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COASTAL LAND USE PLAN



City of Oxnard
Planning & Environmental Services

OXNARD COASTAL PLAN

February 1982

This plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under provisions of the Federal Coastal Zone Management Act of 1972.

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10/86
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3.2.5 VISUAL RESOURCES

Coastal Act Policies

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 alternation of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas, such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.

Local Issues

Scenic ocean views can be found along the Oxnard coast. Mandalay Beach Road parallels the beach giving vistas of the ocean and on clear days the Channel Islands. Excellent views are also found from the Channel Islands Bridge, east of the intersection of Channel Islands Boulevard and Harbor Boulevard. Motorists and pedestrians have access along the bridge. Scattered small park areas and open parking areas provide opportunities to watch and participate in the activity at Channel Islands Harbor. The development planned for the remaining undeveloped area of the harbor will add to the existing opportunities by providing a promenade along the waterfront.

The ocean is generally not visible from Harbor Boulevard, limiting the visual resources north of Fifth Street. In the Ormond Beach area the ocean is only visible from Perkins Road and Arnold Road.

Other visual resources in the coastal zone include the tall sand dunes south of Fifth Street and south of Wooley Road, the lower dunes in the Mandalay Beach County Park north of Fifth Street, and the wetlands in the Ormond Beach area.

Local Coastal Policies

37. All new development in the coastal zone shall be designed to minimize impacts on the visual resources of the area. Particular care should be taken in areas of special quality, such as those identified in the LCP.

38. Height restrictions as defined by City Zoning Ordinance shall be used to avoid blocking views.

(5) The facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(B) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels or, in the case of an expansion of an existing site, total site emission levels and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.

(C) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling air by using air cooling to the maximum extent feasible and by using treated wastewaters from inplant processes where feasible.

30264: Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

Local Issues

Industrial and energy development in the Oxnard Coastal Zone is concentrated in two areas: the Channel Islands Harbor and the Ormond Beach area. Approximately 115 acres south of McGrath State Beach are also zoned EC (Coastal Energy Facilities). The land is owned by Southern California Edison, and is the site for the Mandalay Beach Generating Station and accessory uses. It also includes the site of the Union Oil separating facility.

The industrial areas adjacent to the Channel Islands Harbor are zoned CDI (Coastal-dependent Industrial). Located on the east side of the Harbor, the uses are boat construction, repair, service and storage, and therefore, are coastal-dependent. Table 1 shows acreage by land use type.

TABLE 1: CHANNEL ISLANDS HARBOR LAND USES

<u>Use</u>	<u>Acres</u>
Boat Repair	7.04
Boat Storage	2.00
Launch Ramp	0.30
Maintenance Yard	0.66

51. All new industrial and energy-related development shall conform to the air quality regulations set by the Ventura County Air Pollution Control District, the Air Quality Management Plan and New Source Review Rule 26.
52. Industrial and energy-related development shall not be located in coastal resource areas, including sensitive habitats, recreational areas and archaeological sites. All development adjacent to these resource areas or agricultural areas shall be designed to mitigate any adverse impacts. All new industrial development shall be designed and screened to minimize aesthetic impacts. Screening shall be primarily vegetative.
53. All industrial development located in the Channel Islands Harbor shall be related to either the harbor, boating, or commercial fishing.
54. All new industrial and energy-related development shall be located and designed to minimize adverse effects upon public access to the beach. Where appropriate, an access dedication shall be a condition of approval.
55. Residential and visitor-serving commercial uses shall not be considered compatible with industrial and energy facility zoning as neighboring uses or zoning designations.
56. No industrial or energy-related development shall be located seaward of the 100-year flood/wave run-up line as designated by the U.S. Department of Housing Insurance Program Administration and the Land Use Map.
57. If it is not possible to reroute pipelines around coastal resource areas, including habitat, recreational and archaeological areas, they shall be permitted to cross the areas with the following conditions:
 1. Pipeline segments shall, in case of a break, be isolated by automatic shut-off valves or with other safety techniques approved by the City. If the City determines it is necessary, the valves may be located at intervals less than the maximum required by the Department of Transportation.
 2. Any routing through resource areas shall be designed to minimize the impacts of a spill, should it occur, by considering spill volumes, durations and trajectories. Plans for appropriate measures for cleanup shall be submitted with permit applications for all pipeline project proposals.
 3. Except for pipelines exempted from coastal development permits under Sections 30610(c) and (e) of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any proposed new pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of the proposed pipeline. The costs of this survey shall be borne by the applicant. This survey may be conducted as a part of environmental review if an EIR is required.

4. The survey shall be conducted by a consultant selected jointly by the applicant, the City and the Department of Fish and Game. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid erosion or other damage, the applicant shall submit a revegetation plan. The plan shall also include provisions for restoration of any habitats disturbed by construction or operation of the proposed pipeline.
 5. For projects where a revegetation plan and/or habitat restoration plan has been required, the area crossed by the pipeline shall be resurveyed one year after the completion of construction to determine the effectiveness of the plan. This survey shall continue on an annual basis to monitor progress in returning the site to preconstruction conditions until the City has determined that the vegetation restoration is complete.
 6. The City shall require the posting of a performance bond by the applicant to ensure compliance with these provisions.
 7. Herbicides shall not be used during pipeline construction. The sidecasting of soil may be restricted where the City deems necessary by removal of excess soil to an approved dumping site after the excavation has been backfilled and compacted. The City may require that the trenches be filled by replacing the soil horizons in sequence.
58. The Coastal Act's definition of "development" (Section 30106) shall be used to determine what operations will require a coastal development permit.
59. Oil and gas production activities shall be conditionally permitted uses in areas designated as an "Oil/Gas Drilling District." This designation shall only be applied to existing known fields, as designated by the California Division of Oil and Gas, and shall not be applied in residential or environmentally sensitive habitat areas.
- In the event that oil and/or gas are believed to be present in an area not presently designated for oil and gas production activities, an amendment to the Land Use Plan and rezoning of the affected property will be required prior to commencing production activities.
60. Oil and gas production activities shall require a special use permit in areas designated for recreational use. Expansion of existing oil and gas production facilities in recreational areas shall also require a special use permit.
 61. A plan prepared by the applicant for the specific lease area shall accompany all applications for a coastal permit for oil and gas wells. The plan shall be either an exploratory plan for an exploratory well or a development plan for development wells. Both types of plans shall address the same issues, but the exploratory plan can be less detailed. The following shall be included:
 1. The location of existing and proposed facilities, including drilling and production sites, storage tanks, pipelines, access roads and other structures.
 2. The location of all natural features, including habitats, prime agricultural land, recreational areas, scenic resources, archaeological sites and geologic hazards within 1000 feet of the well(s).

3. Measures to eliminate or substantially mitigate all adverse impacts on the area's resources due to siting, construction or operation.
4. Grading plans.
5. Methods of disposal of all wastes.
6. Methods of transporting all produced oil and gas off-site.
7. A risk management plan, including oil spill prevention measures, contingency plans and fire protection plans.
8. A development time table.
9. Plans for the maximum feasible consolidation of facilities, both for a single operator and with other operators.

Upon completion of production, the oil and gas production facility area shall be returned, as much as is possible, to either its natural state or to be in conformance with the surrounding topography and uses by contouring, seeding and landscaping.

62. Although authority for new power plant siting rests with the California Energy Commission and the City has expressed opposition to a new power plant in the City, if a new plant is to be sited in the Ormond Beach area, the City shall encourage the use of the land immediately adjacent to the existing Ormond Beach station.
63. Except for oil and gas wells and accessory structures, all energy facilities proposed for the coastal zone shall be permitted uses only in the areas designated "Energy Development Areas" on the land use map. The concentration of these uses in the industrial development in the Ormond Beach area is in conformance with coastal policies requiring the concentration of development and facility consolidation (Sections 30260 and 30261).
64. It shall be a condition of approval that, wherever possible, wastewater from any industrial or energy-related facility be treated as necessary and put to reuse including, but not limited to, the following: the reinjection into the aquifer or groundwater recharge system, recycling for industrial use, agricultural use, or urban services.
65. All oil and gas processing and shipping facilities shall be consolidated to the maximum extent feasible, as determined by the City, by multi-company use or development of facilities.
66. Pipelines shall be used to transport all petroleum products produced in the City's coastal zone to other areas for further processing. Existing pipelines shall be used, including multi-company use, wherever possible.