for California state-listed species, as mandated by the intent and general provisions of Assembly Bill No. 3309, the California Endangered Species Act. The biologist will perform the surveys of the 100-foot ROW in areas suspected of having any of the species of special concern as identified in Appendix B Table B-6, DEIR/S, except for the peregrine falcon, least Bell's vireo, and Parish's sidalcea. Surveys for these species will be conducted prior to construction. The California Department of Fish and Game will be consulted concerning appropriate methods for survey as well as appropriate mitigation

measures if these species are found on the ROW. Additional mitigation shall be developed and executed by AAPLP based on these surveys if determined necessary by the Resource Management Department.

21. **[H-17.] Raptor Nesting Habitat Survey.** Prior to issuance of the Coastal Development Permit and Land Use Permit, a wildlife biologist approved by the Resource Management Department will survey all potential raptor nesting habitats within 0.5 miles of the pipeline, to identify active and inactive nests and potential perch sites cleared by ridge-top construction. No construction will occur within 0.5 miles of active eyries during nesting season as determined by the biologist. Construction may be permitted by the Resource Management Department in consultation with the biologist near inactive nests provided nest sites are not disturbed. Where deemed necessary by the California Department of Fish and Game biologists, raptor perch or roost trees will be avoided and/or artifical roosts will be constructed on ridgelines to mitigate losses of such trees resulting from clearing the ROW on ridge tops.

22. **[H-24.] Restoration of Construction Work Areas.** Impacts to existing vegetation within the temporary (for construction only) extra work space areas shall be minimized to the extent feasible. All disturbed areas, including temporary extra work spaces, shall be restored and revegetated pursuant to AAPLP's approved Restoration, Erosion Control, and Revegetation Plan (Condition H-1). Any grading of the temporary extra work space areas will require a separate Coastal Development Permit.

    Use of the temporary (for construction only) extra work space areas on slopes greater than 30 percent shall be limited to spoil placement. Right-of-way restoration and revegetation on slopes greater than 30 percent shall be initiated immediately upon completion of pipeline installation.

23. **[H-25.]** AAPLP shall implement a project specific revegetation and restoration plan for the Gaviota Creek Pipeline Lowering and Replacement project. The plan shall include, but not be limited to the following measures:

    - Landscaping in the riparian corridor shall consist of native riparian species including willow(*Salix lasiolepis, S. laevigata*), mule fat (*Baccharis salicifolia*), wild blackberry (*Rubus ursinius*), California wild rosa (*Rosa californica*) at a minimum density of 3 feet on- center. Planting stock shall be obtained from the Gaviota Creek drainage.
    - The new plantings shall be irrigated as necessary to promote establishment.
    - Plantings shall be fenced or otherwise protected from browsers as deemed necessary by the EQAP monitor.
    - Non-native species including tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus comunis*), mustard (*Brassica sp*.), star thistle (*Centaurea sp.*) shall be removed from the creek within the project area.
    - Upland areas disturbed by construction shall be recontoured to pre-existing conditions (to the extent feasible) and revegetated consistent with the Restoration, Erosion Control and Revegetation Plan approved for the original pipeline project.

    The plan shall include pre-established performance criteria to be used in final evaluation for bond release. **Plan Requirements:** Prior to CDP approval, the applicant shall submit the revegetation and restoration plan, prepared by a Planning and Development approved biologist, to Planning and Development for review and approval. The $350,000 performance bond already in place for the original project shall cover performance security for the project. **Timing:** The plan must be approved prior to CDP approval. Revegetation and removal of non- natives shall be done so as to coincide

with the onset of seasonal rainfall. **MONITORING:** Planning and Development staff shall site inspect for restoration. Maintenance shall be confirmed through site inspections. *(Mitigation Measure B- 1 and V-1) (adopted by the Planning Commission on September 6, 2000)*

Land Use and Recreation

24. **[J-1.] Property Owner Notification of Construction.** Prior to construction, the entire pipeline ROW corridor shall be prominently staked. All affected property owners along the pipeline route shall be notified in writing at least 30 days prior to the commencement of any pipeline construction on their property, and at least 15 days in advance of any deviation from the staked corridor which crosses their property.

25. **[J-3.] Pipeline Construction Work Hours.** Pipeline construction activities shall be limited to the period between 7 a.m. and 7 p.m., Monday through Saturday. Except for emergency services, construction activities shall not take place on Sundays, the dates generally recognized for Memorial Day, July 4, Labor Day, or any other similarly recognized holiday, unless previous arrangements have been made with the affected property owners.

Transportation

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

Cultural Resources

27. **[L-4.] Archaeologist and Native American On-Site During Construction.** During pipeline installation, a Resource Management Department approved archaeologist and Native American consultant(s) will work with the contractor during trenching to insure continued avoidance. Adequate monitors shall be provided pursuant to an agreement between the Native American representatives and AAPLP, and the archaeologist retained.

28. **[L-6.] Burial Associated Artifacts Found During Construction.** If burials or burial associated artifacts are found during installation (that were unknown prior to excavation), and cannot be avoided because of safety considerations, there shall be no further excavation or disturbance of the site. AAPLP, in conjunction with the Native American representatives and the Resource Management Department, shall adhere to the guidelines in CEQA Appendix K and the County Archaeological guidelines prior to continued construction activity in the site area.

29. **[L-9.]** At the commencement of project construction for the Gaviota Creek Pipeline Lowering and Replacement Project, the archaeological monitor shall give all workers associated with earth-disturbing procedures an orientation regarding the possibility of exposing unexpected cultural remains and directions as to what steps are to be taken if such a find is encountered. **MONITORING:** EQAP monitor to verify orientation is conducted at meeting. *(Mitigation Measure AR-2) (adopted by the Planning Commission on September 6, 2000)*

30. **[L-12.]** If human remains are unearthed during the Gaviota Creek Pipeline Lowering and Replacement project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to

Public Resources Code Section 5097.98. If the remains are determined to be ofNative American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American. **Plan Requirements/Timing:** This condition shall be printed on construction drawings. **MONITORING:** EQAP monitor shall spot check in the field. *(Mitigation Measure AR-5) (adopted by the Planning Commission on September 6, 2000*

Visual Resources

31. **[M-5.] Visibility of Above-Surface Structures.** No above-surface structures except necessary pipeline markers, pump stations, cathodic test stations, necessary fencing, and block valves shall be visible along this route after the completion of pipeline construction. Signs shall not detract from scenic areas or views from public roads to the extent feasible.

32. **[M-7.]** Any exterior night lighting installed on the project site for the Gaviota Creek Pipeline Lowering and Replacement project shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the project site and prevent spill-over onto adjacent areas, especially U.S. Highway 101. In addition, AAPLP shall consult with Caltrans on the location and type of lighting to be used to ensure it does not present a traffic hazard. **Plan Requirements and Timing:** This requirement shall be printed on all construction drawings prior to issuance of Coastal Development Permit (CDP). AAPLP shall provide Planning and Development with a letter documenting their coordination efforts with Caltrans prior to CDP. **MONITORING**: EQAP monitor to confirm no impacts from night lighting. *(Mitigation Measure V-2) (adopted by the Planning Commission on September 6, 2000)*

Noise

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

<u>County Rules and Regulations</u>

34. **Rules-02 Effective Date-Appealable to CCC**. This Amendment shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

35. **Rules-03 Additional Permits Required**. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the

Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

36. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

37. **Rules-07 DP Conformance**. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit D.

38. **Rules-23 Processing Fees Required**. Prior to issuance of the Zoning Clearance and Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

39. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

40. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

    a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;

    b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of the Coastal Development Permit and Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;

    c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902".

    d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction

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

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

42. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

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

Project Description

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

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

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

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

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

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

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

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

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

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

County Rules and Regulations

3. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

4. **Rules-07 DP Conformance**. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit D.

5. **Rules-11 CDP Expiration-With CUP or DVP**. The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the

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

6. **Rules-23 Processing Fees Required**. Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

7. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

8. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

    e. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;

    f. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of the Coastal Development Permit and Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;

    g. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Environmental Impact Report / Environmental Impact Statement (EIR/EIS) Status Clearinghouse Number (SCH): 1983110902”.

    h. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key

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

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

10. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C1: ADDENDUM

ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT / Environmental Impact Statement SCH No. 1983110902

Plains Pipeline 901/903 Valve Upgrade Project
Case No(s): 21AMD-00000-00009 & 22CDP-00000-00064

TO: Decision-Makers

FROM: Jeff Wilson, Assistant Director, Planning and Development
Staff Contact: Katie Nall

DATE: July 25, 2022

RE: Plains Pipeline 901/903 Valve Upgrade Project
Case No: 21AMD-00000-00009

CEQA DETERMINATION:

Because an Environmental Impact Report / Environmental Impact Statement (EIR/EIS) State Clearinghouse Number (SCH): 1983110902 was adopted for the Plains All American Pipeline Project, CEQA Guidelines § 15162 states that no subsequent EIR or ND shall be prepared unless one or more of the following have occurred: 1) substantial changes are proposed in the project which will require major revisions to the Supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions to the Supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3) new information of substantial importance which was not known and could not have been known at the time the previous Supplemental EIR was certified as complete has become available.

There are no substantial changes or substantially changed circumstances under which the proposed project is to be undertaken. As described below, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the adopted EIR/EIS SCH No. 1983110902 have been found with respect to the proposed project. Further, there is no new information that the proposed project will have one or more significant effects not discussed in the adopted EIR/EIS SCH No. 1983110902. The project proposes the same uses as previously analyzed, the analysis contained within EIR/EIS SCH No. 1983110902 continues to address the impacts that would be associated with the proposed project, and identifies measures that would mitigate those impacts to a less than significant level. Mitigation measures identified in EIR/EIS SCH No. 1983110902 were incorporated into the conditions of approval of the originally approved project, Case Nos. 88-DP-33 RV01 and 88-CP-060 RV01 and applicable conditions would be carried over to the current project 21AMD-00000-00009 and 22CDP-00000-00064.

Because none of the conditions in CEQA Guidelines § 15162 have occurred, no subsequent EIR is required for this project. Therefore, an Addendum to EIR/EIS SCH No. 1983110902 is the appropriate document for the currently proposed valve installation along pipelines 901 and 903 project.

Finding that CEQA §15164 (Addendum to an EIR or ND) applies to the Valve installation Amendment, Case No. 21AMD-00000-00009. CEQA §15164 allows an addendum to be prepared when only minor technical changes or changes which do not create new significant impacts would result. Because the current project revisions meet the conditions for the application of Public Resources Code Section 21166 and State CEQA Guidelines Section 15164, preparation of a new subsequent EIR or EIR is not required and this Addendum to EIR/EIS SCH No. 1983110902 may be used to fulfill the environmental review requirements for Case Nos. 21AMND-00000-00009.

LOCATION:

The valve installation sites are located along the existing Line 901 and Line 903 pipelines between the Gaviota Coast and the Los Padres National Forest within Santa Barbara County, California, Third and Fourth Supervisorial Districts. APNs: 081-230-021; 081-210-047; 081-150-033; -028; 081-140-025; 083-500-029; 083-430-035; 099-400-069; 099-040-019; -009; 133-070-015; 131-090-089; 131-190-004; and 131-030-021.

BACKGROUND:

The existing Line 901 and Line 903 crude oil pipelines were installed in the late 1980s pursuant to, and have subsequently operated in conformance with, Development Plan #85-DP-66cz and Major Conditional Use Permit #83-CP-97z issued in 1986. Line 901 runs approximately 10.9 miles from Las Flores Pump Station (within ExxonMobil's Las Flores Canyon facility), west along the Gaviota Coast, terminating at the existing Gaviota Pump Station. Line 903 runs approximately 113.5 miles from Gaviota Pump Station west into Gaviota State Park, and continues north through the southern portion of the State Designated Cat Canon Oil Field and underneath the Sisquoc River to the Sisquoc Pump Station. Once Line 903 reaches the Sisquoc Pump Station it heads eastward along the SB County and SLO County boundary to the Pentland Delivery Point in Kern County.

The potential loss of threatened and endangered species habitat and individuals through construction activities associated with the project was limited by the conditions of approval of 85-DP-66cz and 83-CP-97z (OR 88-DP-33 RV01, 88-CP-060 RV01). The All American Pipeline was in operation between 1985 through 2015 in compliance with the conditions of approval of 88-DP-33 RV01, 88-CP-060 RV01.

On May 19, 2015, Line 901 ruptured approximately 100 yards north of Highway 101, and oil traveled through a drainage culvert to the Pacific Ocean approximately ¼ mile west of Refugio State Park. To-date, the Line 901 and 903 pipeline system from the Las Flores Pump Station to the Pentland Pump Station remain non-operational.

To comply with State of California Assembly Bill 864, the applicant prepared a risk analysis and a plan (Plains, April 2021) to retrofit the existing 901/903 pipelines with Best Available Technology (BAT) intended to limit and reduce the quantity of a potential release in the event of a spill. The risk analysis and pipeline improvement plan was reviewed and accepted as adequate by the Office of the State Fire Marshal (OSFM).

PROPOSED PROJECT:

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

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

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

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

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

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

CHANGES IN PROJECT IMPACTS:

The environmental effects of the originally approved Plains Pipeline project were evaluated in EIR/EIS SCH No. 1983110902 as part of project approval in 1986. As indicated above, the proposed Amendment of the Development Plan and Major Conditional Use Permit would allow for the installation of 16 new valves on existing Line 901 and Line 903 to meet the requirements of Assembly Bill 864. The pipelines have not been in operation since 2015.

The EIR prepared for the AAPLP reviews the environmental impacts of the pipeline from Santa Barbara to Texas. The impacts associated with the approximately 73 mile portion of the pipeline which runs through SBC are mitigated via the mitigation measures stemming from the project EIR/EIS and which were incorporated as conditions of approval to the Development Plan and Conditional Use Permit 88-DPF-00 (RV01)z and 88-CP-60 (RV01).

The following issue areas are included for further discussion because the currently proposed project presents minor incremental impacts that remain less than those identified for the originally approved project. No new mitigation measures are needed and only those previously adopted mitigation measures are needed in order to reduce these incremental impacts to less than significant levels. Issue areas not addressed in this Addendum are purposefully not discussed because the proposed project does not present incremental impacts that warrant further discussion.

Aesthetics Impacts

Impacts to visual resources associated with the construction of the All American pipeline were identified in the EIR/EIS (SCH No. 1983110902) as a significant and unavoidable impact on Visual Resources. The existing pipeline traverses through the Gaviota Coast then north and east toward Cuyama. The EIR/EIS for the originally approved project identified impacts to visual resources from visual changes at the pump station sites along the pipeline ROW. To reduce these impacts, the EIR/EIS identified mitigation measures to help naturally screen the pump stations including Measures 9-A, 31, and 32. Measure 9-A required the minimization of vegetation clearing in riparian and oak woodland communities in the Las Padres National Forest during pipeline construction and maintenance. Measure 31 required the Gaviota and Sisquoc pump stations to be screened with native shrubs and trees and/or naturalized masses of evergreen shrubs and trees as appropriate for location and climatic conditions. Measure 32 restricted the construction corridor to 50-foot wide segments within the Los Padres National Forest (LPNF) in order to protect existing large diameter trees and sensitive areas. This measure also required feathering of the edges of the cleared ROW to soften and partially disguise the visual impact resulting from cutting a path through the trees and brush, and the reseeding of cleared areas as determined by the Authorized officer. The EIR/EIS concluded that even with the implementation of these measures, impacts to visual resources would remain significant and unavoidable.

The pipeline was constructed underground, eliminating aesthetic impacts in visually sensitive areas, with only necessary pipeline markers, pump stations, cathodic test stations, fencing, grading cut and fill slopes, and block valves visible above ground along the route. The proposed project would result in reduced impacts to visual resources by including above ground equipment associated with the Motor Valve stations along Highway 101 and other less travelled public viewing locations. The project proposes to install 5 CHK valves and 11 MOV stations. The CHK valves would not be visible from public view points since the vault's lid closure would be flush with the ground surface. However, the 11 MOV stations include above ground infrastructure to store electrical panels, conduits, and communications equipment. With either power source, the solar panel equipment or the above / below ground connection to the nearby power line would be surrounded by a chain link fence and may be viewed from surrounding areas. MOV1-610P, MOV1-710P, and MOV1-790P are located adjacent to the Cal Trans right of way along Highway 101. However, the equipment will be screened by existing intervening topography and vegetation and would not be visible from public viewing locations. MOV2-1190P would be briefly visible from Highway 101 driving northbound as it is located on a flat, sparsely vegetated area. No signs or new lighting sources are proposed. None of the proposed valve sites will obstruct views of scenic coastal areas, or alter natural landforms. All graded areas will be restored to existing conditions by revegetation of disturbed areas. Exposed valves located outside of the coastal zone will be situated away from public view points or in areas that are visually compatible with utility equipment. The locations of the 16 valves are strategically placed to utilize natural and existing vegetative and topographic screening, mitigating the potential for new visual impacts. The screening mitigation measures applied to the originally approved project would be applied to the proposed project and would reduce the impacts of the currently proposed project to a less than significant level. Therefore, impacts to visual resources from the proposed project would be less

than those of the originally approved project and no new measures would be needed to address these impacts.

Biological Impacts

Impacts from potential pipeline spills were identified in the EIR/EIS (SCH No. 1983110902) as a significant and unavoidable impact on Biological Resources. The adopted EIR reviewed the entire length of the pipeline from the State of California to Texas and analyzed the original project based on biological studies and resource agency policies in place at that time. Mitigation measures identified in the EIR/EIS (SCH No. 1983110902) and which were incorporated into the Development Plan and Conditional Use Permit as conditions of approval routed the pipeline outside of environmentally sensitive habitat areas to the extent feasible and protected biological resources during the construction phase. The EIR/EIS identified impacts to biology which included a reduction in biodiversity due to spills into coastal streams within the Gaviota Coast area, the loss of riparian and oak woodlands from construction activities, construction equipment and vehicle use of the right of way affecting wildlife and sensitive plants and communities, construction activities impacting raptor nest causing abandonment, and the loss of individual special status species such as the blunt nosed leopard lizard and kit fox.

To reduce these impacts, the EIR/EIS identified mitigation measures that provided protection for coastal streams, plant communities, and wildlife avoidance and protection measures. These measures include the use of automatic block valves and check valves and implementation of an oil spill contingency plan to substantially reduce the risk of an oil spill. Mitigation Measure 9 required development to avoid disturbance to sensitive and valuable plant communities to the maximum extent possible. These communities included riparian areas, oak woodlands, Coulter pines, live oaks, Joshua tree woodlands, desert dunes, and ironwood washes. The construction ROW was reduced to 50-feet wide in these sensitive community areas and staging areas were required to avoid sensitive communities. Mitigation Measure 9-A outlined measures to minimize clearing of vegetation and wildlife habitat in riparian and oak woodland communities (in the Las Padres National Forest) by using the existing La Brea Canyon Road to the greatest extent practical. This measure also limited the maximum construction ROW to 50 feet for both pipelines 901 & 903, prevented cutting trees greater than 6 inches dbh (diameter at breast height) without prior authorization and included native riparian zone species for revegetation to encourage regeneration and restoration of wildlife habitat. Mitigation Measure 12 prohibited vehicle operation outside of the designated 50-foot ROW except where specified. Prior to any construction activities, a wildlife biologist was required to survey all potential raptor nesting habitat within 0.5 miles of the pipeline under Mitigation Measure 14. Construction was limited within 0.5 miles of active nests during the nesting season. Finally, Mitigation Measure 15 required evaluation of Blunt-nosed leopard lizard and San Joaquin kit fox habitat in the Cuyama and San Joaquin Valleys and limited ROW width to 50 feet or less in those areas as well. Avoidance of any active dens was enforced and revegetation plans included measures to encourage re-establishment of suitable habitat. The EIR/EIS concluded that even with the incorporation of these measures, impacts to terrestrial and aquatic biology were still significant.

The proposed project would result in substantially reduced impacts to biological resources because of the limited footprints of the individual work areas and the fact they are to be located outside of sensitive habitat areas. The level of construction activities evaluated in the EIR/EIS (SCH No. 1983110902) was significantly more environmentally invasive than those proposed for installation of the valves and the applicable mitigation measures applied to the originally approved project would be applied to the proposed project to reduce potential biological impacts to a less than significant level. The use of block and check valves was included in the original EIR/EIS to mitigate for spills into coastal streams. The proposed project would increase the number of valves and utilize updated, best available technology for better control. As identified by the Office of State Fire Marshal's approved BAT Implementation Plan, the additional valves included in the proposed project would significantly reduce the volume of a potential pipeline release by affording the operator more control to limit the volume of a spill. Disturbance areas would be restricted to within the existing 50 foot ROW and such disturbances would be revegetated and restored after construction activities conclude. The proposed project would result in reduced impact to biology when compared to the originally approved project and the existing mitigation measures identified in the EIR/EIS (SCH No. 1983110902) would be adequate to mitigate the impacts of the proposed project. The proposed project would not exceed levels analyzed in the EIR/EIS (SCH No. 1983110902) or current County CEQA biological thresholds. No additional mitigation measures would be necessary.

Cultural Resources

The EIR/EIS (SCH No. 1983110902) identified that the originally approved project would have a potentially significant impact on eight individual cultural sites eligible for listing on the National Historic Register. Measures to avoid or minimize disturbance to these cultural resource sites were incorporated into the original Development Plan (85-DP-66cz) and Major Conditional Use Permit (83-CP-97z) as conditions of approval and remain a requirement of the proposed Amendment (21AMD-00000-00009). These measures required an intensive cultural resource survey to be conducted in all affected areas that had not been previously surveyed for cultural and historic resources. As identified by the EIR/EIS, these mitigation measures for cultural resources would reduce impacts, however, they would remain significant and unavoidable impacts.

For the proposed project, a combination of field surveys and historical records research was conducted. The proposed valve sites were then chosen with the intention of avoiding known cultural resources. Accordingly, no cultural resources will be impacted at the proposed valve installation sites. Previous mitigation measures will still be applied to the proposed project, including monitoring of all initial ground disturbance by a qualified archaeologist and Native American monitor (Condition of Approval L-4). If unexpected cultural materials are encountered during construction, work will halt in that area until a qualified archaeologist can evaluate the nature and significance of the find and incorporate further steps to minimize impacts to the resource (Condition of Approval L-12). Any previously undiscovered sites identified during construction or as the result of monitoring would be required to be evaluated and a treatment plan would be developed as needed. The proposed project would be less impactful to cultural

resources when compared to the originally approved project. Thus, the proposed project would not present new or increased cultural resource impacts.

Hazards and Risk

Impacts to hazards and risk of upset due to oil spills associated with the pipeline operation were determined in EIR/EIS (SCH No. 1983110902) to be significant and unavoidable. The EIR/EIS identified oil spill probabilities based on geographic pipeline features and pipeline capacity in combination with topography and the location of various valves. As discussed in the EIR/EIS, the approved project had operational impacts based on the potential of oil volume that could be spilled. The EIR/EIS analysis included a Summary Table for System Safety, which included potential hazardous events, their probability of occurring, the consequences, and mitigation for each event. The EIR/EIS identified design specifications to include block and check valves to decrease the volume of potential spills. These spills could cause significant impacts to various resources depending on the size and location of the spill. While prescriptive measures such as the development of an Emergency Response Plan and a Spill Contingency Plan were required, no specific reactive mitigation measures were identified for oil spills in the EIR.

The OSFM approved Risk Analysis (Plains, April 2021) determined that the installation of BAT components included in the proposed project would reduce the worst case discharge volume from when compared to existing conditions. Installation of the proposed BAT elements would reduce the baseline worst case spill volume of 3,622.20 bbls to 1,871.40 bbls, a 48% reduction from existing conditions. Therefore, while impacts from a potential oil spill continue to be significant and unavoidable, the proposed project would reduce the potential volume of an oil spill by installing additional check and motor operated valves. As proposed, the project is consistent with the EIR, impacts to hazards and risk of upset from the proposed project would be less than those of the originally approved project and no new measures would be needed to address these impacts.

FINDINGS:

It is the finding of the Planning and Development Department that the previous environmental document, as herein amended, may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines §15164, preparation of a new or subsequent/supplemental EIR is not required.

Discretionary processing of the Plains Pipeline Valve Upgrade Amendment, Case No. 21AMND-00000-00009 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

ATTACHMENT C2: NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Katie Nall, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 081-230-021; 081-210-047; 081-150-033; 081-150-028; 081-140-025; 083-500-029; 083-430-035; 099-400-069; 099-040-019; 099-040-009; 133-070-015; 131-090-089; 131-190-004; & 131-030-021

Case Nos.: 21AMD-00000-00009 & 22CDP-00000-00048

Location: Along the Plains All American Pipelines 901 & 903 on various parcels spanning from the Gaviota Coast to the Los Padres National Forest within Santa Barbara County, on 16 different properties, zoned either AG-II-320, AG-II-100 or AG-I-40.

Project Title: Plains Line 901-903 Valve Upgrade Project

Project Applicant: Plains Pipeline, L.P.

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

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

CHK valves utilize a one-way valve system that automatically closes when liquid pushes back on it and MOV valves utilize an external power system which would be supplied by either below-grade electrical conduit connected to an existing power line, aerial drop from an existing power line, or solar panels. A

temporary workspace within the existing operations and maintenance corridor would be required to facilitate equipment movement and staging as well as access to the pipeline excavation location.

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

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

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

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Steve Greig

Exempt Status:

____	Ministerial
X	Statutory Exemption
X	Categorical Exemption
____	Emergency Project
____	Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: §21080.23(a), §15301(b), §15303(d), & §15311

Reasons to support exemption findings:

Section 21080.23(a) [Pipeline Projects; Application of Division] The Valve Upgrade Installations qualify for the Eight-Mile Exemption because: (1) the area of temporary disturbance is only 35 feet in length for each check valve and 82 feet in length for each MOV (less than 0.25 miles in total) and when taken together cumulatively would disturb significantly less than eight miles of the pipeline corridor; (2) the valves will be located entirely within the previously disturbed pipeline construction and existing operations corridor

described and approved in the original EIR; and (3) the valves constitute "maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of . . . any valve . . . or other piece of equipment that is directly attached to the pipeline."

Section 15301(b) [Existing Facilities] The Valve Upgrade Installations involve the "operation, repair, maintenance, permitting, . . . [and] minor alteration" of the existing pipeline. Aboveground equipment at an MOV station will occupy less than 200 square feet within a fenced perimeter of 1,150 to 1,800 square feet. All equipment associated with check valves will be installed below or at grade. The valve stations are well within what the regulations consider minor alterations on a pipeline system that is longer than 120 miles. Further, while the valve installations and associated power sources involve some new equipment, these upgrades are designed to reduce the amount of oil released from a spill and involve no expansion of the operations approved under the existing Development Plan and Conditional Use Permit.

Section 15303(d) [New Construction or Conversion of Small Structures] This exemption specifically includes, but is not limited to: "Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction." The installation of sixteen (16) valves, mostly underground and placed at different intervals along Lines 901 and 903, qualify for the small structures exemption.

Section 15311 [Accessory Structures] The valve stations are minor structures accessory to the existing pipeline facilities. Each MOV is constructed on the pipeline and primarily below ground, with aboveground equipment occupying less than 200 square feet within a 30' by 60' perimeter chain link fence. The check valves will have no aboveground structures. Therefore, the valves are within the size and scope of projects commonly exempted under Section 15311.

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project will be located on previously disturbed land zoned either AG-II-320, AG-II-100 or AG-I-40. The valve locations are not placed within close proximity to sensitive receptors. The biological surveys conducted between 2017 and 2020 did not find any special status species within the Project Areas. Environmentally Sensitive Habitat (ESH) Areas and Oak Woodlands were avoided in the placement of the valve locations. Because the pipeline was previously constructed and surveyed for cultural resources, valve locations were placed in areas that also avoided known cultural sites. The work footprint does not include any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies. This exception does not apply.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project entails the installation of 16 individual valve sites along the portions of Line 901 & 903 within Santa Barbara County. The installations will allow the existing and previously approved pipeline to restart after emergency shut off operations in 2015. No new pipelines or increase in pipeline capacity are proposed. The valve installation project was triggered by the Assembly Bill 864 to install the Best Available Control Technology to reduce the volume of a potential release. Construction of each valve will take approximately 15 days to complete. There are no significant incremental or measurable cumulative impacts associated with the proposed project, and successive projects of similar nature located in the same place as the proposed project would not result in significant cumulative impacts. This exception does not apply.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

This exception to the categorical exemptions does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project would constitute an upgrade to the existing oil pipeline because the valves would decrease the hazards of an oil spill. The location of the valves are entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas and thus construction related impacts would not affect sensitive resources. The proposed project would occur pursuant to established development standards, rules and regulations appropriate for this type of project. This exception does not apply.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed project would introduce above ground equipment associated with the Motor Valve stations along Highway 101 and other public view corridors. The CHK valves would not be visible from public view points. MOV stations include above ground infrastructure to store electrical panels, conduits, and communications equipment, as well as connect to exterior power sources. Each site will be surrounded by a chain link fence. No signs or new lighting sources are proposed. No proposed valve installation will obstruct views of scenic coastal areas, or alter natural landforms. All graded areas will be restored to existing conditions. Equipment located outside of the coastal zone will be situated away from public view points or in areas that are visually compatible with utility equipment. The locations of the 16 valves are strategically placed to utilize natural and existing vegetative and topographic screening, mitigating the potential for new visual impacts. Therefore, no impacts to visual resources are expected from the proposed project. This exception does not apply.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project does not include any components on listed sites pursuant to Section 65962.5 of the Government Code. This exception does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Each site location underwent a cultural resource survey prior to approval. The proposed valve sites were then chosen with the intention of limiting project impacts on cultural resources. Accordingly, no cultural resources will be impacted at the proposed valve installation sites. All initial ground disturbance would be monitored by a qualified archaeologist and member of the local Native American community. If cultural materials are encountered during construction, work will halt in that area until a qualified archaeologist can evaluate the nature and significance of the find and incorporate further steps to completely avoid the resource. Any previously undiscovered sites identified during construction or as the result of monitoring would be required to be evaluated and a treatment plan would be developed as needed. The proposed project is not expected to impact any previously identified or unidentified cultural resources. Thus, the proposed project would not present new or increased cultural resource impacts when compared to the previously approved project. This exception does not apply.

Lead Agency Contact Person: Katie Nall

Phone #: (805) 884-8050 **Department/Division**: Energy, Minerals, and Compliance

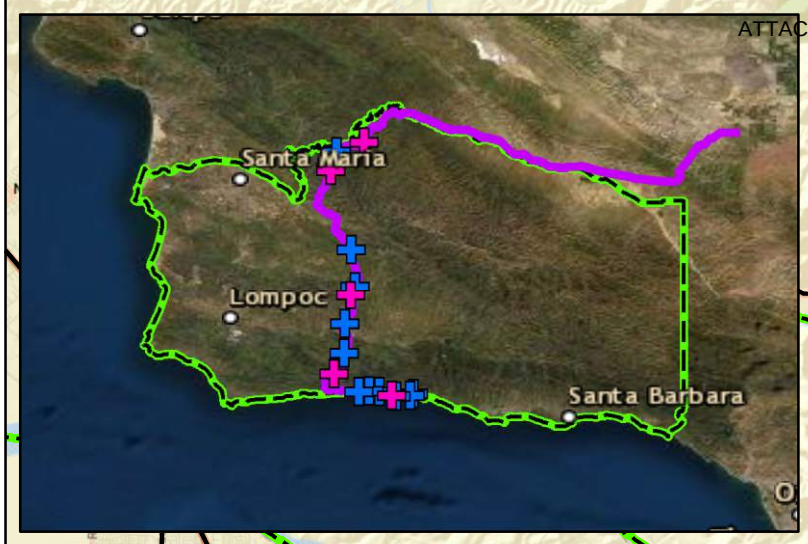
Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT D: VALVE LOCATIONS MAP



San Luis Obispo County

CHK3-490P

MOV3-290P

CHK3-210P

MOV2-1290P

Santa Barbara County

MOV2-1190P

CHK2-1110P

MOV2-1010P

MOV2-690P

CHK2-610P

MOV1-220P

MOV1-790P

Gaviota Pump Station

CHK1-710P

Las Flores Pump Station

MOV1-210P

MOV1-990P

MOV1-890P

MOV1-610P

Legend

- Check Valves (CHKs)
- Motor Operated Valves (MOVs)
- Line 903
- Line 901
- County Boundary
- Highways

PLAINS PIPELINE, L.P.
SCS ENGINEERS

Scale
North 0 1 2 3 4 5 Miles

Prepared by SCS Engineers
March 2022
Source: GCS, NAD 83

Vicinity Map