

**CONSISTENCY DETERMINATION
for Granting a Suspension of Production
for Plains Exploration and Production Company's**

**BONITO UNIT
(Pacific Outer Continental Shelf Leases OCS-P 0443, 0445, 0446, 0449,
0450, 0499, and 0500*)**

**U.S. Department of the Interior
Minerals Management Service
Pacific Outer Continental Shelf Region**

April 6, 2005

* Only the portion of Lease OCS-P 0450 that is in the Bonito Unit is being considered for suspension. The remaining portion of the lease is within the Point Arguello Unit.

**MINERALS MANAGEMENT SERVICE
PACIFIC OUTER CONTINENTAL SHELF REGION
CONSISTENCY DETERMINATION
BONITO UNIT
SUSPENSION OF PRODUCTION**

I. AUTHORITY

This consistency determination is submitted in compliance with section 307(c)(1) of the Coastal Zone Management Act [16 U.S.C. 1456(c)(1)], (CZMA) and the regulations promulgated thereunder.

II. DETERMINATION

In accordance with the Federal Coastal Zone Management Act of 1972, as amended, the Minerals Management Service (MMS) has determined that granting a suspension of production (SOP) for the Bonito Unit is consistent to the maximum extent practicable with the California Coastal Management Program (CCMP), pursuant to the requirements of the Coastal Zone Management Act of 1972, as amended, (CZMA) and the California Coastal Act of 1976, as amended (CCA).

III. INTRODUCTION

The proposed activity subject to this review is the granting by the Minerals Management Service of a suspension of production (SOP) request filed by the operator of the Bonito Unit under the provisions of the Outer Continental Shelf Lands Act (OCSLA), 43 U.S.C. 1334(a)(1). The applicant requests a suspension of 18 months, within which to conduct certain in-office activities that will result in the submission of revisions to the existing approved Point Arguello Development and Production Plans to conduct development activities for the Bonito Unit. No “on the water” activities are proposed to take place during the suspension. If production does occur after the suspension ends, Plains Exploration and Production (PXP) has indicated its intent to develop the Bonito Unit via extended reach drilling from Platform Hidalgo.

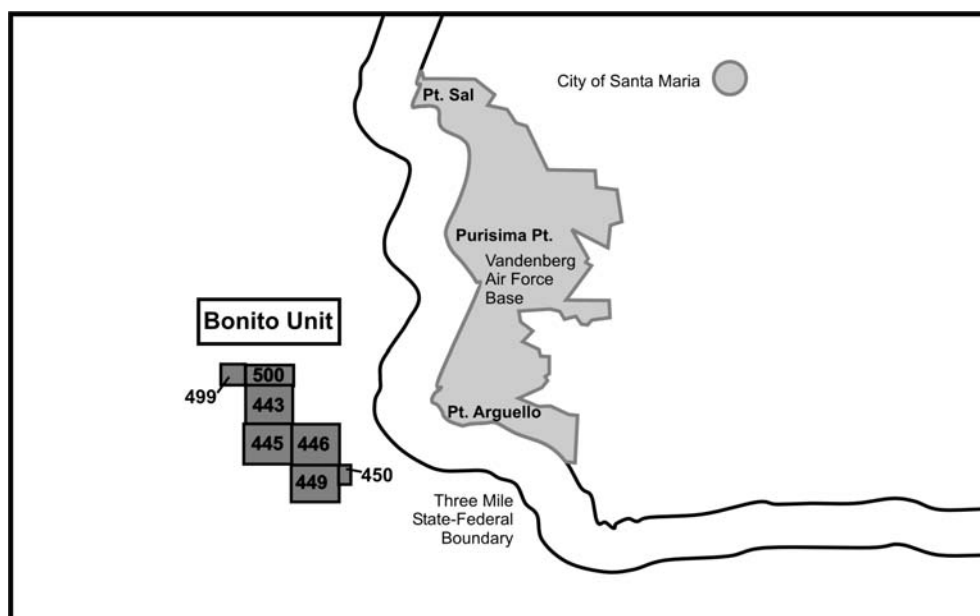


Figure 1: Location of the Bonito Unit; MMS, 2005a.

If and when a specific proposal to undertake operations on a lease is submitted under a new DPP, a CZMA Section 307(c)(3) analysis and consistency certification must be made and submitted by the lessee directly to the MMS along with necessary data and information (15 CFR 930.76(c), 30 CFR 250.204(b)(13)). The MMS will then furnish the Coastal Commission with a copy of the new DPP (excluding proprietary information), necessary data and information, and the consistency certification (30 CFR 250.204(g)). If PXP chooses to revise its previously approved DPP, then it must submit information related to the proposed revision to the MMS. The MMS will determine if the proposed revision could result in a significant change to the impacts previously identified and evaluated, or require additional permits. If the MMS determines that the revision constitutes a significant change to the previously approved DPP or requires additional permits, then the revision is subject to the same procedure as required for a new DPP (30 CFR 250.204(q)(2).) The CZMA Section 307(c)(3) analysis will be able to focus on the site-specific information available at the time the new or revised DPP is submitted. The MMS may not issue permits for activities described in the DPP until the State has concurred that the activities are fully consistent with the enforceable policies of the CCMP, the State's concurrence is conclusively presumed (15 CFR 930.78(b) and 930.80), the Secretary of Commerce, on appeal, finds the activities are consistent with the State's Program, or the proposed activities are in the interest of national security (15 CFR 930.120).

A suspension is a granted or directed deferral of the requirement to produce oil or gas, or to conduct leaseholding operations on the lease. A lessee is generally required to carry out such functions in order to keep the lease beyond its primary term. The approval of a suspension application is contemplated by the OCSLA to facilitate the proper development of a lease. Although the refusal to grant a suspension may cause the lease to terminate in certain circumstances, the suspension does not grant or authorize a lessee to carry out any activities. It simply provides a lessee more time to carry out functions otherwise authorized by the lease itself, or pursuant to an approved exploration or development and production plan. The granting of a suspension, therefore, does nothing more than continue the status quo, and permits the lessee to move forward toward the enjoyment of all of the rights and privileges of the lease.

Rights conveyed by a lease are limited to the exclusive right only to pursue exploration, development and production of the oil and gas that may be found in the lease area. These rights do not guarantee the lessee the absolute right to extract oil and gas. This right is conditioned upon the approval by the MMS of exploration or development and production plans, and upon concurrence by the State of California that the plans are consistent with the enforceable policies of the State as required by the CZMA. In this regard, the United States Supreme Court has noted that there are four distinct statutory stages to developing an offshore oil lease under OCSLA: (1) the formulation of a 5-year leasing plan by the Department of the Interior; (2) the lease sale; (3) exploration by the lessee; and (4) development and production. Likewise, the Supreme Court has recognized that, by purchasing a lease, lessees acquire no unconditional right to do anything more, but rather, their activities throughout the leasing process are subject to scrutiny under the OCSLA and the CZMA at both the exploration and development stages. *Secretary of the Interior v. California* 464 U.S. 339 (1984). Failure to receive approval of a plan, or to achieve CZMA consistency of the plan by the State, may cause the lease to expire.

At the time of the issuance of the leases in the Bonito Unit, a lease sale was not considered a federal agency activity that gave rise to review under section 307(c)(1) of the CZMA. *Id.* at 343. In 1990, Congress amended the statute specifically to extend CZMA consistency review to the lease sale stage as a federal agency activity under section 307(c)(1). Because these leases predated the 1990 amendments to the CZMA, the State of California never had the opportunity to review these leases for CZMA consistency at the lease sale stage.

Likewise, because granting a suspension does not authorize the lessee to conduct any activities not otherwise authorized under a permit, an approved plan, or the lease itself, the granting of suspensions was

not previously considered to be an activity that was subject to 307(c)(1) review. This practice prompted the litigation and subsequent decision in *California v. Norton* 150 F.Supp.2d 1046 (N.D. Cal. 2001).

Both the district court and the Court of Appeals for the Ninth Circuit strongly stressed the lack of review at the lease sale stage as a fundamental element in their determination that the requested lease suspension in this case is subject to CZMA consistency review. In discussing the issue, the Court of Appeals for the Ninth Circuit noted:

We note that Congress specifically subjected lease sales to section (c)(1). Although a lease suspension is not identical to a lease sale, the very broad and long term effects of these suspensions more closely resemble the effects of a sale than they do the highly specific activities reviewed under section (c)(3). We also note that for some of the leases being extended new exploration plans will be issued and these plans will be subject to section (c)(3) review. For other leases, existing exploration plans will be revised, which may also trigger section (c)(3) review. . . This phasing of review fits closely the expressed intent of Congress in subjecting the analogously broad implications of lease sales to (c)(1) review and specific plans to (c)(3) review.

State of California v. Norton 311 F.3d 1162, 1174 (9th Cir. 2002)

It is clear, then, that the standard of review for suspensions envisioned by the Court of Appeals for the Ninth Circuit under (c)(1) is of a general nature, much like lease sales, a phased approach in contemplation that a more specific scrutiny will occur when and if the lessees submit detailed exploration or development and production plans for 307(c)(3) CZMA consistency concurrence. In order to stay consistent with the intent of the Court, the MMS has modeled this consistency determination after a recent consistency determination developed for Alaska Lease Sale 191, in May, 2004 (Appendix B). We note in that document that the review of future impacts due to development and production activities is done in a very general way. Some impacts are addressed based upon spill plans, proposed lease stipulations and the like, that are applicable generally to every lease. In areas that are more tailored to specific impact scenarios, the MMS relies on the fact that future activities giving rise to coastal impacts are required to be described in an approved plan that must be fully consistent with the enforceable policies of the state. Therefore, they conclude that if the activity giving rise to the impacts is consistent, then the lease sale is consistent as well.

For purposes of reviewing oil and gas activities that are conducted under OCSLA, two distinct types of reviews under the CZMA come into play. Activities reviewed under section 307(c)(1) of the CZMA are activities that are conducted by federal agencies. Section 307(c)(1) of the CZMA requires that:

“each Federal agency activity within or outside the coastal zone that affects any land or water use or natural resource of the coastal zone shall be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of approved state management programs.”

A lease sale is an example of a federal agency activity that is subject to 307(c)(1) review. These types of reviews are usually characterized by an analysis of broad and long term effects of the proposed federal

action to the extent they can be determined. In these types of reviews, it is incumbent upon the federal agency to identify the impacts that flow from its actions, and prepare a consistency determination for transmittal to the state. Although the Federal agency may not carry out the proposed activity during the period of state review, upon conclusion of state review, it is free to proceed with that activity even if the state does not agree with the agency's consistency determination.

By contrast, section 307(c)(3) of the CZMA pertains to activities proposed by private individuals or entities who are seeking a license or permit to conduct specific activities that have an impact on the coastal zone. A federal licensing agency may not grant a license or permit until the applicant has certified that the proposed activity is fully consistent with the enforceable policies of the state, and the state has concurred with that certification, is deemed to concur, or the applicant prevails in an appeal to the Secretary of Commerce. EP's and DPP's are examples of activities that require section 307(c)(3) CZMA review.

It is important to note, that the licensing agency does not play a role in the consistency determination of activities reviewed under 307(c)(3). It is the applicant who proposes the activities that are the subject of review, and the applicant that certifies consistency of those activities to the state. The state then concurs or does not concur with that certification. Any appeals are to the Secretary of Commerce.

This distinction becomes critical within the context of the CZMA review of the federal activity of granting suspensions. Granting suspensions has been determined to be a federal activity reviewed under 307(c)(1). In this case the immediate direct impact of granting the suspension is to permit the lessee to carry out certain in-office functions over an 18-month period that will result in the submission of revisions to a development and production plan that has already been found consistent under 307(c)(3). Naturally, no impacts on the coastal zone will occur due to solely in-office activities. However, we are mindful that the Court of Appeals for the Ninth Circuit envisioned the consistency process for review of the suspension in this case to be akin to a lease sale, which does entail a general review of potential impacts resulting from development and production scenarios. Hypothetical activity scenarios have been developed in the Environmental Information Document (EID), and extensive analysis of potential impacts is discussed in that document.

Future impacts that may occur as a result of development and production activities are necessarily impacts that result from activities that are reviewable by the State under 307(c)(3). Because such activities are proposed by the lessees at a later time in the form of plan submissions, anticipating those activities is speculative at best. Further, because consistency certifications and state concurrence under 307(c)(3) are primarily transactions between the applicant and the State, it is virtually impossible for the MMS to assert consistency of any future proposed action on the part of the lessees. However, this depth of analysis is not characteristic of the more-general type of review given lease sales as contemplated by the Court of Appeals for the Ninth Circuit, and is neither possible nor necessary for purposes of determining whether suspensions are consistent with the enforceable policies of the State. The MMS realizes that any downstream impacts that occur as a result of development and production can only occur as a result of activities that are reviewed and found consistent under the CZMA 307(c)(3) review process. If the activities embodied in the DPP are not found to be fully consistent with the enforceable policies of the State, then those activities cannot occur. If the activities cannot occur, then impacts on the coastal zone will not happen.

Although the MMS understands that the intent of the Court's June 2001 opinion and judgment is to grant the State consistency review akin to the type of review at the lease sale stage, we also agree with the Court of Appeals that a lease suspension is not identical to a lease sale. At the lease sale stage, there is not yet an identified lessee, a lease has not been issued, and no contractual rights and obligations exist between the United States and third parties. There have also been no exploration activities, no

preliminary surveys, no exploratory drilling, and no proposals upon which to identify whether and to what extent the leases may eventually be developed. Accordingly, the level of CZMA review at the lease sale stage is very general, lacks substantive detail because specific future CZMA 307(c)(3) “(c)(3)” activities have not yet been identified and only reflects best estimates as to what may actually happen during the life of the lease. A corollary of this, however, is that the lease sale may be reviewed from the very beginning of the process because no rights have attached and no commitments made.

Unlike a lease, a suspension is for a limited purpose, and may be granted for a maximum duration of five years. Whereas the sale of a lease contemplates activities that extend through the life of the lease, a suspension is limited to a specific point in time for a limited purpose. By definition, when drilling and production activities are taking place, a suspension does not exist, because the lease is held by those activities and a suspension is not necessary. In subjecting the suspension requests to CZMA consistency, the Court of Appeals stated that:

In determining that these lease suspensions are subject to review, we note that the leases at issue have never been reviewed by California. Because these leases were issued prior to 1990, when Congress amended the statute to make clear that lease sales are subject to consistency review, California was not afforded an opportunity to review the leases.

Id., at 1173.

The leases in the Bonito Unit were issued in 1981 and 1982 from Lease Sales 53 and RS-2. The potential effects that could occur from activities on leases issued in this sale were broadly evaluated in an Environmental Impact Statement (EIS) issued in 1981. The effects of the sale itself are limited to the documentation conducted by the U.S. Department of the Interior leading to the offering of specific blocks for lease, the issuance of leases by competitive bidding, and the effects of the preliminary activities (i.e., surveys to gather scientific and engineering data necessary to develop plans) that a lease authorizes a lessee to conduct without further approvals. Included in each of the Bonito Unit leases are specific stipulations designed to mitigate potential environmental effects that may occur as a result of exploration and development (Text of stipulations can be found in the EID).

While we fully acknowledge that the State of California did not review the lease sale for CZMA consistency, the Bonito Unit has gone through significant and extensive review by the California Coastal Commission under the CZMA process as a result of the submission of exploration plans by the lessees. The Bonito Unit has had five exploration plans (EPs) approved by the California Coastal Commission for consistency under the CZMA. Those approvals authorized the drilling of twenty-one exploratory wells, seven of which have been drilled.

Unit (Date formed)	Lease	Operator	MMS Approval Date	Coastal Commission Certification Date	Coastal Commission Case No.	Well No.	Well Spud Date	Approved EP's
6/30/1986	443	Chevron	3/4/1982	3/17/1982	3-82	1	4/20/1982	5EPs
	443	Chevron	3/4/1982	10/28/1982	32-82	2	1/29/1984	
	443	Chevron	3/4/1982	10/28/1982	32-82	3		
	443	Chevron	3/4/1982	10/28/1982	32-82	4		
	443	Chevron	3/4/1982	10/28/1982	32-82	5		
	445	Chevron	8/27/1982	10/14/1982	20-82	1		
	445	Chevron	8/27/1982	10/14/1982	20-82	2		
	445	Chevron	8/27/1982	10/14/1982	20-82	3		
	446	Chevron	8/27/1982	10/14/1982	20-82	1	1/13/1983	
	446	Chevron	8/27/1982	10/14/1982	20-82	2	6/3/1983	
	446	Chevron	8/27/1982	10/14/1982	20-82	3		
	449	Getty	12/23/1982	3/25/1983	48-82	1	5/1/1983	
	449	Getty	12/23/1982	3/25/1983	48-82	2	9/15/1985	
	449	Getty	12/23/1982	3/25/1983	48-82	3		
	449	Getty	12/23/1982	3/25/1983	48-82	4		
	449	Getty	12/23/1982	3/25/1983	48-82	5		
	450*	Chevron	2/19/1982	10/28/1982	33-82	4	11/21/1983	
	450*	Chevron	2/19/1982	10/28/1982	33-82	5		
	499	Chevron	8/2/1985	10/29/1985	15-85	a		
	499	Chevron	8/2/1985		15-85	b		
	500	Chevron	8/2/1985	10/29/1985	15-85	a		
	500	Chevron	8/2/1985	10/29/1985	15-85	b		
	500	Chevron	8/2/1985		15-85	c		
500	Chevron	8/2/1985		15-85	d			
			Totals	21			7	

In its update for the Bonito Unit suspension request, the operator requested an 18 month suspension within which to submit revisions to an approved DPP. Preparation of the DPP revisions is an administrative paperwork activity that will be completed entirely in-office. The operator contemplates no offshore activity during the suspension period.

IV. SCOPE OF ENVIRONMENTAL REVIEW

Two environmental review documents accompany this consistency determination for the proposed action of granting an 18 month suspension for the Bonito Unit. One is an environmental assessment (EA) accompanied by a Finding of No Significant Impact (FONSI) and the other is a supporting environmental information document (EID).

The EA is a document that was prepared to satisfy the requirements of NEPA to take a “hard look” at the environmental consequences of the proposed action. *Metcalf v. Daley*, 214 F.3d 1135, 1141 (9th Cir. 2000). An agency must prepare NEPA documents before any irreversible commitment of resources is made. *Id.* at 1143. A federal agency may adopt a “categorical exclusion” for a “category of actions which do not individually or cumulatively have a significant effect on the human environment.” 40 C.F.R. 1508.4 (2001).

The Department of the Interior adopted a categorical exclusion for the granting of suspension requests, and relied upon that categorical exclusion in granting the suspension for the Bonito Unit. The district court held that the United States failed to provide a reasoned explanation for its reliance on the categorical exclusion and failed to explain the inapplicability of the extraordinary circumstances exceptions to the categorical exclusion for lease suspensions. *California v. Norton*, 150 F.Supp.2d at 1057. The district court held that the United States could not rely on the categorical exclusion without providing these explanations and ordered the United States to provide both of these explanations. *Id.* Given the Ninth Circuit's stated environmental concerns, see 311 F.3d at 1165-1167, 1176-77, MMS has decided to forego reliance on the categorical exclusion for lease suspensions in this case in favor of preparing NEPA documents.

The MMS determined that NEPA required that the scope of the EA be limited to an examination of those activities that are proposed to take place during the suspension period, and that NEPA did not require an examination of activities that may occur "downstream" during the development and production phase of the lease. During the suspension period, the unit operator proposes to conduct "in office" activities that will culminate in revision(s) to an approved DPP. The DPP revisions will undergo MMS examination, environmental review, and if found appropriate under 30 C.F.R. 250.204(q)(2), further CZMA consistency review by the State under 307(c)(3). At this stage, the MMS has no specific knowledge as to how the lessees would actually choose to develop the unit until the submission of Development and Production Plans (DPP's) or revisions to DPP's.

The Ninth Circuit recognized the unique segmented approach that OCSLA takes toward oil and gas development, and has not required the federal government to develop far-reaching NEPA and ESA analyses at early stages of the process. Indeed, in *Village of False Pass v. Clark*, 733 F.2d 605 (9th Cir. 1984) the Ninth Circuit discussed the far-reaching discretion vested in the Secretary of the Interior available throughout the leasing process. This continuing discretion in the Secretary under OCSLA is critical when a court examines whether the Department of the Interior has met the "irreversible commitment of resources" standard used to determine the timing, scope and extent of NEPA compliance. If a decision deprives an agency of further discretion over the proposed action, then full NEPA compliance should take place before the decision is made. The court further discussed how minor changes in the Secretary's discretion because of a project's momentum do not bar consideration of different environmental information in phased stages. The court stated that "[t]he discrete stages of the OCSLA process suggest the same thing. Indeed, the purchase of a lease entails no right to proceed with full exploration, development, or production. (citation omitted)" *Id.* Therefore, we do not believe that NEPA will require the MMS to consider the consequences of hypothetical future development scenarios when considering a suspension with proposed activities that cause minimal or no disturbance at this stage, and will be subject to NEPA review at the plan approval stages.

Although we do not believe that NEPA requires a far-reaching examination of lease development under these circumstances, we do acknowledge that the State of California has raised the issue of changed circumstances in objecting to the continuation of these leases without further review. These changed circumstances have been the subject of correspondence among the lessees, the MMS and the State of California, and are primarily environmental in nature (see EID Appendix G). It is important to note the distinction between what is required by NEPA in the evaluation of the suspension request, and what level or type of environmental review is necessary to address the impacts of the proposed activity for purposes of CZMA review.

Although we believe that NEPA only requires review of the activities that are proposed to take place under the suspensions, we acknowledge for purposes of this determination that the level of environmental review for CZMA consistency should entail a discussion of post-suspension activities, including through the development and production phase. We acknowledge this not because we believe that impacts from

development are foreseeable impacts that are caused by the granting of suspensions, but rather because of the emphasis that both the district court and the Ninth Circuit Court of Appeals placed on the similarity between suspensions and lease sales. We are also mindful, however, of the distinction that the Ninth Circuit placed on the level of (c)(1) review in conjunction with lease suspensions and the adoption of a more-broad “phasing” approach, as contrasted with the much more detailed review to which plans are subject under 307(c)(3).

Assuming that the level of review for CZMA consistency should entail a discussion of post-suspension activities, it does not follow that the MMS responsibilities under NEPA change. The regulations implementing the CZMA recognize that the environmental data accompanying a CZMA consistency determination need not be a NEPA document. The regulations recognize that the NEPA process and the standards by which impacts are reviewed under the CZMA are two distinct processes. 15 C.F.R. 930.37. Therefore, in order to meet the needs of the State for purposes of reviewing the environmental impacts of not only the suspension activities, but post-suspension activities as well, the MMS has prepared the EID to address those activities and impacts that may occur after the suspension has expired. Between the EA and the EID, a comprehensive environmental review of all activities ranging from the beginning of the suspension to the end of the lease have been provided (EID Table of Contents can be found in Appendix A).

It is important to recognize that although there may be references throughout the analysis to “activities” and impacts that may flow from those activities, particularly in the discussions of development and production scenarios, the only “activity” that is subject to this CZMA consistency determination is the granting of the suspension. Other “activities” that occur during the development and production phase, are described in the EP’s and DPP’s and reviewed as part of the more detailed subsequent review under 307(c)(3).

V. NON-APPLICABLE POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT

The table below lists the policies in Chapter 3 of the California Coastal Act that the MMS has determined do not apply to this consistency determination. MMS consulted with the CCC on several occasions to obtain guidance on the applicable policies (Appendix C). Reasonable filters were used in determining the non-applicable policies based on examples from previous consistency determinations for OCS proposals as well as the interaction with the CCC. A full discussion of each non-applicable policy and the reasons that MMS believes the policy does not apply to this determination can be found in Appendix D.

ARTICLE	TITLE	SECTION	POLICY
2	Public Access	30212.5	Public Facilities; distribution
4	Marine Environment	30233	Diking, filling or dredging
4	Marine Environment	30235	Revetments, breakwaters, etc..
4	Marine Environment	30236	Water supply and flood control
4	Marine Environment	30237	Habitat conservation plan; Bolsa Chica
6	Development	30254.5	Sewage treatment plants and conditions
7	Industrial Development	30261	Use of tanker facilities; liquefied natural gas terminals
7	Industrial Development	30264	Thermal electric generating plants

VI. APPLICABLE POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT

The following is an analysis of whether granting an SOP to PXP for the Bonito Unit, as proposed, is consistent to the maximum extent practicable with the CCMP. The consistency language of the CZMA requires that this analysis address both direct and indirect effects of this proposal on any land or water use or natural resource of the coastal zone.

The hypothetical scenarios used in the EID to assess effects of any post-suspension activities are also used in this consistency analysis. It is impossible at this stage to anticipate and describe all future events and effects of future stages of OCS exploration, development, and production – the scenario assumptions are a reasonable hypothesis of what may happen in the future, assuming oil development and production occur. In the EID, the effects of the exploration and production are estimated assuming that all mitigation provided for by existing laws, regulations, and lease specific stipulations are in place.

The following analysis is organized according to the standards of the CCMP.

Article 1: General

Section 30200.

(a) Consistent with the coastal zone values cited in Section 30001 and the basic goals set forth in Section 30001.5, and except as may be otherwise specifically provided in this division, the policies of this chapter shall constitute the standards by which the adequacy of local coastal programs, as provided in Chapter 6 (commencing with Section 30500), and the permissibility of proposed developments subject to the provisions of this division are determined. All public agencies carrying out or supporting activities outside the coastal zone that could have a direct impact on resources within the coastal zone shall consider the effect of such actions on coastal zone resources in order to assure that these policies are achieved.

(b) Where the commission or any local government in implementing the provisions of this division identifies a conflict between the policies of this chapter, Section 30007.5 shall be utilized to resolve the conflict and the resolution of such conflicts shall be supported by appropriate findings setting forth the basis for the resolution of identified policy conflicts.

Section 30200: Comment and Analysis

The MMS has prepared this Consistency Determination to evaluate the policies specified in Chapter 3 of the California Coastal Act as they relate to suspension and hypothetical post-suspension phase activities. The purpose of this evaluation is to provide the Coastal Commission and its staff with the information needed to consider the proposed SOP for the Bonito Unit as it relates to the enforceable policies of the California Coastal Act.

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Operators must submit plans for exploration or development and production for approval to the MMS and must certify that activities described in its plan are consistent with the enforceable policies of the California Coastal Management Program (CCMP) under section 307(c)(3) of the CZMA. If appropriate under Federal regulations, the State will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without State concurrence or a decision by the Secretary of Commerce to override the State’s objections. Therefore, no foreseeable impacts can occur as a result of the proposed action except for those caused by activities that are fully consistent with the

enforceable policies of the CCMP. However, given the scenarios and attendant activities hypothesized in the EID, it is anticipated that any conflicts with the enforceable policies can be avoided.

Section 30200: Findings

Based upon the above, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30200 of the CCMP.

Article 2: Public Access

Section 30210.

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

Section 30213.

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Sections 30210, 30211, 30212, 30213, and 30214: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Hypothetical post-suspension activities would not include any new pipelines or platforms. Existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect. As the Bonito Unit would utilize these existing offshore and onshore OCS related facilities, no new effects on public access would occur.

Sections 30210, 30211, 30212, 30213, and 30214: Findings

Based upon the above, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with policies related to public access.

Article 3: Recreation

Section 30220.

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30221.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30222.5

Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

Section 30223.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30224.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Sections 30220 through 30224: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Hypothetical post-suspension activities would not include any new pipelines or platforms. Existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect. As the Bonito Unit would utilize these existing offshore and onshore OCS related facilities, no new effects on recreation would occur.

Sections 30220 through 30224: Findings

Based upon the above, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with policies related to recreation.

Article 4. Marine Environment

A detailed description of the existing marine environment, including physical oceanography, water quality, biological resources, visual resources, recreation, commercial fishing and kelp harvest, and marine recreational fishing and diving is found in EID Sections 4.5, 4.6, 4.7, 4.9, 4.10, 4.13 and 4.14. Related existing resources and uses associated with the offshore environment, such as air quality, cultural resources, and military operations are also detailed in EID Section 4.

Section 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Sections 30230 and 30231: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

In the post-suspension phase, routine activities associated with the hypothetical development of the Bonito Unit may result in temporary, localized disturbances to marine resources, including fish resources, marine mammals, and marine and coastal birds (see EID Section 5.7). Once production begins, support vessel traffic is anticipated to remain at levels typical for ongoing offshore oil and gas activities in the Santa Maria Basin. Hypothetical post-suspension phase activities would not involve the construction or operation of any new onshore facilities, and therefore would not affect onshore biological resources.

Post-suspension phase activities that may affect seafloor resources include discharges during drilling. Effects on seafloor resources in the Bonito Unit are anticipated to be insignificant because no new offshore construction would occur and because drilling would take place from Platform Hidalgo, over 2 miles east of the Bonito Unit.

During drilling and production, platform discharges would be regulated under the new Pacific OCS National Pollutant Discharge Elimination System (NPDES) permit and would be required to meet NPDES water quality criteria (see EID Section 5.7.7). Plains Exploration and Production, operator of Platforms Hermosa, Hidalgo and Harvest, have applied to EPA for an individual permit in order to meet the limit for sulfide. At present, these platforms are regulated under the old General permit. Effects would be anticipated to be low. No measurable effects on threatened and endangered marine mammals or sea turtles in the area would be anticipated.

A potential oil spill during development and production may contribute to a negligible to high level effect on water quality. However, the hypothetical post-suspension activities at the Bonito Unit would not substantially increase the existing risk of an oil spill from Platform Hidalgo and associated pipelines.

Other than a potential oil spill, the hypothetical post-suspension activities are not anticipated to create any significant effects resulting from the spillage of oil, gas, or other hazardous substances.

The potential for an oil spill occurring from development of the Bonito Unit represents a small but measurable incremental increase to the cumulative oil spill risk for threatened and endangered plants, marine mammals, and amphibians. In the event that an oil spill occurs, it would be anticipated to result in low to moderate effects on sea otter; fish resources; and marine, coastal, and threatened and endangered birds during the hypothetical post-suspension period. Effects on the sea turtle are assumed to be negligible.

The effects of hypothetical post-suspension activities (i.e., development and production) on marine resources such as kelp beds, wetlands, the sea floor, fish resources, marine mammals, and marine and coastal birds, would result in low level effects. A potential oil spill may result in moderate level effects to threatened and endangered marine mammals, coastal and marine birds; with low to high level effects on rocky and sandy beaches, estuarine and wetland habitats; and moderate to high level effects on threatened and endangered plants in the area. Effects on sea turtles and threatened and endangered fish and marine invertebrates resulting from hypothetical post-suspension activities were determined to be negligible.

As stated above, PXP must submit new or revised plans for exploration or development and production for approval to the MMS and, when appropriate, must certify that activities described in its plan are consistent with the enforceable policies of the California Coastal Management Program (CCMP) under section 307(c)(3) of the CZMA. If appropriate under Federal regulations, the State will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without State concurrence or a decision by the Secretary of Commerce to override the State's objections. Therefore, no foreseeable impacts can occur as a result of the proposed action except for those caused by activities that are fully consistent with the enforceable policies of the CCMP. However, given the scenarios and attendant activities hypothesized in the EID, it is anticipated that any conflicts with the enforceable policies can be avoided.

Sections 30230 and 30231: Findings

Based upon the above, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with sections 30230 and 30231.

Section 30232.

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Section 30232: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No "on the water" activities are proposed to take place during the suspension.

If development occurs on the Bonito Unit in the post-suspension phase, it would result in a slight increase in the risk of an oil spill over what exists for the Point Arguello Unit production.

Each operator is required to have an oil spill response plan with trained personnel and clean-up equipment and supplies at each site to meet Federal regulations (see EID Section 5.3.1.3). Federal regulations governing operations related to offshore oil and gas activities are found at 30 CFR 250.300 and 30 CFR 254. These regulations address the prevention and control of oil and gas spills and releases. Regulations

at 40 CFR 100, 112, and 300 address responses to spills or release of oil and gas. Spill response requirements will be thoroughly addressed when a plan is brought forward.

Section 30232: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30232.

Section 30234.

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Section 30234.5.

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

Sections 30234 and 30234.5: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

During the hypothetical post-suspension phase, production activities are anticipated to continue on the existing Platform Hidalgo. Potential effects on commercial and recreational fishermen from hypothetical post-suspension activities are anticipated to be restricted to short-term preclusion and space-use conflicts due to vessel traffic and routine maintenance and repairs of platforms and pipeline facilities, and would be anticipated to be low. These effects would not likely increase over present levels.

Given the anticipated use of existing Platform Hidalgo, no additional offshore area would be precluded from fishing and no new offshore construction would occur. Also, it is unlikely that additional supply boats will be used to service the Point Arguello facilities if and when post-suspension activities occur for the Bonito Unit. Therefore, the development of the Bonito Unit would not reduce commercial or recreational boating harbor space.

Sections 30234 and 30234.5: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with sections 30234 and 30234.5.

Article 5: Land Resources

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30240: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

During the post-suspension period, if the Bonito Unit is developed, PXP has indicated that it will develop the Unit from Platform Hidalgo. In the hypothetical development scenario outlined in the EID (Section 5.2.3) no new onshore facilities will need to be built to accommodate the production. Platform Hidalgo is not located within or reasonably near any identified environmentally sensitive habitat areas.

Onshore biological resources are described in detail in the EID Section 4.7. Potential effects to those resources are described in the EID Section 5.7. Factors that could affect onshore biological resources are noise generated from helicopter trips to the Point Arguello platforms and an oil spill related to production from the Bonito Unit development.

Additional helicopter trips to and from the Point Arguello platforms are anticipated to be negligible as a result of additional wells that could be drilled from Platform Hidalgo for hypothetical development of the Bonito Unit.

It should also be noted that the net increase in the risk of an oil spill due to the Bonito Unit is considered low in comparison to the existing offshore oil and gas operations. However, based upon the “Oil Spills, Risk, Movement and Response” analysis found in EID Section 5.3, the most probable spill size is about 200 bbl, and the maximum reasonably foreseeable oil spill volume for the Bonito Unit is 2,000 bbl. Assuming that the spill occurs from the pipeline, it is anticipated that the shoreline adjacent to the spill origin would be moderately or heavily oiled and that other rocky and sandy beaches would be lightly oiled, either with a patchily light sheen or with tarballs. Environmentally sensitive areas that could be affected include areas such as San Miguel Island and Point Conception. Effects from a 200 bbl spill would be anticipated to be low, except if abalone habitat were heavily oiled, which would cause moderate effects. Effects from a 2,000 bbl spill would be anticipated to moderately or heavily oil several rocky and sandy beaches, causing moderate effects. Oil from a 2,000 bbl spill could contact enough black abalone habitat to affect the population, a high effect. A summary of effects on threatened and endangered species is presented in the table below. The oil spill response plan would include particular reference to these habitats and species to help prevent spill impacts (see EID Section 5.3).

Summary of Hypothetical Post-Suspension Effects on Threatened and Endangered Species by Exploration/Development Phase

Resource	Effect
Fish and Marine Invertebrates	None
Marine Mammals	Low (noise) Moderate (oil spill)
Birds	Low (noise) Low to moderate (oil spill)
Plant Species	Moderate to High - oil spill
Amphibians	Low - oil spill

Source: MMS, 2005b.

Oil spill effects on wetland and estuarine resources would be anticipated to range from low to high, depending on the volume of the oil spilled and its geographic range of dispersion. However, the net increase in the risk of an oil spill due to the hypothetical development of the Bonito Unit is considered low in comparison to existing offshore oil and gas operations.

The table below summarizes effects from the hypothetical development of the Bonito Unit and other undeveloped leases to the Biological Resources of Channel Islands and Monterey Bay National Marine Sanctuaries and Channel Islands National Park.

Habitat	Effects
Rocky and sandy beach habitats	Because operations would occur outside of the sanctuary and park boundaries, no effects are anticipated to occur to these resources. The Bonito Unit would not result in a net increase in the risk of an oil spill in comparison to existing offshore oil and gas operations.
Seafloor resources	Operation of existing platforms and pipelines would not occur within the boundaries of a sanctuary or park and no effects would be anticipated to occur. The level of effect due to an oil spill would be variable, depending upon the size and dispersion of the spill; hypothetical development of the Bonito Unit would not result in a net increase in the risk of an oil spill in comparison to existing offshore oil and gas operations. No effects are anticipated to these resources.
Kelp beds	Because no operational activities would occur within sanctuary and park boundaries, no effects are anticipated to these resources.
Fish resources	Although activities associated with post-suspension activities would not occur within sanctuary or park boundaries, fish can be highly mobile and may move in and out of these areas. Effects on fish resources from hypothetical post-suspension activities are anticipated to range from negligible to low.
Marine and coastal birds	During hypothetical post-suspension phase activities, no direct effects on these resources within sanctuary, preserve, or park boundaries would occur because no activities within these areas are proposed. Effects from hypothetical post-suspension activities range from no effects to low/moderate effects due to an oil spill, depending on its magnitude.
Marine mammals	Although hypothetical post-suspension activities would not occur within sanctuary or park boundaries, marine mammals are highly mobile and may move in and out of these areas. Effects on marine mammals during post-suspension activities are anticipated to range from negligible to low.
Threatened and endangered species	Although hypothetical post-suspension activities would not occur within sanctuary or park boundaries, some of these species are highly mobile and may move in and out of these areas. Effects on threatened and endangered species during post-suspension activities range from none to moderate (see previous table above).
Estuaries and wetlands	No hypothetical post-suspension activities would directly affect these resources within refuge, sanctuary or park boundaries; therefore, no direct effects would occur. Effects associated with operations and oil spills would be considered low to moderate.
Onshore biological resources	No hypothetical post-suspension activities would occur within designated boundaries of the onshore refuges, sanctuaries or parks; therefore no direct post-suspension phase effects on onshore biological resources in these areas would occur. Effects on onshore biological resources due to operation of the onshore pipelines, including oil spills, would be low to moderate.

Source: Based on MMS, 2005b

Operators must submit plans for exploration or development and production for approval to the MMS and must certify that activities described in its plan are consistent with the enforceable policies of the California Coastal Management Program (CCMP) under section 307(c)(3) of the CZMA. If appropriate under Federal regulations, the State will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without State concurrence or a decision by the Secretary of Commerce to override the State's objections. Therefore, no foreseeable impacts can occur as a result of the proposed action except for those caused by activities that are fully consistent with the enforceable policies of the CCMP. However, given the scenarios and attendant activities hypothesized in the EID, it is anticipated that any conflicts with the enforceable policies can be avoided.

Section 30240: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30240.

Section 30241.

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of prime agricultural lands.

Section 30241.5.

(a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:

(1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

(2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

(b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

Section 30242.

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Section 30243.

The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

Sections 30241, 30241.5, 30242, 30243: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Hypothetical post-suspension activities would not include any new pipelines or platforms. Existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect. As the Bonito Unit would utilize these existing offshore and onshore OCS related facilities, no new effects on the resources in these sections would occur.

Sections 30241, 30241.5, 30242, 30243: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with these policies.

Section 30244.

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Section 30244: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension

The hypothetical exploration and development of the Bonito Unit would not require the construction of any new facilities. Hypothetical exploration and development of the Unit would be done using existing well slots on Platform Hidalgo. All oil and gas production would be handled in existing facilities. As such, no activities associated with the hypothetical development would impact archaeological or paleontological resources.

Section 30244: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30244.

Article 6: Development

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50

percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30250: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

The hypothetical exploration and development of the Bonito Unit would not require the construction of any new facilities. Hypothetical exploration and development of the Unit would be done using existing well slots on Platform Hidalgo. All oil and gas production would be handled in existing facilities. As such, no activities associated with the hypothetical development of the Bonito Unit would impact resources covered in this section.

Section 30250: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30250.

Section 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 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.

Section 30251: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension

The hypothetical exploration and development of the Bonito Unit would not require the construction of any new facilities. Hypothetical exploration and development of the Unit would be done using existing well slots on Platform Hidalgo. All oil and gas production would be handled in existing facilities. As such, no activities associated with the hypothetical development would change the existing scenic and visual qualities of the area.

Section 30251: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30251.

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30252: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension

The hypothetical exploration and development of the Bonito Unit would not require the construction of any new facilities. Hypothetical exploration and development of the Unit would be done using existing well slots on Platform Hidalgo. All oil and gas production would be handled in existing facilities. As such, no activities associated with the hypothetical development would affect the maintenance and enhancement of public areas.

Section 30252: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30252.

Section 30253.

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- (4) Minimize energy consumption and vehicle miles traveled.*
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Section 30253: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

As discussed in previous sections, hypothetical post-suspension phase activities would involve the operation of existing facilities. No new construction or development would occur, and existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect.

Section 30253: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30253.

Section 30254.

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Section 30254: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

The hypothetical post-suspension phase would not involve any construction or expansion of public works facilities. Any production in the Bonito Unit would occur from existing platforms, and would be transported via existing pipelines to the Gaviota Onshore Plant. Effects on coastal-dependent land uses and public services would not occur.

Section 30254: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30254.

Section 30255.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30255: Comment and Analysis

Chapter 2, Section 30101 of the California Coastal Act defines “coastal dependent development or use” as “any development or use which requires a site on, or adjacent to, the sea to be able to function at all.” Section 30101.3 defines “coastal-related development” as “any use that is dependent on a coastal-dependent development or use.” In addition, Chapter 2, Section 30107 of the California Coastal Act defines an “energy facility” as “any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.”

Santa Barbara County has prepared and adopted land use planning documents and ordinances, including a Local Coastal Plan (LCP), within which facilities associated with offshore oil and gas development facilities are designated and zoned as either “coastal-dependent” or “coastal-related” (Dames & Moore, 1999). The Gaviota Onshore Plant is located within the coastal zone and is designated as a coastal-related industry.

The hypothetical post-suspension phase activities would include the operation of existing facilities (i.e., Platform Hidalgo, Gaviota Onshore Plant), and no new construction or development would occur. Consequently, no effects on coastal-dependent developments or wetlands would occur.

Section 30255: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30255.

Article 7: Industrial Development

Section 30260.

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

Section 30260: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Hypothetical post-suspension phase activities for the Bonito Unit include the use and operation of existing facilities. No new construction or development would occur (MMS, 2005b), and existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect.

The Gaviota Onshore Plant is a County of Santa Barbara designated consolidated industrial site for offshore oil and gas production (County of Santa Barbara, 2000). The existing capacity of the Gaviota Onshore Plant and its related platforms and offshore to onshore pipelines can accommodate the hypothetical development and production of the Bonito Unit without expansion or other modification. Development and production of the Bonito Unit would maximize use of existing off- and onshore facilities thereby minimizing the potential environmental effects associated with the construction and operation of new facilities.

As discussed, hypothetical post-suspension phase activities would utilize existing offshore and onshore oil and gas related facilities to the maximum extent feasible. No new offshore or onshore facilities would be required for hypothetical development of the Bonito Unit, and no expansion of existing facilities would be required. Potential environmental effects associated with the Bonito Unit would be mitigated to the maximum extent feasible through existing Federal and State regulations for Pacific OCS exploration and development.

Section 30260: Findings

Therefore, based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30260.

Section 30262.

(a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(1) The development is performed safely and consistent with the geologic conditions of the well site.

(2) New or expanded facilities related to that development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(3) Environmentally safe and feasible subsea completions are used if drilling platforms or islands would substantially degrade coastal visual qualities, unless the use of those structures will result in substantially less environmental risks.

(4) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, as determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(5) The development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from that subsidence.

(6) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil, Gas, and Geothermal Resources of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjection will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

(7)(A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.

(B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline.

(C) The following guidelines shall be used when applying subparagraphs (A) and (B):

(i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following:

(I) Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development.

(II) Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves.

(ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B).

(iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling island, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary adjustments, or an increase in the number of well heads, on or after January 1, 2003.

(iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over

land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport.

(8) If a state of emergency is declared by the Governor for an emergency that disrupts the transportation of oil by pipeline, oil may be transported by a waterborne vessel, if authorized by permit, in the same manner as required by emergency permits that are issued pursuant to Section 30624.

(9) In addition to all other measures that will maximize the protection of marine habitat and environmental quality, when an offshore well is abandoned, the best achievable technology shall be used.

(b) Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators. (c) Nothing in this section shall affect the activities of any state agency that is responsible for regulating the extraction, production, or transport of oil and gas.

Section 30262: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Hypothetical post-suspension phase activities of the Bonito Unit would be required to fully comply with all Federal, State and local laws, ordinances and regulations for exploration, development and production. These actions would be subject to review and approval by the MMS, including the completion all necessary environmental reviews, prior to implementation. Compliance with applicable Federal, State and local standards, as well as additional mitigation measures stipulated through the environmental review process, would minimize potential environmental effects and safety hazards to the maximum extent feasible. These measures would include, as appropriate, monitoring programs as stipulated by Section 30262, subparagraph (b).

As noted in Section 30260, offshore and onshore facilities associated with the hypothetical development of the Bonito Unit would maximize consolidation practices and all produced oil and gas would be transported via existing pipelines. All appropriate mitigation and Best Achievable Technology measures for the safe transport of oil and gas via pipeline would be applied as part of future regulatory reviews and approvals. The transportation of all oil associated with the Bonito Unit would comply with the stipulations of subparagraphs (7)(A) and (7) (B) of Section 30262.

Section 30262: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30262.

Section 30263.

(a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

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

Section 30263: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

For the purpose of this analysis, hypothetical post-suspension phase activities are assumed to include the operation of existing facilities (i.e., Platform Hidalgo, Gaviota Onshore Plant). No new construction or development would occur (MMS, 2005b), and existing regulatory requirements and mitigation measures for operation of the facilities associated with the Point Arguello Unit would remain in effect.

Section 30263: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30263.

Section 30265.

The Legislature finds and declares all of the following:

(a) Offshore oil production will increase dramatically in the next 10 years from the current 80,000 barrels per day to over 400,000 barrels per day.

(b) Transportation studies have concluded that pipeline transport of oil is generally both economically feasible and environmentally preferable to other forms of crude oil transport.

(c) Oil companies have proposed to build a pipeline to transport offshore crude oil from central California to southern California refineries, and to transport offshore oil to out-of-state refiners.

(d) California refineries would need to be retrofitted if California offshore crude oil were to be used directly as a major feedstock. Refinery modifications may delay achievement of air quality goals in the southern California air basin and other regions of the state.

(e) The County of Santa Barbara has issued an Oil Transportation Plan which assesses the environmental and economic differences among various methods for transporting crude oil from offshore California to refineries.

(f) The Governor should help coordinate decisions concerning the transport and refining of offshore oil in a manner which considers state and local studies undertaken to date, which fully addresses the concerns of all affected regions, and which promotes the greatest benefits to the people of the state.

Section 30265: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

During hypothetical post-suspension activities, production from Platform Hidalgo would be sent to the Gaviota Onshore Plant via existing pipelines. Gas from the Bonito Unit would be sweetened on the Point Arguello Platforms and would undergo one of the following: sent via pipeline for sale onshore, used to generate electricity and heat for platform operations, sent to shore to fuel the Gaviota Onshore Plant cogeneration units, or injected into the Point Arguello Field (MMS, 2005b). Under the hypothetical exploration and development scenarios, the oil would be dehydrated and stabilized on the platforms, then sent to the Gaviota Onshore Plant via the PAPCO pipeline. At Gaviota, the oil would be metered and heated, stored temporarily in the Gaviota Terminal Company storage tanks, then transported via the All-

American Pipeline to various refining destinations. All oil and gas would be transported via existing pipelines and would comply with the stipulations of subparagraph [b] of Section 30265.

Section 30265: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30265.

Section 30265.5

(a) The Governor, or the Governor's designee, shall coordinate activities concerning the transport and refining of offshore oil. Coordination efforts shall consider public health risks, the ability to achieve short- and long-term air emission reduction goals, the potential for reducing California's vulnerability and dependence on oil imports, economic development and jobs, and other factors deemed important by the Governor, or the Governor's designee.

(b) The Governor, or the Governor's designee, shall work with state and local agencies, and the public, to facilitate the transport and refining of offshore oil in a manner which will promote the greatest public health and environmental and economic benefits to the people of the state.

(c) The Governor, or the Governor's designee, shall consult with any individual or organization having knowledge in this area, including, but not limited to, representatives from the following:

- (1) State Energy Resources Conservation and Development Commission.*
- (2) State Air Resources Board.*
- (3) California Coastal Commission.*
- (4) Department of Fish and Game.*
- (5) State Lands Commission.*
- (6) Public Utilities Commission.*
- (7) Santa Barbara County.*
- (8) Santa Barbara County Air Pollution Control District.*
- (9) Southern California Association of Governments.*
- (10) South Coast Air Quality Management District.*
- (11) Oil industry.*
- (12) Public interest groups.*
- (13) United States Department of the Interior.*
- (14) United States Department of Energy.*
- (15) United States Environmental Protection Agency.*
- (16) National Oceanic and Atmospheric Administration.*
- (17) United States Coast Guard.*

(d) This act is not intended, and shall not be construed, to decrease, duplicate, or supersede the jurisdiction, authority, or responsibilities of any local government, or any state agency or commission, to discharge its responsibilities concerning the transportation and refining of oil.

Section 30265.5: Comment and Analysis

During the suspension phase, PXP will conduct certain in-office activities that will result in the submission of revisions to the currently approved Point Arguello Development and Production Plans. No “on the water” activities are proposed to take place during the suspension.

Operators must submit plans for exploration or development and production for approval to the MMS and must certify that activities described in its plan are consistent with the enforceable policies of the California Coastal Management Program (CCMP) under section 307(c)(3) of the CZMA. If appropriate

under Federal regulations, the State will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without State concurrence or a decision by the Secretary of Commerce to override the State's objections. Therefore, no foreseeable impacts can occur as a result of the proposed action except for those caused by activities that are fully consistent with the enforceable policies of the CCMP. However, given the scenarios and attendant activities hypothesized in the EID, it is anticipated that any conflicts with the enforceable policies can be avoided.

Section 30265.5: Findings

Based on the above analysis, granting an SOP to PXP for the Bonito Unit will be consistent to the maximum extent practicable with section 30265.5.

Based on the preceding analysis, MMS has concluded that granting a suspension of production for the Bonito Unit is consistent to the maximum extent practicable with the policies of the California Coastal Management Program.

Approved:



Regional Manager
Pacific OCS Region
Minerals Management Service

April 6, 2005

Date

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APPENDIX A. TABLE OF CONTENTS FROM THE ENVIRONMENTAL
INFORMATION DOCUMENT

1.	Introduction	1-1
1.1	General Overview.....	1-1
1.2	Reader’s Guide to the EID.....	1-3
1.3	Related Environmental Review Documents	1-5
1.4	Summary of Operator Activities.....	1-7
2.	Background and Purpose	2-1
2.1	Introduction	2-1
2.2	Overview of Pacific OCS Region Offshore Santa Barbara, Ventura, and San Luis Obispo Counties	2-1
2.3	Background.....	2-3
3.	Regulatory and Administrative Framework	3-1
4.	Affected Environment	
4.1	Introduction	4.1-1
4.1.1	Past and Present Offshore Oil and Gas Activities.....	4.1-1
4.2	Geology	4.2-1
4.2.1	Geology and Petroleum Potential	4.2-1
4.2.2	Geologic Hazards.....	4.2-4
4.3	Climate and Meteorological Conditions	4.3-1
4.3.1	General Description	4.3-1
4.3.2	Wind Speed and Direction.....	4.3-1
4.3.3	Stability and Mixing Height.....	4.3-4
4.3.4	Temperature.....	4.3-4
4.3.5	Precipitation.....	4.3-5
4.3.6	Severe Weather	4.3-6
4.4	Air Quality.....	4.4-1
4.4.1	Existing Air Quality	4.4-1
4.4.2	Air Pollutants	4.4-2
4.4.3	Regulatory Setting	4.4-6
4.4.4	Effects of Past Offshore Oil and Gas Activities.....	4.4-8
4.5	Physical Oceanography	4.5-1
4.5.1	Introduction.....	4.5-1
4.5.2	Southern California Bight Morphology	4.5-1
4.5.3	Oceanic Circulation in the Southern California Bight	4.5-1
4.5.4	Santa Barbara Channel–Santa Maria Basin Surface Circulation	4.5-5
4.5.5	Wave Climate of the Southern California Bight.....	4.5-18
4.6	Water Quality	4.6-1
4.6.1	Regulatory Setting	4.6-1
4.6.2	Regional Setting.....	4.6-2
4.7	Biological Resources	4.7-1
4.7.1	Rocky and Sandy Beach Habitats	4.7-1
4.7.2	Seafloor Resources.....	4.7-4
4.7.3	Kelp Beds.....	4.7-12
4.7.4	Fish Resources	4.7-13
4.7.5	Marine and Coastal Birds.....	4.7-20
4.7.6	Marine Mammals.....	4.7-25
4.7.7	Threatened and Endangered Species.....	4.7-36
4.7.8	Estuarine and Wetland Habitats	4.7-57
4.7.9	Refuges, Preserves and Marine Sanctuaries.....	4.7-60
4.7.10	Onshore Biological Resources.....	4.7-70

**Appendix A. Table of Contents from the
Environmental Information Document**

4.8	Cultural Resources.....	4.8-1
	4.8.1 Regulatory Overview	4.8-1
	4.8.2 Studies in the Area	4.8-2
	4.8.3 Regional Setting.....	4.8-2
	4.8.4 Description of the Study Area for Cultural Resources.....	4.8-4
	4.8.5 Effects of Past Offshore Oil and Gas Activities on Cultural Resources	4.8-11
	4.8.6 Native American Concerns	4.8-12
4.9	Visual Resources	4.9-1
	4.9.1 Regulatory Setting	4.9-1
	4.9.2 Visual Resources Studies in the Area	4.9-2
	4.9.3 Regional Setting.....	4.9-3
	4.9.4 Effects of Past Offshore Oil and Gas Activities.....	4.9-5
4.10	Recreation.....	4.10-1
	4.10.1 Regulatory Setting	4.10-1
	4.10.2 Studies in the Area	4.10-1
	4.10.3 Regional Setting.....	4.10-2
	4.10.4 Effects of Past Offshore Oil and Gas Activities.....	4.10-7
4.11	Community Characteristics and Tourism Resources.....	4.11-1
	4.11.1 Studies in the Area	4.11-1
	4.11.2 Regional Setting.....	4.11-2
	4.11.3 Effects of Past Offshore Oil and Gas Activities.....	4.11-4
4.12	Social and Economic Environment	4.12-1
	4.12.1 Employment and Population.....	4.12-4
	4.12.2 Housing.....	4.12-5
	4.12.3 Infrastructure.....	4.12-6
	4.12.4 Public Finance and Services	4.12-11
	4.12.5 Non-Residential Land Use	4.12-12
4.13	Commercial Fishing and Kelp Harvest.....	4.13-1
	4.13.1 Regional Setting.....	4.13-1
	4.13.2 Fishing Methods	4.13-1
	4.13.3 Commercial Fisheries in the Areas of Post-Suspension Activities.....	4.13-14
	4.13.4 Impacts of Past and Present OCS Activities on Commercial Fishing.....	4.13-16
	4.13.5 Mariculture and Kelp Harvest.....	4.13-17
4.14	Marine Recreational Fishing and Diving.....	4.14-1
	4.14.1 Regional Setting.....	4.14-1
4.15	Military Operations	4.15-1
	4.15.1 Description of Military Operations	4.15-1
	4.15.2 Department of the Navy.....	4.15-1
	4.15.3 Department of the Air Force	4.15-4
	4.15.4 Impacts of Past and Present OCS Activities	4.15-6
5.	Post-Suspension Phase Environmental Consequences	
5.1	Introduction	5.1-1
5.2	Potentially Foreseeable Activities	5.2-1
	5.2.1 Impact Producing Factors of the Post-Suspension Phase.....	5.2-1
	5.2.2 Anticipated Future Activities on Existing Leases.....	5.2-2
	5.2.3 Post-Suspension Activities on the Undeveloped Leases.....	5.2-5
5.3	Oil Spills, Risk, Movement and Response	5.3-1
	5.3.1 Oil Sources, Behavior, and Spill Response.....	5.3-1
	5.3.2 OCS Historical Spill Data.....	5.3-11
	5.3.3 Estimated Spill Risk of Delineation Drilling	5.3-12
	5.3.4 Estimated Spill Risk from Reasonably Foreseeable Actions.....	5.3-13

**Appendix A. Table of Contents from the
Environmental Information Document**

5.3.5	Conditional Oil Spill Risk Analysis.....	5.3-16
5.3.6	Summary Discussion	5.3-18
5.4	Air Quality.....	5.4-1
5.4.1	Significance Criteria	5.4-1
5.4.2	Impacts of Post-Suspension Activities.....	5.4-1
5.4.3	Summary and Conclusion	5.4-10
5.5	Physical Oceanography	5.5-1
5.6	Water Quality	5.6-1
5.6.1	Significance Criteria	5.6-1
5.6.2	Impacts of Post-Suspension Activities.....	5.6-1
5.6.3	Summary and Conclusion	5.6-21
5.7	Biological Resources	5.7-1
5.7.1	Rocky and Sandy Beach Habitats	5.7-1
5.7.2	Seafloor Resources.....	5.7-8
5.7.3	Kelp Beds.....	5.7-14
5.7.4	Fish Resources	5.7-17
5.7.5	Marine and Coastal Birds.....	5.7-31
5.7.6	Marine Mammals	5.7-39
5.7.7	Threatened and Endangered Species.....	5.7-59
5.7.8	Estuarine and Wetland Habitats	5.7-94
5.7.9	Refuges, Preserves and Marine Sanctuaries.....	5.7-99
5.7.10	Onshore Biological Resources	5.7-100
5.8	Cultural Resources.....	5.8-1
5.8.1	Significance Criteria for Cultural Resources	5.8-1
5.8.2	Impacts of the Post-Suspension Activities on Cultural Resources	5.8-2
5.8.3	Summary and Conclusion for Cultural Resources	5.8-7
5.9	Visual Resources	5.9-1
5.9.1	Significance Criteria	5.9-1
5.9.2	Impacts of the Post-Suspension Activities	5.9-1
5.9.3	Summary and Conclusion	5.9-2
5.10	Recreation.....	5.10-1
5.10.1	Significance Criteria	5.10-1
5.10.2	Impacts of the Post-Suspension Activities	5.10-1
5.10.3	Summary and Conclusion	5.10-5
5.11	Community Characteristics and Tourism Resources	5.11-1
5.11.1	Significance Criteria	5.11-1
5.11.2	Impacts of Post-Suspension Activities.....	5.11-1
5.11.3	Summary and Conclusions	5.11-3
5.12	Social and Economic Environment	5.12-1
5.12.1	Employment and Population	5.12-1
5.12.2	Housing.....	5.12-3
5.12.3	Infrastructure.....	5.12-4
5.12.4	Public Finance and Services	5.12-7
5.12.5	Non-Residential Land Use	5.12-8
5.13	Commercial Fishing and Kelp Harvest.....	5.13-1
5.13.1	Significance Criteria	5.13-1
5.13.2	Impacts of Post-Suspension Activities.....	5.13-2
5.13.3	Summary and Conclusions	5.13-11
5.14	Marine Recreational Fishing	5.14-1
5.14.1	Significance Criteria	5.14-1
5.14.2	Impacts of Post-Suspension Activities.....	5.14-1
5.14.3	Summary and Conclusion	5.14-8
5.15	Military Operations	5.15-1

**Appendix A. Table of Contents from the
Environmental Information Document**

5.15.1	Significance Criteria	5.15-1
5.15.2	Impacts of Post-Suspension Activities.....	5.15-1
5.15.3	Summary and Conclusion	5.15-5
5.16	High Case Scenario	5.16-1
6.	Document Contributors and Reviewers	6-1
7.	References	7-1

TECHNICAL APPENDICES

- A. Glossary of Terms and Acronyms
- B. Air Quality Emission Factors
- C. Title 15 Code of Federal Regulations Part 930.39: Content of Consistency Determination
- D. Title 16 U.S. Code Chapter 33, Section 1456: Coordination and Cooperation
- E. California Public Resources Code Division 20, California Coastal Act, Chapter 3
- F. California Combined Coastal Management Program/Final Environmental Impact Statement, Chapter 11, Sections (a) and (b)
- G. Information Addressing Issues Raised by the California Coastal Commission in a Letter to MMS dated August 5, 1999
- H. Regulatory Framework, Lease Stipulations, and Unit History
- I. Summary of Potentially Foreseeable Activities and Hypothetical Development Scenario
- J. Figures for Oil Spill Risk
- K. Description of Delineation Drilling Using a Mobile Offshore Drilling Unit (MODU)

LIST OF TABLES

1-1	Summary of Suspensions	1-1
2.2-1	Summary of the Undeveloped Pacific OCS Oil and Gas Leases	2-1
2.2-2	Summary of the Developed Pacific OCS Oil and Gas Leases	2-2
2.2-3	Summary of Existing Platforms Offshore Santa Barbara and Ventura Counties	2-2
2.2-4	Offshore Oil and Gas Production Rates for 1998 through 2002	2-3
4.1-1	Number of Permits Issued for Geological and Geophysical Exploration in the Pacific OCS Region	4.1-6
4.1-2	Santa Barbara Channel and Santa Maria Basin Geological and Geophysical Permits for the Pacific OCS	4.1-6
4.1-3	Offshore Pacific OCS Region 2 D and 3 D Surveys by Decade	4.1-7
4.1-4	Pacific OCS Region Exploration Wells from USDO, MMS, Pacific Region, 1992.....	4.1-8
4.1-5	Existing Surface Structures, Pipelines, and Production in Federal Waters	4.1-10
4.1-6	Existing Surface Structures Offshore Southern California, Construction Timing, Production Support Activities, and Decommissioning Timing.....	4.1-13
4.1-7	Estimates of Vessel and Helicopter Traffic During Construction	4.1-15
4.1-8	Produced water discharged by platform and by year in millions of gallons	4.1-16
4.1-9	Marine Tankering of Oil Offshore California	4.1-16
4.3-1	Temperature and Precipitation Data for Selected Santa Barbara Locations.....	4.3-5
4.3-2	El Niño 1997–1998 Precipitation Data for Santa Barbara County.....	4.3-5
4.4-1	Ambient Air Standards.....	4.4-1
4.4-2	Attainment Status in the South Central Coast Air Basin.....	4.4-2
4.4-3	Summary of Representative Ozone Monitoring Sites in SCCAB.....	4.4-4
4.4-4	Santa Barbara County APCD BACT, AQIA, and Emission Offset Requirements.....	4.4-8
4.4-5	Santa Barbara Channel Emissions from the 1980s (tons/day)	4.4-9
4.5-1	Relation Between the Current Patterns and the Forcing Terms	4.5-14
4.6-1	Relevant Studies Examining Water Quality in the Study Area.....	4.6-3
4.6-2	Key Water Quality Parameters, Typical Units of Measure and Characteristics.....	4.6-4
4.6-3	Dischargers in San Luis Obispo County, the Level of Treatment and Flow	4.6-5
4.6-4	Selected Trace Metals Found in Sediments in the Southern California Bight	4.6-7
4.6-5	Publicly Owned Treatment Works that Discharge into the Southern California Bight.....	4.6-7
4.7-1	Table of Studies Relevant to Sandy and Rocky Habitat.....	4.7-3
4.7-2	Characteristics of Hard Bottom Feature in Lease P-0421	4.7-7
4.7-3	List of Hard Bottom Features within the Santa Maria Unit	4.7-8
4.7-4	Table of Studies Relevant to Seafloor Resources.....	4.7-9
4.7-5	Depth Distribution of Demersal Fish Common to Central California.....	4.7-15
4.7-6	Species Managed by the PFMC	4.7-17
4.7-7	Breeding Seabirds of Central and Southern California, 1989–1999	4.7-21
4.7-8	Seasonal Abundance of Common Marine Mammals in the Project Area	4.7-25
4.7-9	Western Snowy Plover Critical Habitat in the Project Area	4.7-46
4.7-10	Pertinent References for Wetland and Estuarine Habitats	4.7-56
4.7-11	State and Federal Areas of Defined Biological Significance in the Project Area	4.7-58
4.8-1	Archaeology Studies in the Area.....	4.8-2
4.8-2	Sea Level Fluctuation from Present to 14,500 Years Before Present (B.P.).....	4.8-3
4.8-3	Onshore Archaeological Sites in the Area of Shuman Canyon, Santa Barbara County.....	4.8-6
4.8-4	Vessels Lost between Point Sal and Point Arguello, California	4.8-7
4.8-5	Summary of Archaeology Information by Unit	4.8-10
4.9-1	Visual Resource Studies.....	4.9-2
4.10-1	California Coastal Act Recreation Policies	4.10-1
4.10-2	Recreation Studies.....	4.10-1
4.10-3	Public Coastal Recreation Facilities.....	4.10-3
4.10-4	Beach Closings and Advisories.....	4.10-4

LIST OF TABLES (CONTINUED)

4.10-5	Water-Oriented Recreation Activity in the Channel Islands National Marine Sanctuary	4.10-6
4.10-6	Day Use Visitors and Overnight Campers to Channel Islands National Park, January to December 2000	4.10-7
4.11-1	Tourism Studies	4.11-1
4.11-2	Selected Indicators of Santa Barbara Tourism (1999)	4.11-3
4.11-3	Selected Indicators of San Luis Obispo Tourism (1999)	4.11-4
4.12-1	Average Wages for Selected Industries in the Study Area	4.12-2
4.12-2	Social and Economic Studies in the Project Area	4.12-3
4.12-3	2000 Employment by Sector	4.12-4
4.12-4	Population	4.12-5
4.12-5	Housing Stock and Vacancy Rates	4.12-6
4.12-6	Median Housing Price	4.12-6
4.12-7	Study Region Oil and Gas Processing Facilities	4.12-7
4.12-8	Highways Supporting Offshore Activities	4.12-7
4.12-9	Roads and Streets Supporting Offshore Activities	4.12-8
4.12-10	Annual Average Traffic Summary for Regional Highways	4.12-10
4.12-11	Existing California Crude Pipelines	4.12-11
4.12-12	Top Property Tax Payers, 1995-1996	4.12-12
4.12-13	Agricultural Land Use	4.12-13
4.13-1	Poundage and Value of Landings, Santa Barbara Reporting Area, 1988–2003	4.13-1
4.14-1	Number of Marine Recreational Fishing Trips in Southern California, 1993–1998	4.14-1
4.14-2	Private and Rental Boat Trips	4.14-1
4.15-1	Baseline Military Plus Proposed Sea Range Activities (annual)	4.15-3
5.2-1	Summary of Activities Projected for Existing and Future Pacific OCS and State Leases (2006 through 2030)	5.2-1
5.2-2	Federal Offshore Oil and Gas Wells Expected to be Drilled from Existing Platforms into Currently Producing Fields	5.2-3
5.2-3	Platform Decommissioning Scenarios	5.2-4
5.2-4	Surface Structures, Pipelines and Power Cables, and Production Offshore Southern California, Development Scenarios for the Undeveloped Leases	5.2-10
5.2-5	Surface Structures Offshore Southern California, Construction Timing, Production Support Activities, and Decommissioning Timing, Development Scenarios for the Undeveloped Leases	5.2-12
5.2-6	Estimates of the Number of Days Required for the Phases of Construction, Development Scenarios for the Undeveloped Leases	5.2-13
5.3-1	Crude, Diesel, or Other Hydrocarbon Spills Recorded in the Pacific OCS Region, for OCS Oil and Gas Activities, 1969–2003 (volumes in barrels)	5.3-12
5.3-2	Spill Risks, 50–99 Barrels	5.3-13
5.3-3	Spill Risks, Greater than 1,000 Barrels	5.3-14
5.3-4	The Probability of an Oil Spill Contacting the Coastline for Various Spill Sizes and Length of Coastline Contacted	5.3-15
5.3-5	Comparison of Seasonal Months with the Frequency and Relative Dominance of the Three Characteristic Flow Regimes per Calendar Month	5.3-18
5.4-1	Santa Barbara County APCD BACT, AQIA, and Emission Offset Requirements	5.4-2
5.4-2	Santa Barbara County 2000 Pacific OCS and Non-Pacific OCS Emissions Estimate	5.4-2
5.4-3	Santa Barbara Channel Pacific OCS Shipping Emissions Estimate 2000-2020	5.4-3
5.4-4	Santa Barbara County 2005 OCS Ozone Precursor Emission Inventory vs. Survey Emissions - Tons/day(tons/yr)	5.4-5
5.4-5	Total Drilling Emissions	5.4-6
5.4-6	Delineation Drilling Peak Hour Emissions Estimates	5.4-6
5.4-7	Delineation Drilling Modeling Results Summary	5.4-7

LIST OF TABLES (CONTINUED)

5.4-8	Total Cumulative Development Emissions 2005-2030.....	5.4-8
5.4-9	Peak Year Cumulative Emissions	5.4-8
5.4-10	Maximum Predicted Cumulative Onshore Pollutant Concentrations.....	5.4-9
5.6-1	Possible Effluents, the Type of Facility (Platform/MODU), Distance of Influence on Water Quality, and Limitations from the New General NPDES Permit	5.6-2
5.6-2	Platforms That Have Discharged Produced Water, the Number of Years Discharging, and the NPDES Permit Limit for Oil and Grease	5.6-10
5.6-3	Potential Impacting Agents and the Associated Specific Pollutants, Potential Water Quality Parameters Affected, and the Estimated Distance from the Point of Discharge the Parameter Could be Affected.....	5.6-17
5.6-4	Key Information Necessary for the Qualitative Cumulative Analysis Including the Undeveloped Leases (Most Likely Development Scenario)	5.6-19
5.6-5	Summary of Water Quality Impacts by Unit/Lease	5.6-21
5.7-1	Comparison of Impacts to Rocky and Sandy Beaches by Undeveloped Unit/Lease and Development Phase	5.7-8
5.7-2	Comparison of Impacts to Seafloor by Undeveloped Unit/Lease and Development Phase	5.7-13
5.7-3	Comparison of Impacts to Kelp Beds by Undeveloped Unit/Lease and Development Phase	5.7-17
5.7-4	Comparison of Impacts to Fish Resources by Undeveloped Unit/Lease and Development Phase	5.7-31
5.7-5	Comparison Impacts to Marine and Coastal Birds by Undeveloped Unit/Lease and Development Phase	5.7-38
5.7-6	Comparison of Impacts to Marine Mammals by Undeveloped Unit/Lease and Development Phase	5.7-57
5.7-7	Comparison of Impacts to Threatened and Endangered Fish and Marine Invertebrates by Undeveloped Unit/Lease and Development Phase.....	5.7-63
5.7-8	Comparison of Impacts to Threatened and Endangered Marine Mammals by Undeveloped Unit/Lease and Development Phase.....	5.7-75
5.7-9	Comparison of Impacts to Threatened and Endangered Birds by Undeveloped Unit/ Lease and Development Phase.....	5.7-81
5.7-10	Comparison of Impacts to Threatened and Endangered Sea Turtles by Undeveloped Unit/ Lease and Development Phase.....	5.7-86
5.7-11	Comparison of Impacts to Threatened and Endangered Plant Species by Undeveloped Unit/ Lease and Development Phase.....	5.7-90
5.7-12	Comparison of Impacts to Threatened and Endangered Amphibian Species by Undeveloped Unit/Lease and Development Phase.....	5.7-93
5.7-13	Comparison of Impacts to Estuarine and Wetland Habitats by Undeveloped Unit/ Lease and Development Phase.....	5.7-98
5.7-14	Summary of Cumulative Impacts from the Development of Undeveloped Leases to the Biological Resources of Channel Islands and Monterey Bay National Marine Sanctuaries and Channel Islands National Park	5.7-100
5.7-15	Comparison of Impacts to Onshore Biological by Undeveloped Unit/Lease and Development Phase.....	5.7-104
5.8-1	Summary of Impacts on Cultural Resources by Unit/Lease	5.8-7
5.9-1	Summary of Impacts on Visual Resources by Unit/Lease	5.9-3
5.10-1	Oil Spills for Cumulative Impact Analysis	5.10-4
5.10-2	Summary of Impacts on Recreation by Unit/Lease.....	5.10-5
5.11-1	Summary of Impacts on Community Characteristics and Tourism by Unit/Lease	5.11-3
5.12-1	Short-Term Change in Population, Employment, and Housing From Development of the Undeveloped Leases	5.12-2

LIST OF TABLES (CONTINUED)

5.12-2	Long-Term Change in Population, Employment, and Housing ² From Development of the Undeveloped Leases	5.12-2
5.12-3	Summary of Impacts on Employment and Population by Unit/Lease	5.12-3
5.12-4	Summary of Impacts on Housing by Unit/Lease	5.12-4
5.12-5	Trucks for a Northern Santa Barbara County Facility with and without Rail Transport	5.12-6
5.12-6	Summary of Impacts on Infrastructure by Unit/Lease	5.12-7
5.12-7	Summary of Impacts on Public Services and Finance by Unit/Lease	5.12-8
5.12-8	Summary of Impacts on Non-Residential Land Use by Unit/Lease	5.12-9
5.13-1	Comparison of Impacts to Commercial Fishing and Kelp Harvesting by Undeveloped Unit/ Lease and Development Phase	5.13-12
5.14-1	Comparison of Impacts to Commercial Fishing and Kelp Harvesting by Undeveloped Unit/ Lease and Development Phase	5.14-9
5.15-1	Summary of Impacts on Military Operations by Unit/Lease and Development Phase	5.15-5
5.16-1	Comparison of Base Case and High Case Hypothetical Scenario for the Undeveloped Leases	5.16-1

LIST OF FIGURES

1-1	The Undeveloped Federal OCS Oil and Gas Leases Offshore Southern California	1-2
4.1-1	The Study Area Boundary for the Cumulative Effects Analysis	4.1-2
4.1-2	The Study Area for the Hypothetical Pipeline Landfall, Pipeline Route and Onshore Processing Facility	4.1-3
4.1-3	State and Federal Oil Production Offshore Southern California	4.1-4
4.2-1	Late Quaternary Fault Map of Western Traverse Ranges Region 5.....	4.2-5
4.2-2	Seismicity Map of Western Traverse Ranges Region, 1932-1982	4.2-6
4.3-1	Typical Prevailing Afternoon Summer Wind Flows	4.3-3
4.4-1	Reactive Hydrocarbon Inventory by Category.....	4.4-3
4.4-2	NOx Emission Inventory by Major Category	4.4-3
4.5-1	Southern California Bight Bathymetry.....	4.5-2
4.5-2	Characteristic Oceanic Circulation in, and Sources of Water of, the Southern California Bight.....	4.5-4
4.5-3	Santa Barbara Channel-Santa Maria Basin Circulation Study Moored and Meteorological Instrument Locations	4.5-7
4.5-4	Synoptic Views of the Circulation in the Santa Barbara Channel.....	4.5-12
4.7-1	Location of Refuge, Preserves, and Marine Sanctuaries in the Study Area.....	4.7-59
4.7-2	Map of Channel Islands Marine Protected Areas.....	4.7-63
4.8-1	Sensitive Lands for Submerged Prehistoric Sites.....	4.8-8
4.8-2	Shipwreck Sensitivity Zones	4.8-9
4.13-1	Southern California Commercial Fishing Blocks.....	4.13-2
4.15-1	Point Mugu Sea Range	4.15-2
5.2-1	Potential Platform, Pipeline, and Power Cable Locations, Northern Santa Maria Basin Units	5.2-8
5.2-2	Potential Platform, Pipeline, and Power Cable Locations, Gato Canyon Unit.....	5.2-9
5.6-1	Idealized View of Drilling Mud Discharge.....	5.6-6

CONSISTENCY DETERMINATION
For
OUTER CONTINENTAL SHELF
COOK INLET SALE 191
(May 2004)

TABLE OF CONTENTS

I.	Introduction.....	1
II.	The Lease Sale Process.....	1
	A. Sale Assumptions and Scenarios.....	2
	1. Preparations for Sale 191	2
	2. Resource Estimates	3
	3. Exploration and Development Scenarios Used in the EIS.....	3
	4. Oil Spill Information.....	3
	B. Mitigation of Potential Adverse Effects	4
	1. Protection of Fisheries	4
	2. Protection of Biological Resources.....	4
	3. Orientation Program.....	4
	4. Transportation of Hydrocarbons	5
	C. Compensation and Mitigation Funds Available to Alaska.....	5
	1. OCS Lands Act Section 8(g) Monies.....	5
	2. Land and Water Conservation Fund	5
	3. Historic Preservation Fund	6
	4. Tribal Preservation Program.....	6
	5. Coastal Impact Assistance Program.....	6
	6. Federal Oil Spill Liability Trust Fund	7
	7. Fisherman’s Contingency Fund	7
III.	Analysis of Alaska Coastal Management Program Standards and District Enforceable Policies Relevant to Sale 191	7
	A. State Coastal Management Program.....	9
	B. Kenai Peninsula Borough Coastal Management Program.....	9
	C. Kodiak Island Borough Coastal Management Program.....	9
IV.	Analysis of Specific Alaska Coastal Management Program Standards and Coastal District Relevant to Sale 191	9
	A. Coastal Development (6AAC 80.040)	10
	B. Geophysical Hazard Areas (6AAC 80.050)	11
	C. Recreation (6AAC 80.060)	12
	D. Energy Facilities (6 AAC 80.070)	13
	E. Transportation and Utilities (6 AAC 80.080)	15
	F. Fish and Seafood Processing (6AAC 80.090	17
	G. Timber Harvest and Processing (6AAC 80.100)	18
	H. Mining and Mineral Processing (6 AAC 80.110)	18
	I. Subsistence (6AAC 80.120)	19
	J. Habitats (6 AAC 80.130).....	20
	K. Air, Land, and Water Quality (6 AAC 80.140)	22
	L. Historic, Prehistoric, and Archaeological Resources (6 AAC 80.150)	23
V.	Consistency Determination.....	24

Appendix A	Stipulations and Information to Lessees – Cook Inlet OCS Oil and Gas Lease Sale 191
Appendix B	Impact Summary
Appendix C	Alaska Coastal Management Program Standards
Appendix D	Kenai Peninsula Borough Coastal Management Program Enforceable Policies
Appendix E	Kodiak Island Borough Coastal Management Program Enforceable Policies

Due to bulk the Appendices are kept in the Leasing Division. For a copy, please call 703/787-1215.

I. Introduction

This document was prepared by the Minerals Management Service to determine whether proposed Cook Inlet Lease Sale 191 is consistent to the maximum extent practicable with the statewide standards of the Alaska Coastal Management Program, and the enforceable policies of the Coastal Management Programs of the Kenai Peninsula Borough and the Kodiak Island Borough.

Section 307(c)(1) of the Coastal Zone Management Act, as amended, requires that:

“each Federal agency activity within or outside the coastal zone that affects any land or water use or natural resource of the coastal zone shall be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of approved State management programs.”

The Secretary is proposing a sale that combines deferral Alternatives III and IV in the final environmental impact statement for the Cook Inlet Planning Area, Oil and Gas Lease Sales 191 and 199. The sale area is comprised of approximately 447 whole and partial blocks covering approximately 2 million acres in the Cook Inlet Planning Area. Figure 1 depicts the sale area included in the proposed Notice of Sale. The proposed Notice of Sale includes 4 stipulations as lease-specific mitigating measures and 9 Information to Lessee clauses (see Appendix A for a list and the wording of stipulations and ITL clauses).

Sale 191 will be the 4th Outer Continental Shelf oil and gas lease sale in the Cook Inlet Planning Area. The three previous oil and gas lease sales, with the first held in 1977, resulted in issuing a total of 102 leases. All leases with the exception of two issued in the last sale (Sale 149, June 1997) have expired or been relinquished. Thirteen exploratory wells have been drilled in the federal area of Cook Inlet, none are economically producible under current economic and market conditions.

The following sections include a description of the activities associated with the lease sale process and the hypothesized scenarios developed for use in the Cook Inlet Planning Area EIS analyses. This consistency determination is based on the ACMP analyses in the EIS, and the lease sale stipulations and ITL clauses contained in Appendix A. While this document reviews and makes determinations on the policies which the State of Alaska has identified in its coastal management program as being enforceable, the Department of the Interior is neither making a judgment nor implying that such policies are enforceable under the laws of the state.

II. The Lease Sale Process

The lease sale process is a paper transaction, limited to:

- determining the area and terms and conditions of the sale,
- offering the area for lease,
- submission of bids for public opening and reading,
- evaluation of bids for adequacy, and
- award of leases.

Rights conveyed by a lease are exclusive rights only to pursue exploration, development, and production of the oil and gas that may be contained in the lease area. This right is conditioned upon the approval of exploration or development and production plans by MMS and upon concurrence by the State of Alaska that the plans are consistent with the ACMP.

Following the award of a lease, the only activities that may be conducted without a permit are preliminary activities, such as initial seismic and geotechnical surveys, to gather scientific and engineering data necessary to develop an exploration or development and production plan. Further activities conducted on a lease must be detailed in an approved exploration or development and production plan which is subject to federal review under multiple laws and regulations, including the OCS Lands Act and the National Environmental Policy Act, and to a review for consistency with the ACMP per section 307(c)(3)(B) of the CZMA and its implementing regulations (Title 15 CFR Part 930).

The effects of the sale itself are limited to the documentation conducted by the Department of the Interior leading to the offering of specific blocks for lease, the issuance of leases by competitive bidding, and the effects of the preliminary activities that a lease authorizes a lessee to conduct without further approvals. These paper transactions by themselves (publication of the Federal Register notices, writing planning documents, writing EISs, holding public meetings or hearings, etc.) have no measurable effect on the land and water uses and natural resources of the coastal zone. However, the area selected and the terms and conditions developed for the proposed sale reflect MMS' consideration of the standards and enforceable policies of the ACMP applicable to events that may occur later if leases are issued. The following consistency analysis is based on the hypothesized scenarios used in the final EIS. A summary of the EIS analysis and potential effects on biological, sociocultural, and other resources is provided in Appendix B, Impact Summary.

The following analysis includes consideration of the mitigative effects of the various terms and conditions developed for the sale.

A. Sale Assumptions and Scenarios

1. Preparations for Sale 191. At several points during preparations for the sale MMS provided opportunities for the State of Alaska, local governments, and other constituencies to express their views and concerns with the sale proposal, including concerns related to consistency. Preparations for Sale 191 originally began in December 2001 with the Federal Register publication of a *Call for Information and Nominations and Notice of Intent to Prepare an EIS for Cook Inlet Sales 191 and 199*. All responses to the Call and the NOI were considered in the identification of the area to be analyzed in the EIS and in development of the issues, alternatives, and mitigating measures addressed in the analysis.

A Notice announcing the availability of a draft EIS was published in the Federal Register in December 2002. Public hearings on the draft EIS were held in Anchorage and the communities of Homer, Kenai, and Seldovia in January 2003. The state submitted comments on the draft EIS in February 2003.

The MMS EIS analyses of the potential environmental impacts of a lease sale are based on estimates of the amount of oil and gas resources expected to be leased, developed, and produced, and on hypothetical exploration and development scenarios based on these estimates. Additional information on the scenarios can be found in Section II.B. and Appendix B of the EIS.

2. Resource Estimates: The level of activities associated with petroleum exploration and development is dependent on the economic resource potential and industry effort. Given the wide range of estimates tied to both price and probability, a reasonable production volume was needed for environmental impact analysis. The EIS scenarios are based on an estimated development of 140 million barrels of oil and 190 billion cubic feet of gas and that all production would be used in the Cook Inlet area.

3. Exploration and Development Scenarios Used in the EIS: The scenarios used are forecasts based on the amount of resources estimated for the sale area and the estimated portion of the resources assumed to be discovered and ultimately produced. These assumptions may well be overstated because MMS has held three sales on the Cook Inlet OCS and to date there have been no economically producible discoveries.

Scenarios are conceptual views of the future. The EIS offers scenarios regarding the timing and extent of possible future petroleum activities in the Federal OCS waters of the lower Cook Inlet. The EIS scenarios are based on economic factors, industry trends, and professional judgment. Future activities are based on assumptions regarding resource potential and anticipated production. It is reasonable to assume that industry will only pursue development projects that are profitable; estimates of activities for the EIS were based on this assumption. It is also reasonable to assume that all of the economic resources will not be discovered and developed as a result of limited leasing and exploration. Future oil and gas production will depend on many factors, including access to promising areas, regulatory restrictions, industry funding, and commodity prices.

Exploration activities associated with Sale 191 are estimated to begin in 2006 and continue until 2010, with up to two exploration wells drilled through 2010. No more than one drilling rig is estimated to operate at any time. If a commercial discovery is made it is estimated that a single development platform and a 25-mile platform-to-shore oil pipeline will be installed in 2010 to 2011. Production of oil could start in 2011. Also under the hypothetical scenario, a 25-mile gas pipeline could be constructed in 2022, and natural gas sent to shore starting in 2023. It is estimated that production will cease in 2033 after production of 140 million barrels of oil and 190 billion cubic feet of natural gas. Oil and gas sent to shore by the pipeline will be sent to existing onshore processing facilities on the Kenai Peninsula and the oil and gas produced will be consumed in Cook Inlet communities.

4. Oil Spill Information: The EIS contains detailed information on oil spills and spill containment and clean up methods. An oil spill risk analysis is included in the EIS as Appendix A. The computer-generated risk analysis is based on the best available data from MMS-funded studies, the National Weather Service, and other sources concerning wind and current conditions in the proposed sale area. The EIS oil spill analysis considers three spill size categories:

Small spills - average crude oil spills of 3 barrels (State of Alaska, Department of Environmental Conservation) - though accidental, generally are expected. The MMS estimates small spills are likely to occur. Small spills generally occur into containment devices and do not reach the environment.

A **large spill** (equal to or greater than 1,000 barrels) is unlikely to occur. However, the EIS includes a “what if” analysis of such spills and whether such a spill could cause serious environmental impacts. The MMS considers the chance of a large spill occurring over the life of the field and entering offshore waters to be low – 19 percent. The MMS uses the term “low” to characterize the relative chance of a large spill occurring based on our familiarity with oil spill rates and sizes.

A **very large spill** (equal to or greater than 120,000 barrels) has a very low probability of occurrence. Although such an event is unlikely, the EIS includes an analysis of effects if such an event were to occur.

B. Mitigation of Potential Adverse Effects

The EIS analyses of effects assumes that all mitigation provided for by the four stipulations, existing laws, regulations, and requirements addressed in the information to lessees clauses (ITL’s) is in place. The lease stipulations proposed for this sale are summarized below. The complete text of the proposed stipulations and the ITL’s are included in Appendix A. Following is an overview of the stipulations.

1. Protection of Fisheries: This stipulation requires operations to be conducted in a manner that avoids unreasonable conflicts with the fishing community and their gear. It requires the oil and gas industry to review planned activities with directly affected fishing organizations, subsistence communities, and port authorities. Those conducting exploration and development activities must publicize their planned activities to avoid possible conflicts. If MMS determines that the stipulations and any additional measures proposed by the lessee will not prevent unreasonable conflicts, lease-related use can be restricted.

2. Protection of Biological Resources: Important biological populations and habitats may exist in the proposed sale area which may require specific protections. If such biological resources are identified, MMS may require the lessee to conduct biological surveys to determine the extent and composition of such biological populations or habitats. The MMS may require the lessee to modify operations to ensure that significant biological populations or habitats deserving protection are not adversely affected. Such modifications could include shifts in operational sites, modification in drilling procedures, and increased consideration of the areas during oil-spill-contingency planning. This stipulation provides a formal mechanism for identifying important or unique biological populations or habitats that require specific protection because of their sensitivity and/or vulnerability.

3. Orientation Program: The purpose of this stipulation is to provide increased protection to the environment by developing an awareness of the environmental values of the

region. The orientation program will promote an understanding of, and appreciation for, local community values, customs, and lifestyles of Alaskans. It will also provide necessary information to industry personnel about the biological resources and habitats used for subsistence activities, about archaeological resources of the area and appropriate ways to protect them from adverse effects, and about the concerns for reducing industrial noise and disturbance effects on marine mammals and marine and coastal birds. It provides positive mitigating effects, because it will make all personnel involved in petroleum-industry activities aware of the unique environmental, social, and cultural values of local residents and their environment. This stipulation will also help minimize conflicts between subsistence activities and activities of the oil and gas industry.

4. Transportation of Hydrocarbons: This stipulation states that use of pipelines as a means of transporting hydrocarbons will be required under most conditions. It also informs the lessee that MMS reserves the right to require the placement of pipelines in certain designated areas, and notifies lessees about requirements on the design and construction of pipelines.

C. Compensation and Mitigation Funds Available to Alaska

There are several funds from which the State of Alaska receives money as a result of OCS oil and gas leasing. For some of the funds, the money is given to the state for in-state disbursement for various state-legislated purposes; others are paid to the state for use in grant programs for parks and recreation areas and historic preservation. In addition, Native Americans may participate in a grant program to assist them in preservation of cultural traditions. This program is administered by the National Park Service. Other funds have been established to address oil spill removal costs and compensation to domestic fishermen for any damage or loss of fishing gear due to obstructions related to oil and gas activities. These funds are described in more detail below.

1. OCS Lands Act Section 8(g) Monies: Section 8(g) of the OCS Lands Act, as amended, requires a "fair and equitable" distribution of revenues between the Federal Government and a coastal state for federal lease blocks that lie within 3 miles of the seaward boundary of the state. In 1986, Congress determined that coastal states would receive 27 percent of all federal income derived from federal mineral leasing in this "8(g) zone." The funds provide affected coastal states and localities with money for the mitigation of adverse economic and environmental effects related to the development of such resources. From 1986 through 2002 the State of Alaska has received over \$520 million from federal mineral leasing revenues generated from this zone. The state will continue to receive 27 percent of all revenues (bonuses, rentals, and royalties) collected for areas leased in the 8(g) zone. As mandated by the state legislature, 50 percent of these funds are transferred to the Alaska Permanent Fund account.

2. Land and Water Conservation Fund: This fund provides for a system of funding for federal, state, and local parks and conservation areas. It gives states and local governments incentives to plan and invest in their own park and recreational use systems. This fund is administered by the National Park Service. If authorized by Congress, the fund receives up to \$900 million each year. Since 1971, federal offshore leasing has provided about 90 percent of this money. The state has received more than \$30 million from this fund.

3. Historic Preservation Fund: This fund is also used to make grants to local communities. Revenues from federal offshore mineral leases sustain this fund at \$150 million, if authorized by Congress. Since 1968 over \$1 billion in grant funds have been awarded to states, territories, Tribal organizations, and the National Trust for Historic Preservation. The State of Alaska has received more than \$10 million from this fund.

4. Tribal Preservation Program: This program assists Native Americans in preserving their historic properties and cultural traditions and is administered by the National Park Service. The program is dedicated to working with tribes, Alaska native groups, Native Hawaiians, and national organizations to preserve and protect resources and traditions that are of importance to Native Americans.

As part of this program, in fiscal year 2003, Leisnoi Village (Woody Island Tribal Council) received a \$50,000 grant to inventory and map historic sites on Woody Island in order to begin collecting archaeological data regarding historic-era Alutiiq life on the island and to nominate qualifying sites to the National Register of Historic Places.

In fiscal year 2002, the Cook Inlet Tribal Council received a \$50,000 grant for a project to preserve and share traditional healing and health methods of Alaska's native tribes by documenting oral histories of healers, healing dances and ceremonies, healing implements, traditional storytellers sharing pre-contact healing knowledge and changes after contact with western influences. Information will be made available through training and rehabilitation programs, the broadcast media, and a web based education curriculum.

Also in fiscal year 2002, the Pedro Bay Village Council received a \$48,821 grant to complete a comprehensive field investigation of the Pedro Bay Site, a multi-component archeological site with artifacts up to 4,500 years old, which is key to interpreting movement of prehistoric people between Bristol Bay and Cook Inlet regions. The review will result in tribal involvement and future management of the site and its collections.

In fiscal year 2001 several grants were awarded to Alaska native groups. They included the following:

- The Native Village of Afognak was awarded \$49,897 for a project titled *Afognak Oral History Documentation and Archives*
- Chickaloon Village was awarded a similar amount for a project titled *Ya Ne Dah Ah Stories: the Life and Time of Katherine Wade, an Athabascan Elder*

5. Coastal Impact Assistance Program: This program provided funds to the state from federal offshore mineral leasing revenues. In 1999, Congress authorized a one-time appropriation of \$150 million for this program to be divided among the seven states with offshore oil activities. The State of Alaska was included. Alaska received \$12,208,723. The law set a formula for distribution of funds to coastal communities. Funds distributed to Cook Inlet communities included the following.

- \$100,000 to Cook Inlet Keeper to establish a community-based water quality laboratory

- \$47,700 to the Kenai Watershed Forum for culvert replacement on Silver Salmon Creek
- \$100,000 to the Lake and Peninsula Borough for community profile mapping
- \$28,000 to the Kenai Peninsula Borough for Caribou Hills stream bank protection
- \$40,000 to Cook Inlet RCAC for shore zone inventory of Cook Inlet and Outer Kenai Peninsula Coastal
- \$100,000 to Aleutians East Borough for the Nelson Lagoon coastal protection project
- \$75,000 to the City of Kodiak for Potato Patch Lake habitat restoration and education
- \$75,000 to the City of Homer for Homer Beach protection policy implementation
- \$14,251 to Kodiak High School for Monashka Creek human impact monitoring
- \$13,770 to Soldotna Community Schools for outdoor education camp, and
- \$100,000 to Wasilla Soil and Water Conservation District for coastal watershed education and restoration.

6. Federal Oil Spill Liability Trust Fund: The Oil Pollution Act of 1990 set up the Oil Spill Liability Trust Fund to take care of spill removal costs consistent with the National Oil and Hazardous Substances Pollution Contingency Plan, costs incurred by natural resources trustees in carrying out their functions, claims for uncompensated removal costs or uncompensated damages, and administrative, operational, and personnel costs and expenses. In addition to this Fund, the OPA mandates that accountable parties maintain proof of financial responsibility for removal costs and compensation for damages. Loss of subsistence use of natural resources may be compensated for through the responsible party and its insurer or from the Fund.

7. Fisherman's Contingency Fund: Title IV of the OCS Lands Act Amendments of September 18, 1978, (P.L. 95-372, Section 402) as amended, established the Fisherman's Contingency Fund. This Fund provides compensation to domestic fishermen for the damage or loss of fishing gear, and resulting economic loss due to obstructions related to oil and gas exploration, development, or production in areas of the OCS.

The Fund is supported by assessments on holders of leases, easements, and rights of way in areas of the OCS.

III. Analysis of Alaska Coastal Management Program Standards and District Enforceable Policies Relevant to Sale 191

Alaska has a federally approved Coastal Management Program and may review Federal activities for consistency. Federal consistency is the Coastal Zone Management Act requirement that Federal actions that are reasonably likely to affect any land or water use or natural resource of the coastal zone be consistent with the enforceable policies of a state's Coastal Management Program. Section 307 of the CZMA contains the Federal consistency provisions that impose certain requirements on Federal agencies to comply with enforceable policies detailed in the federally-approved Coastal Management Programs.

- Section 307(c)(1) requires Federal Agencies conducting or supporting activities affecting any land or water use or natural resources of the coastal zone be consistent to the maximum extent practicable with the enforceable policies of a state's coastal program.

- Section 307(c)(3)(A) prohibits Federal agencies from issuing a license or permit for any activity that affects any land use or water use or natural resource of the state's coastal zone until a state, with a federally-approved Coastal Management Program, has concurred with, presumed to concur with the applicant's consistency certification that the activity subject to the license or permit is consistent with its enforceable policies, or until the Secretary of Commerce has overridden the state's objections to the activity.
- Section 307(c)(3)(B) requires that no Federal license or permit for an activity described in detail in an OCS exploration or development and production plan affecting any land or water use or natural resource of the coastal zone may be approved until a state with a federally-approved Coastal Management Program, has concurred with, is presumed to concur with the applicant's consistency certification, or until the Secretary of Commerce has overridden the state's consistency objections.

The following analysis focuses on the lease sale. The analysis is based on hypothetical direct and indirect effects of post lease actions for the preferred alternative as identified in the final EIS. Activities and effects may or may not actually occur, and at best, can only be estimated in general and hypothetical terms. If and when a specific proposal to undertake operations on a lease is submitted either under an exploration plan or a development and production plan, a section 307(c)(3) analysis and consistency certification must be made and submitted by the lessee directly to the state. That analysis will be able to focus on the site-specific information available at the time the plan is submitted. The MMS may not issue permits for activities described in these plans until the state has concurred that the activities are consistent, the state has been conclusively presumed to concur with (15 CFR 930.78(b) and 930.80), or the Secretary of Commerce, on appeal finds the activities are consistent with the state's Program or the proposed activities are in the interest of national security (15 CFR 930.120).

When a section 307(c)(1) analysis is prepared for a lease sale, the Department does not know which, if any, specific block or blocks will be bid upon, leased, or explored; nor the site of any exploration, discovery, or production. In fact, there is only a small likelihood that a particular block offered at a lease sale will eventually be leased, explored, and developed, much less result in any measurable adverse impacts to a state's coastal zone. Only a small fraction of blocks offered are leased and only a small fraction of those leases are explored, fewer still ever have "shows" of hydrocarbons, and an even smaller fraction ever have a discovery sufficient to justify a platform installation. An economically recoverable discovery has not been found in the Cook Inlet Planning Area. The specific scope and location of future activities resulting from a lease sale and the effects on the land use, water use, or natural resources of the coastal zone of any such activities cannot be predicted with any degree of accuracy.

The analysis in this document describes the activities associated with the lease sale process and the exploration and development scenarios analyzed in the EIS. The MMS reviewed the ACMP for policies which may pertain to Sale 191 and the land and water uses and natural resources of the coastal zone. This section is an analysis of statewide standards and district enforceable policies relevant to the proposed action. This section also contains a discussion (under each statewide standard) of related information from the EIS, methods for mitigation of environmental effects, and analysis of the activities' consistency with the state's standards and the applicable

district policies. The consistency determination statement is presented in section IV of this document.

A. State Coastal Management Program

The ACMP was approved by the Federal Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration and includes guidelines and standards developed by the Alaska Coastal Policy Council (CPC) and an atlas depicting the boundaries of the state's coastal zone and those of the coastal districts.

Title 6 of the Alaska Administrative Code, Chapter 80 contains the statewide standards of the ACMP. The standards are listed under two sections in these state regulations: Uses and Activities and Resources and Habitats.

B. Kenai Peninsula Borough Coastal Management Program

The Kenai Peninsula Borough Coastal Management Program was fully incorporated into the ACMP in 1990. Borough-wide policies are general and not intended to create a substantial change from the existing statewide standards. More detailed planning is anticipated to occur through the use of special plans for "Areas that Merit Special Attention." The first of the AMSA plans, The Port Graham/Nanwalek AMSA, was approved by the CPC in October 1991 and incorporated into the ACMP in 1992.

C. Kodiak Island Borough Coastal Management Program

Kodiak Island Borough's CMP was fully incorporated into the ACMP in 1984. Activities that could affect fish and fishing resources and activities are carefully regulated through the Borough's CMP policies. In addition, the CMP contains policies that specifically address activities associated with oil and gas exploration and development. The portion of the Bristol Bay Coastal Resource Service Area (CRSA) that abuts Shelikof Strait has been incorporated into the Kodiak Island Borough. Until the Kodiak Island Borough amends its CMP to include the western Shelikof area incorporated by the Kodiak Island Borough, the enforceable policies of the Bristol Bay CRSA CMP are the enforceable policies for that portion of the Shelikof coast. The Bristol Bay CRSA CMP policies emphasize the protection of fish resources and the fishing industry. They also augment the 16 statewide standards for siting energy-facilities that are related directly to oil and gas development. The Kodiak Island Borough is revising its CMP to update its policies and to include the newly incorporated area.

IV. Analysis of Specific Alaska Coastal Management Program Standards and Coastal District Relevant to Sale 191

The following is an analysis of whether Sale 191, as proposed, is consistent to the maximum extent practicable with the ACMP. The ACMP incorporates district programs as part of the overall state coastal management program; therefore, this analysis includes the district coastal management programs of the Kenai Peninsula Borough and the Kodiak Island Borough. The

consistency language of the CZMA requires that this analysis address both direct and indirect effects of this proposal on any land or water use or natural resource of the coastal zone.

The hypothetical scenarios used in the Cook Inlet Planning Area, Oil and Gas Lease Sale 191 and 199 EIS to assess effects of any post lease activities are also used in this consistency analysis. It is impossible at the lease sale stage to anticipate and describe all future events and effects of future stages of OCS exploration, development, and production – the scenario assumptions are a reasonable hypothesis of what may happen as a result of the lease sale, assuming oil is discovered and produced. In the EIS analysis, the effects of the sale are estimated assuming that all mitigation provided for by existing laws, regulations, and lease specific stipulations are in place.

The following analysis is organized according to the standards of the ACMP. Applicable policies of the Kenai Peninsula Borough and Kodiak Island Borough Coastal Management Programs are assessed in conjunction with the most closely associated statewide standard.

A. Coastal Development (6 AAC 80.040):

This standard gives priority to uses and activities in coastal areas that are water-dependent. The intent of this policy is to ensure that onshore development and activities that can be placed inland do not displace activities dependent upon shoreline locations, including marine, lake, and river waterfronts. Activities and uses that are neither water dependent or water related will be given priority if there is no feasible or prudent alternative to meet the public need.

State standards also require that the placement of structures and discharge of dredged material into coastal waters complies with the regulations of the U.S. Army Corps of Engineers (6 AAC 80.040(b)). Much of the development hypothesized in the scenario would be subject to U.S. Army Corps of Engineers regulations. None of the scenario projects is necessarily allowed or disallowed under the provisions of the U.S. Army Corps of Engineers regulations. Site-specific environmental changes pursuant to development would be assessed and permitted, depending on the attendant effects.

In addition, the Kenai Peninsula Borough has four policies addressing coastal development that may be applicable (Policies 2.4 through 2.7). These policies require that projects involving dredging or filling in streams, rivers, lakes, wetlands, or saltwater areas including tidal flats be located, designed, constructed, and maintained in a manner so as to:

- avoid significant impacts to important fish and wildlife habitat;
- avoid significant interference with fish migration, spawning, and rearing as well as other important life-history phases of wildlife;
- limit areas of direct disturbance to as small an area as possible;
- minimize the amount of waterborne sediment traveling away from the dredge or fill site; and
- maintain circulation and drainage patterns in the area of the fill.

The Kodiak Island Borough Coastal Management Program addresses coastal development in its General Policies (Policy 5.3.1 – Land and Water Activities). The policy states that activities that

are water-dependant and water-related will receive priority for waterfront areas. Uses that are neither of these will be considered in shoreline areas only when no feasible or prudent inland sites are available. The Kodiak Island Borough policy also requires that waterfront facilities be used cooperatively to achieve maximum use of the facilities. In addition, activities on coastal lands must be compatible with adjacent land use to the greatest extent feasible.

The only OCS development or activity hypothesized in the EIS scenarios that would require a shoreline location is a landfall site for a pipeline. The statewide standard on coastal development and the related district policies do not automatically preclude pipeline landfalls.

It is anticipated that such development could occur within the applicable parameters of the statewide standard and related district enforceable policies. Any future specific proposals for exploration or development and production must include a consistency certification stating that the proposed activities meet consistency requirements. This certification must include an identification of all activities described in detail in the plan which require a federal license or permit and which will have reasonably foreseeable coastal effects. The state will coordinate a review of these plans with the applicable districts. If the state objects to a consistency certification, permits or licenses cannot be issued unless the Secretary of Commerce, on appeal, finds that the activity is consistent with the objectives or purposes of the CZMA, or is necessary in the interest of national security.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to coastal development.

B. Geophysical Hazard Areas (6 AAC 80.050)

Geophysical hazard areas are defined in the standards as areas which present a threat to life or property from geophysical or geological conditions, including flooding, tsunamis, storm surges, landslide, snow slides, faults, ice hazards, and littoral beach processes.

This statewide standard requires coastal districts and state agencies to identify areas in which geophysical hazards are known and in which there is a substantial probability that geophysical hazards may occur. Development in these areas is prohibited until siting, design, and construction measures for minimizing property damage and protecting against the loss of life have been provided.

The Kenai Peninsula Borough Coastal Management Program contains five policies that address geophysical hazards. They cover major considerations such as erosion; floodway and floodplain development; landslides, mass wasting (such as slumping or creeping), and avalanches. Figure E of their program illustrates the location of volcanoes, faults, and scarp in the Lower Cook Inlet. It also illustrates the location of these hazards on the adjacent onshore areas.

The Kodiak Island Borough Coastal Management Program includes policies that emphasize coordination among government agencies regarding siting, design, and construction measures relative to geophysical hazards such as seismic, coastal, and seiche (prolonged oscillating wave in a lake, bay, or gulf caused by changes in atmospheric pressure or seismic disturbances such as

earthquakes) flooding; landslides and mass wasting hazards; and avalanche and riverine flooding. *“The utilization of potentially hazardous lands shall be safe and sensible. Development shall be sited to minimize the risk of life and property to the extent feasible.”* Proposals for large-scale development within known and potential seismic areas must include a geotechnical investigation to determine the area’s physical capabilities and address siting, design, and construction measures to minimize the hazard.

Geophysical hazards are described in section III.A.1 of the EIS. Although earthquakes, shallow faults, volcanoes, tsunamis, seiches, sediment or seafloor instability, gas-charged sediments, and large bedforms are evident in the sale area, the description of the hazards provided in section III.A.1 indicates that none seems to pose a high degree of risk to any development operation.

The MMS regulations, including the platform verification program, regulate lessees to ensure that geophysical hazards, such as those identified, are accommodated in the exploration and development and production plans that must be approved before lessees may commence activities. Requirements found in Title 30 of the Code of Federal Regulations Part 250 (30 CFR 250) require that plans submitted to MMS for approval must include an analysis of seafloor and subsurface geologic and manmade hazards. Structures must be designed, fabricated, installed, used and maintained to assure their structural integrity for safe operations considering the specific environmental conditions at the location, including earthquakes, tsunami, and other appropriate phenomena.

The approval process for exploration and development and production plans will ensure siting, design, and construction measures are taken to minimize property damage and protect against loss of life for all areas, including areas in which geophysical hazards are known or where there is a substantial probability that they might occur. It is anticipated that activities related to specific proposals will occur consistent with the statewide standard and with the Kenai Peninsula Borough and Kodiak Island Borough policies related to geophysical hazards.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to geophysical hazards.

C. Recreation (6 AAC 80.060)

Under this statewide standard, districts are to designate areas for recreational use and give high priority to maintaining and, where appropriate, increasing public access to coastal water. The Kenai Peninsula Borough Coastal Management Program contains four policies guiding the location and use of public recreation (Policy 4.1 through 4.4). In addition, the Kenai Peninsula Borough’s program (Policy 2.2.1) states that approval for floating facilities will address their potential for conflicts with recreation sites. The Kodiak Island Borough Coastal Management Program (Policy 5.3.2 – Specific Use Policies) contains five policies related to recreational development under the heading, “Recreation, Tourism, and Natural Setting.” These policies generally guide the development of recreational sites within the boroughs.

Effects on recreation are identified in Section IV.B.1.n of the EIS. The effects of routine exploration and development activities on private and commercial recreation may arise from

space-use conflicts. When activities coincide, the duration normally will be very short. Only one of the policies, Kenai Peninsula Borough Coastal Management Program Policy 3.4(d)2, deals directly with conflict between other activities and recreational use of designated recreation areas. This policy directs other activities to be conducted to minimize conflicts.

Applicants submitting plans for exploration or development and production for approval by the MMS must certify that activities described in their plan are consistent with the ACMP. The state will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without state concurrence or a decision by the Secretary of Commerce to override the state's objections. However, given the scenarios and attendant activities hypothesized in the EIS, it is anticipated that conflicts with the statewide standard and the district-enforceable policies can be avoided.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to recreation.

D. Energy Facilities (6 AAC 80.070)

The first part of this standard requires identification of suitable sites for development of major energy facilities. Part (b) requires siting of energy facilities according to 16 criteria to the extent feasible and prudent. "Feasible and prudent" is defined in 6 AAC 80.900(2) to mean "*consistent with sound engineering practice and not causing environmental, social, or economic problems that outweigh the public benefit . . .*" The last part of this standard requires that districts recognize that oil and gas development are uses of state concern.

The statewide standard requires that decisions on the siting and approval of energy-related facilities be based, to the extent feasible and prudent, on 16 standards. The following discussion addresses only those that are applicable to the scenarios presented in the EIS. These include pipelines and rights-of-way; drilling rigs and platforms; petroleum separation, treatment, or storage facilities; and oil terminals and other port development for the transfer of energy products (6 AAC 80.900(22)). Moreover, "*uses authorized by the issuance of state or federal leases for mineral and petroleum resource extraction are uses of state concern*" (6 AAC 80.070 (c)). A district may restrict a use of state concern only if the decision is reasonable and the district has consulted with and considered the views of appropriate agencies, identified reasonable alternative sites, and based its restrictions on analyses that show the proposed use is incompatible with the proposed site (AS 46.40.070 (c)).

The Kodiak Island Borough Coastal Management Program (Policy 5.3.2 – Energy Facilities) includes 13 policies related to energy facilities. They address compatibility with nearby land and water uses, suitable space for expansion, use of existing facilities, and consideration of commercial-fishing activities. The Kenai Peninsula Borough Coastal Management Program (Policy 5.0) incorporates 11 policies related to energy facilities. Also, the Kenai program expands all but three of the statewide standards to encompass "related activities" in addition to "facilities" (Policy 5.1). The statewide standards require that facilities be sited to:

- minimize adverse environmental and social effects while satisfying industrial requirements, and

- be compatible with existing and subsequent uses (6 AAC 80.070(1) and (2)).

Expanding on these points, the statewide standards further specify that facilities be sited in areas of least biological productivity, diversity, and vulnerability and that areas of particular scenic, recreational, environmental, and subsistence and/or cultural values be protected (6 AAC 80.070 (b)(13), and (12)).

Another statewide standard requires that facilities be consolidated (6 AAC 80.070(b)(3)). The Kenai Peninsula Borough Coastal Management Program augments this and requires that *“existing industrial facilities or areas and pipeline routes shall be used to meet new requirements for exploration and production support bases, transmission/ shipment (including pipelines and transportation systems), and distribution of energy resources”* (Policy 5.3). The Kodiak Island Borough Program’s Facility Consolidation policy encourages multiple uses for energy facilities.

Pipelines are emphasized in this statewide standard and the Kenai Peninsula Borough Coastal Management Program. First, the statewide standard requires that facilities be designed to permit free passage and movement of fish and wildlife with due consideration for historic migratory patterns (6 AAC 80.070 (12)). In addition, the Kenai Peninsula Borough Coastal Management Program requires that offshore pipelines and other underwater structures be located, designed, or protected to allow fishing gear to pass over without snagging or otherwise damaging the structure or gear (Policy 5.5). Moreover, they shall *“be sited designed, constructed, and maintained to avoid important fishing grounds and to minimize risk to fish and wildlife habitats from a spill, pipeline break, or other construction activities. Pipeline crossings of fish-bearing waters and wetlands important to waterfowl and shorebirds shall incorporate mitigative measures, to the extent feasible and prudent, to minimize the amount of oil which may enter such waters as a result of a pipeline rupture or leak”* (Policy 5.6). No barriers to migrating fish and wildlife were identified in the resource analyses as a result of development hypothesized in this EIS. As stated in the Kenai Peninsula Borough Coastal Management Program policy, some mitigation measures will be required to minimize damage; however, nothing in the scenario is inherently in conflict with these policies.

Other siting criteria include (6 AAC 80.070(b)(11)(13)(14)(8)(6)(7), respectively):

- Water discharges and oil spills must be able to be contained and damage to the environment (including fishing grounds, spawning grounds, and other biologically productive or vulnerable habitats such as marine mammal rookeries and hauling out grounds and waterfowl nesting areas) be minimized.
- Winds and air currents must be able to disperse the emissions so Federal and state air-quality regulations are not violated.
- Navigational hazards must be avoided.
- Space must be available for reasonable expansion.
- Sites must either have existing infrastructure or be appropriate for an enclave development.

In addition to oil spills, the Kenai Peninsula Borough Coastal Management Program (Policy 5.2.a) includes drilling wastes and other toxic or hazardous materials as substances that commercial/industrial operations must prevent from contaminating surface and groundwater. The Kenai Peninsula Borough's Policy 5.9 provides strict guidance for how and when geophysical surveys may occur and be consistent with the plan. "*Seasonal restrictions, restrictions on the use of explosives, or restrictions relating to the type of transportation used in such operations will be included as necessary to mitigate potential adverse impacts*" (Policy 5.9(a)). In addition, "*(v)essels engaged in offshore geophysical exploration will conduct their operations to avoid significant interference with commercial fishing activities*" (Policy 5.9 (c)).

Section IV.B.1.k of the EIS notes that seismic surveys might exert temporary disturbance/dispersal to fish and thus reduce a harvest. However, this would be limited to the time of the survey, probably no more than 1 hour following passage of the airgun array (several airguns simultaneously releasing differing amounts of compressed air). Seismic surveys that are planned and coordinated with the commercial fishing industry are expected to make conflicts rare to nonexistent.

Construction associated with energy-related facilities also must comply with siting policies that apply to all types of development. These more general policies are discussed under Habitats and Air, Land, and Water Quality.

Stipulation No. 1 - *Protection of Fisheries* requires that lessees review planned exploration and development activities with directly affected fishing organizations, subsistence communities, and port authorities to avoid unreasonable fishing gear conflicts. This stipulation also requires the lessees to include in their plans a summary of fishing activities in the area of the proposed operation, an assessment of effects, and measures taken by the lessee to prevent unreasonable conflicts.

In addition, in response to concerns expressed by driftnet fishing interests, MMS has embarked on a new study for this fiscal year titled *Mitigation of Oil Industry Operations on Driftnet Fishing in Cook Inlet*. The study will work with driftnet fishing interests to document and mitigate potential conflicts prior to development.

Local communities, including fishing interests will have the opportunity to review and comment on proposed plans as part of the MMS regulatory review process. At the time specific proposals are submitted for review and approval, these requirements will be addressed. No conflicts with the statewide standards or with the Kenai Peninsula Borough and Kodiak Island Borough Coastal Management Programs' related policies on the siting and approval of energy facilities and related activities are anticipated.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to energy facilities.

E. Transportation and Utilities (6 AAC 80.080)

This statewide standard requires that transportation and utility routes and facilities in the coastal zone are sited, designed, and constructed to be compatible with district programs. It includes a

requirement that routes for transportation and utilities be sited inland from shorelines and beaches unless the route or facility is water-dependent or no feasible and prudent inland alternative exists. An offshore pipeline transporting production to shore is considered a water-dependent facility. Assuming that after an offshore pipeline crossed the beach it would continue inland of the beach, conformance with this statewide standard is possible.

In addition, the statewide standard and related district policies identify constraints for the siting, design, construction, and maintenance of transportation and utility facilities. The Kenai Peninsula Borough Coastal Management Program requires that road, pipeline, and utility crossings of anadromous fish streams be minimized and consolidated at single locations (Policy 6.2.a). Underwater pipelines must be buried or otherwise “*allow for the passage of fishing gear, or the pipeline route shall be selected to avoid important fishing areas, and anadromous fish migration and feeding areas*” (Policy 6.4.c). In addition, upland “*pipelines and utilities shall be installed underground in areas of high recreational or scenic value or intensive public use*” (Policy 6.4.b).

The Kodiak Island Borough Coastal Management Program Policy 5.3.2 - Transportation and Utility Routes, has a similar requirement under its Underground Utilities section - requiring, to the extent feasible, that utilities be installed underground in areas of high recreation or scenic value or intensive public use.

Other policies for transportation and utilities are comparable to the statewide standard and district policies discussed for facility siting, for example, bridges and culverts must allow for free passage and existing corridors must be used to the extent feasible and prudent (Kenai Peninsula Borough Coastal Management Policies 6.2.b and 6.4.a and Kodiak Island Borough Policy 5.3.2 - Transportation and Utility Routes, paragraph 4 - Stream Crossings).

Only the location of a landfall is subject to a siting decision; an offshore platform site is determined by the location of the resources and the facilities in Nikiski to which the oil would be piped already exist. Therefore, transportation issues related to the scenarios in the EIS are linked to the siting of energy-related facilities that was discussed in conjunction with the previous policy on Energy-Facility Siting.

The ACMP statewide standards and district policies related to energy facilities and transportation and utilities will be helpful in guiding decisions on where to locate a landfall. These decisions will be made at the time plans are submitted for review. The Alaska Supreme Court, in its decision in Trustees for Alaska v. State, No. 3945, noted that “*until exploration is proposed and, in all likelihood, until and unless a commercially exploitable discovery is made, there will be no occasion for siting, designing or constructing transportation and utility routes.*” None of the transportation and utility scenarios developed for this EIS are inherently in conflict with the statewide standard and the associated district policies on Transportation and Utilities.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to transportation and utilities.

F. Fish and Seafood Processing (6 AAC 80.090)

This statewide standard requires districts to identify areas of the coast suitable for the location or development of facilities related to commercial fishing and seafood processing and allows the district to designate such areas. Although this standard relates only to the siting of facilities related to fishing and seafood processing, the district policies related to fisheries are discussed under the this statewide standard.

The Kodiak Island Borough Coastal Management Policy 5.3.2 - Fisheries and Seafood Processing, gives priority to maintenance and enhancement of fisheries when considering shoreline use proposals that might adversely affect fish habitat, migratory routes, and the commercial harvest of fish. Under this policy, the Kodiak Island Borough also requires that development of energy-related facilities include programs to replace fish stock affected by water supply or other aspects of construction and operations.

The Kenai Peninsula Borough Policy 2.3 on Commercial Fishing is addressed as part of the Borough's coastal development policy. This policy requires that, to the extent feasible and prudent, all temporary and permanent developments, structures, and facilities in marine and estuarine waters be sited, constructed, and operated in a manner that does not create a hazard or obstruction to commercial fishing. It also requires that within the marine and estuarine waters of the coastal area, operators of activities relating to oil, gas, and mining exploration and production provide timely written notification to a list of fishing organizations maintained by the Borough to apprise commercial fishing interests of the schedule and location of development activities prior to initiation of the project. The policy requires specific information be included in the notice. The last part of this policy requires that offshore resource exploration and development activities avoid interference with commercial fishing and subsistence activities.

Kenai Peninsula Borough Policy 5.5 addresses Navigation and Commercial Fishing and requires that activities associated with oil and gas resource exploration, industrial development, or production minimize navigational interference and be located or timed to avoid potential damage to fishing gear. Offshore pipelines and other underwater structures must be located, designed or protected so as to allow fishing gear to pass without snagging or otherwise damaging the structure or gear. Kenai Peninsula Borough Policy 7.3 - Maintenance and Enhancement of Fisheries gives priority to fisheries when reviewing proposed projects that might adversely affect important fisheries habitat, migratory routes, and harvest. These policies are further reinforced by the Kenai Peninsula Borough Policy 12.21 on Priority Use of Fish and Wildlife Habitat, Kenai Peninsula Borough Policy 12.3 - Fish Passage, and Policies 12.5 on Water Intake Structures and 12.6 on Use of Explosives.

Activities related to exploration and development and production will be planned and conducted in consultation with the state and the Kenai and Kodiak Boroughs. Stipulation No. 1 – *Protection of Fisheries* requires that lessees review planned exploration and development activities with directly affected fishing organizations, subsistence communities, and port authorities to avoid unreasonable fishing gear conflicts. This stipulation also requires the lessees to include in their plans a summary of fishing activities in the area of the proposed operation, an assessment of effects, and measures taken by the lessee to prevent unreasonable conflicts. Local communities,

including fishing interests will have the opportunity to review and comment on proposed plans as part of the MMS regulatory review process.

Applicants submitting plans for exploration or development and production for approval by the MMS must certify that activities described in their plan are consistent with the ACMP. The state will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without state concurrence or a decision by the Secretary of Commerce to override the state's objections. However, given the scenarios and attendant activities hypothesized in the EIS, it is anticipated that conflicts with the statewide standard and the district-enforceable policies can be avoided.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to fish and seafood processing.

G. Timber Harvest and Processing (6 AAC 80.100)

This statewide standard and the district enforceable policies address forest resources and practices and is not relevant to this analysis.

H. Mining and Mineral Processing (6 AAC 80.110)

This statewide standard requires that mining and mineral processing in the coastal area be compatible with the other standards, adjacent uses and activities, state and national needs, and district programs. When there is no feasible or prudent alternative that will meet the public need, sand and gravel may be extracted.

The Kodiak Island Borough Policy 5.3.2 – Specific Uses, Mineral and Mineral Processing allows access to gravel and other material sources when the impacts to fish and other wildlife can be minimized.

The Kenai Peninsula Borough Policy 10.1 provides for a descending order of priority for sources of sand and gravel. Existing upland sand and gravel pits tops the list, followed by reuse from abandoned areas; new upland pits; rivers, streams and lakes that don't support fish; marine shoreline and offshore sources, and lastly – river and floodplain sources in fish-bearing streams. Additionally, extraction from rivers and streams is addressed in Policy 10.2. Policy 10.3 addresses Offshore Mining, mining for locatable minerals is to be conducted to avoid interfering with commercial fishing activities, navigation and adverse impacts to fish and wildlife. Tidelands activities must not conflict with access to adjacent upland areas. Extraction of sand and gravel from the sea bottom must avoid significant adverse impacts to important and essential habitats, commercial and sport fishing activities, subsistence harvest activities, natural coastal erosion and deposition, and navigation. Dredge spoils and processed materials must be discharged on the sea bottom in the area in which they were extracted, unless discharge elsewhere at an approved site would cause less impact to the environment and other coastal activities. This Policy also prohibits resuspension of naturally-occurring toxic substances in amounts that would contribute to increased bioaccumulation in marine organisms and fish or endanger human health.

The Kenai Peninsula Borough's program also includes policies related to overburden disposal and reclamation and restoration. Their last policy in this category addresses access. Access across public lands for mineral exploration and development activities will be allowed to the extent it conforms with the Kenai Peninsula Boroughs' policies. On public lands identified as having high potential for minerals or sand and gravel, surface uses will be managed to maintain opportunities for future mining activities where feasible and prudent.

All proposals to conduct mining or mineral processing within the boundaries of the coastal zone will require approval from the appropriate permitting state and/or federal agency. Through this approval process, it will be assured that these activities are conducted in accordance with these standards.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to mining and mineral processing.

I. Subsistence (6 AAC 80.120)

Statewide standards guarantee opportunities for subsistence use of coastal areas and resources. Potentially conflicting uses or activities occurring within this designated area may be permitted only after

- a study is conducted to determine possible adverse effects and
- safeguards are implemented to ensure continued subsistence use.

Both coastal districts have policies that supplement the statewide standard on subsistence. The Kenai Peninsula Borough Coastal Management Program contains four policies that address subsistence. These policies ensure that projects and uses in areas traditionally used for subsistence accommodate the use of subsistence resources from planning to operation, minimize adverse effects to subsistence resources and activities, and maintain access to subsistence-use areas (Policies 11.1 through 11.4).

The Kodiak Island Borough Coastal Management Program also contains several policies related to subsistence. They include policies on

- Resource Protection which states that energy facilities will be sited so that areas having subsistence values will be protected,
- Primary Use which recognizes subsistence as a primary use to be protected when coastal development occurs,
- Habitat Management which ensures that the subsistence use of resources is a primary use to be managed in accordance with state and Federal laws.

Section IV.B.1.1 of the EIS, Effects of Sale 191 on Subsistence-Harvest Patterns, concludes that short-term, local disturbance from routine activities associated with exploration, development, and production could periodically affect subsistence resources and subsistence-harvest patterns, but no resource or harvest area would become unavailable, no resource would experience an overall decrease in population, and no harvest would be curtailed for the harvest season. As discussed under routine effects in Section IV.B.1.i - Terrestrial Mammals, construction disturbance and noise could briefly disturb subsistence species that include beluga whales, seals,

sea lions, fish, birds, moose, bears, and Sitka black-tailed deer, and only a few actual animals would be temporarily displaced.

Section IV.B.1.p of the EIS addresses the requirements of Executive Order 12898 which requires Federal agencies to evaluate whether a proposed project would have “disproportionately high adverse human health and environmental effects . . . on minority populations and low income populations.” Potential effects focus on the Native minority populations residing in the subsistence-based communities of the Sale area. This section concludes that there would be no adverse impacts related to Environmental Justice from routine activities.

It is anticipated that exploration and development and production activities that may occur will proceed within the parameters of the appropriate consistency requirements and will not conflict with the statewide standard on Subsistence or with the related district policies.

Applicants submitting plans for exploration or development and production for approval by the MMS must certify that activities described in their plan are consistent with the ACMP. The state will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without state concurrence or a decision by the Secretary of Commerce to override the state’s objections. However, given the scenarios and attendant activities hypothesized in the EIS, it is anticipated that conflicts with the statewide standard and the district-enforceable policies can be avoided.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to subsistence.

J. Habitats (6 AAC 80.130)

The statewide standard for habitats contains an overall standard plus policies specific to eight habitats –

- offshore areas;
- estuaries;
- wetlands and tidal flats;
- rocky islands and sea cliffs;
- barrier islands and lagoons;
- exposed high-energy coasts;
- rivers, streams, and lakes; and
- important upland habitat.

Activities and uses that do not conform to the standards may be permitted if there is a significant public need and no feasible prudent alternatives to meet that need, and all feasible and prudent measures are incorporated to maximize conformance (6AAC 80.030 d).

The ACMP statewide standard for all habitats in the coastal zone requires that habitats “*be managed so as to maintain or enhance the biological, physical, and chemical characteristics of the habitat which contribute to its capacity to support living resources*” (6 AAC 80.130 (b)). The offshore habitat is designated a fisheries conservation zone (6 AAC 80.130.(c)(1)). The

Kenai Peninsula Borough Coastal Management Program contains a policy that gives the highest priority to the maintenance and enhancement of fisheries when the districts evaluate projects that may affect fish spawning, migration, rearing, and over-wintering areas (Policy 12.1). Although it is unlikely that an oil spill will affect areas within the Port Graham/English Bay Area Meriting Special Attention (AMSA), the AMSA Plan identifies seven sites that are considered a priority to protect from an oil spill (Port Graham/English Bay AMSA Plan 13.1).

The Kodiak Island Borough Coastal Management Program Policy 5.3.2 - Resource Enhancement and Protection, paragraph 2, echoes the statewide standard and states that Federal and state regulations shall guide development in anadromous fish streams, near bald eagle nests, and other coastal habitat areas. Under the same policy, paragraph 4 - Natural Processes, the Kodiak Island Borough Program states that estuaries, tidal flats, wetlands, and lagoons will be managed to assure water flow, natural circulation patterns, and adequate nutrient and oxygen levels. Dredging and filling will not be permitted in these areas unless approved by the Community Development Department, U.S. Army Corps of Engineers, and other appropriate state and Federal agencies. Upland habitats will be managed to retain drainage patterns, prevent excessive runoff and erosion, surface water quality, and natural ground-water recharge areas. The Kodiak Island Borough Coastal Management Program Fisheries and Seafood Processing Policy, paragraph 3, requires that maintenance and enhancement of fisheries be given priority consideration over shoreline use proposals that might adversely affect fish habitat, migratory routes, and the commercial harvest of fish. Paragraph 4 of the same policy requires development of industrial and energy-related facilities to include programs to replace fish stock affected by water supply or other aspects of construction operations.

Analyses in section IV.B of the EIS indicate that neither habitat alteration and reduction nor noise and disturbance as a result of routine operations are expected to have long-term effects on lower trophic-level organisms, fishes, birds, marine mammals, endangered and threatened species, or terrestrial mammals. It is anticipated that activities described in the EIS scenarios could proceed consistent with the Kenai Peninsula Borough Coastal Management Program policies that address seabird colonies, marine mammal haul outs, bald eagles, and their nest sites (Policies 12.7 and 12.9).

Drilling discharges associated with the hypothesized activities are not expected to affect fisheries due to the limited area affected near the platform-discharge point. Small amounts of oil may enter the water during routine operations but are not expected to have a measurable effect on the fisheries. Offshore construction, platforms, and pipelines are expected to result in some space-use conflicts; however, these are expected to be few in number and minor in scope. Seismic surveys, planned and coordinated with the commercial fishing industry, are expected to have a minimal effect.

No spills are expected to occur during exploration. Small spills may occur during development and production, however; these spills are not expected to have a measurable effect on fisheries or habitats. It is unlikely that a large spill (greater than or equal to 1,000 barrels) will occur and no such spill is assumed.

Applicants submitting plans for exploration or development and production for approval by the MMS must certify that activities described in their plan are consistent with the ACMP. The State will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without state concurrence or a decision by the Secretary of Commerce to override the state's objections. Given the scenarios and attendant activities hypothesized in the EIS, it is anticipated that conflicts with the statewide standard and the district-enforceable policies can be avoided.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to habitats.

K. Air, Land, and Water Quality (6 AAC 80.140)

The Air-, Land-, and Water-Quality standard of the ACMP incorporates by reference all the statutes pertaining to, and regulations and procedures of, the Alaska Department of Environmental Conservation. The Environmental Protection Agency has jurisdiction for air quality over the Cook Inlet program area. Lease operators must comply with that agency's requirements for OCS sources, including the provisions of Title 1, Part C, of the Clean Air Act (Prevention of Significant Deterioration of Air Quality). Section 328 states that for a source located within 25 miles of the seaward boundary of a state (such as the entire Cook Inlet sale area), requirements would be the same as those that would apply if the source were located in the corresponding onshore area. Both the Kenai Peninsula Borough and the Kodiak Island Borough Coastal Management Programs have policies addressing air and water quality.

The Kenai Peninsula Borough Policy 13.1 prohibits disposal in the Borough of hazardous materials, petroleum, or petroleum products unless done at a facility designed and approved for that purpose. The Kodiak Island Borough policy on State-of-the-Art Technology requires use of the most effective technology currently feasible for limiting emissions and effluents, and for handling, cleanup, and disposal of oil and hazardous materials. The Kodiak Island Borough policy on Wastewater Discharge requires discharges to be limited to areas with adequate flushing action. Discharges must not be in amounts to render water unsuitable for fish survival, industrial cooling, and industrial watering supply purposes. In addition, the Kodiak Island Borough policy on Dredge and Fill requires that coastal development activities minimize adverse impacts on water quality.

Emissions into the air as a result of any exploration and development are expected to be only a very small percent of the maximum allowable concentrations. Compliance with existing federal and state laws will assure that activities associated with the proposal are consistent with the policies related to air quality.

Discharges of drilling muds and cuttings and other discharges associated with exploration drilling are not expected to have any effect on the overall quality of the Cook Inlet water. It is anticipated that the EPA will require that muds and cuttings from production drilling be reinjected or barged ashore for disposal. Even if discharged, produced waters would not be expected to degrade the quality of Cook Inlet water.

Only small, accidental oil spills are assumed to occur as a result of development and production. By definition small spills could be almost 1,000 barrels in size, however; the average small spill is a tenth of a barrel. Based on the oil spill scenario in Section IV.A.4 of the EIS, a number of small spills are assumed to occur. Small spills are not expected to have any degradational effect on the overall water quality of Cook Inlet.

The most likely number of large spills (greater than 1,000 barrels) is “0.” Based on statistical analyses, the MMS estimates the mean number of large spills that may occur over the life of the hypothetical development and production (approximately 30 years) to be 0.02 platform spills and 0.19 pipeline spills for a total of 0.21 spills. (EIS, Appendix A-1, Oil Spill Information, Models, and Assumptions). A large spill would be accidental in nature and is not considered reasonably foreseeable in the context of the analysis of potential conflicts with ACMP standards.

Each permittee operating offshore in the Cook Inlet is required to have an oil-spill response plan with trained personnel and cleanup equipment and supplies at each activity site to meet Federal and state regulations. Federal regulations governing MMS operations related to offshore oil and gas activities are found at 30 CFR 250.300 and 30 CFR 254. These regulations address the prevention and control of oil and gas spills and releases. Regulations at 40 CFR 110, 112, and 300 address responses to spills or release of oil and gas. Spill response requirements will be thoroughly addressed when and if proposals are brought forward. In addition, certain state regulations may apply to oil spill response plans, as listed in Title 18 of the Alaska Administrative Code, Chapter 75. These regulations are administered by the state, Department of Environmental Conservation.

The analysis in the EIS indicates that activities included in the analyzed scenarios can and will be conducted consistent with the statewide standards and district policies. When proposals are submitted for review and approval, the state and the coastal districts will have the opportunity to review and comment on the proposal, including the consistency certification, for that specific activity.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to air, land, and water quality.

L. Statewide Historic, Prehistoric, and Archaeological Resources (6 AAC 80.150)

The ACMP statewide standard requires that coastal districts and appropriate state agencies identify areas of the coast that are important to the study, understanding, or illustration of National, state, or local history or prehistory. Although no disturbance of known sites is likely, previously undiscovered sites and artifacts may be encountered.

The Kenai Peninsula Borough Coastal Management Program requires that the site be protected from further disturbance and the State Historical Protection Office be notified immediately to evaluate the site or artifacts (Policy 14.2). The Kodiak Island Borough policy on Resource Identification requires that sites not already protected be identified and preserved to the extent feasible and prudent.

Section IV.B.1.1 and Appendix F of the EIS provide the documentation that is required by the Alaska Supreme Court before the state can proceed with a lease sale (*Trustees for Alaska v. State*, No. 3945, April 23, 1993). In Appendix F, 149 blocks have been identified as having a high probability for containing prehistoric resources (Appendix F, Figure F-1 of the EIS).

The rules in the Code of Federal Regulations that pertain to OCS oil and gas activities include specific requirements of lessees who are planning operations in areas where an archaeological resource may exist. They also have specific requirements if a lessee should discover any archaeological resource while conducting operations. Compliance with these regulations and the state and district review of plans when they are submitted will assure consistency with this state standard and the related district policies.

Applicants submitting plans for exploration or development and production for approval by the MMS must certify that activities described in their plan are consistent with the ACMP. The state will review the plan and the consistency certification and either concur or object. No activities will be permitted by MMS without state concurrence or a decision by the Secretary of Commerce to override the state's objections. Given the scenarios and attendant activities hypothesized in the EIS, it is anticipated that conflicts with the statewide standard and the district-enforceable policies can and will be avoided.

Based on the above analysis, Sale 191 will be consistent to the maximum extent practicable with the statewide standards and district policies related to statewide historic, prehistoric, and archaeological resources.

Summary

Many of the statewide standards and district policies could apply to the hypothetical developments associated with the scenarios in the EIS. However, the EIS analyses indicate that activities described in the scenarios can be and will be consistent with the statewide standards of the ACMP or the enforceable policies of the district programs. The MMS operating regulations and procedures, and the mitigating measures significantly minimize the potential for conflict between oil and gas industry activities and the statewide standards of the ACMP and the enforceable policies of the Kenai Peninsula Borough and Kodiak Island Borough Coastal Management Programs. The CZMA, its implementing regulations, and the State of Alaska Statutes and regulations require that all activities described in detail in an OCS exploration and development and production plan be consistent with the ACMP, including the district enforceable policies. Conflicts that may arise as specific plans for exploration and development and production are submitted for MMS approval and state consistency certification will be addressed through that process.

V. Consistency Determination

The previous section analyzed whether the proposed sale is consistent to the maximum extent practicable with the standards and policies of the ACMP identified as enforceable by the state. It evaluated the consistency of the lease sale with the ACMP and possible effects of the sale,

including possible future consistency aspects of facilities and activities which may occur on leases. The evaluation is based on exploration and development hypothesized in the EIS.

Leasing of the OCS does not convey rights to a lessee regarding the location of facilities or authorize any specific exploration, development, or production activities. These will be subject to later federal regulatory and state consistency certification reviews, at which time the cumulative effects of previous federal actions can be reviewed as well.

Nothing in the conduct of the sale, the terms and conditions, the location, nor the configuration of the proposed sale precludes or prevents exploration, development, and production activities from being conducted in a manner consistent with the ACMP.

The proposed Notice of Sale includes stipulations on:

- Protection of Fisheries
- Protection of Biological Resources
- Orientation Program
- Transportation of Hydrocarbons

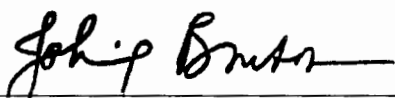
The proposal also includes ITL clauses for:

- Bird and Marine Mammal Protection
- Endangered and Threatened Species
- Sensitive Areas to be Considered in Oil-Spill-Response Plans
- Oil-Spill-Response Preparedness
- Drilling Fluids and Cuttings Discharge During Lease Activities
- Air-Quality Regulations and Standards
- Coastal Zone Management
- Navigation Safety
- Offshore Pipelines

The complete description of stipulations and ITL clauses are included as Appendix A to this document.

Based on the preceding analysis, MMS has concluded that Sale 191, as presented in the proposed Notice of Sale, is consistent to the maximum extent practicable with the policies of the ACMP.

Approved:



Director, Minerals Management Service

NOV 12 2005

Date

Consultation with the
California Coastal Commission
on
Applicable Policies

CALIFORNIA COASTAL COMMISSION

5 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
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July 19, 2001

Dr. J. Lisle Reed
Pacific Regional Director
Minerals Management Service
770 Paseo Camarillo
Camarillo, California 93010

RE: Submittal of Consistency Determinations for Suspensions of 36 OCS Leases

Dear Dr. *Lisle*

In our telephone conversation on July 5, 2001 regarding the district court's recent decision in *California v. Norton*, you informed me that, in compliance with the court order, the Minerals Management Service ("MMS") is in the process of preparing consistency determinations ("CDs") to be submitted to the Coastal Commission for the suspensions requested for the 36 outer continental shelf ("OCS") leases. Suspending a lease effectively extends the lease by suspending the running of the term of the lease. It is my understanding that the MMS will submit a total of 10 CDs for the 36 OCS leases (one for each of the nine units, and one for lease 409).

The district court ruled that the MMS must submit CDs to the Coastal Commission pursuant to section 307(c)(1) of the Coastal Zone Management Act ("CZMA") (16 U.S.C. § 1456(c)(1)) and to its implementing regulations (15 CFR Part 930, Subpart C). Section 930.34(d) of the regulations encourages the MMS to engage in early consultations with the Commission to obtain the views and assistance of the Commission "regarding the means for determining that the proposed activity will be conducted in a manner consistent to the maximum extent practicable with the enforceable policies of the State's coastal management program." I write this letter in fulfillment of the role that section 930.34(d) assigns to the Commission.

Under applicable statutory and regulatory standards, the CDs must indicate that the lease suspensions will "be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of [the California Coastal Management Program ("CCMP)]." CZMA § 307(c)(1); 15 C.F.R. § 930.36(a). In making its CDs, MMS must find not only the lease suspensions themselves, but also the effects of the lease suspensions and of any associated facilities (e.g., onshore processing or other support facilities) "on any coastal use or resource," to be consistent to the maximum extent practicable with the enforceable policies of the CCMP. 15 C.F.R. § 930.39(b).

In support of the CDs, MMS must describe the effects of the lease suspensions and associated facilities on coastal resources and provide comprehensive data and information that is sufficient to support those determinations. 15 C.F.R. § 930.39(a). When evaluating effects on coastal uses

Letter to Dr. J Lisle Reed

July 19, 2001

Page 2

or resources, MMS must consider "any reasonably foreseeable effect on any coastal use or resource" resulting from the lease suspensions. 15 C.F.R. § 930.11(g). Reasonably foreseeable effects include both direct and indirect effects. *Id.* "Direct effects" are those that result from the activity and occur at the same time and place as the activity. "Direct effects" includes those activities that will be conducted during the lease suspension or extension period. "Indirect effects" include both secondary and cumulative effects. Secondary effects are "effects which result from the activity and are later in time or farther removed in distance, but are still reasonably foreseeable." *Id.* Cumulative effects "are effects resulting from the incremental impact of the federal action when added to other past, present, and reasonably foreseeable actions, whether taken by MMS or other public or private parties." *Id.* In this context, reasonably foreseeable indirect effects include the effects of any oil and gas exploration and/or development activities that a particular lessee plans to conduct on OCS lands subject to the lease. In this connection, each lessee prepared for MMS a schedule of activities for each unit or lease, including future exploration and development activities for the 36 OCS leases. Accordingly, the analysis submitted by MMS as part of each CD must include a comprehensive analysis of the effects to both offshore and onshore coastal resources that are likely to occur due to exploration and development activities planned for each unit or lease that will occur as a result of a decision by the MMS to grant the lease suspensions.

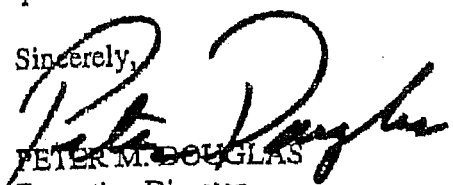
The range of issues to be addressed include, but are not limited to, potential impacts to:

- Marine resources (e.g., hard and soft bottom communities, marine mammals, endangered and threatened species) and, environmentally sensitive habitat areas (including designated sanctuary and monument areas),
- Water quality,
- Oil spill prevention and response,
- Commercial and recreational fisheries,
- Navigational safety,
- Scenic resources,
- Air quality, and
- Public access and recreational use of ocean waters and beaches.

For those leases that would be explored and developed using existing infrastructure (*i.e.*, platforms and pipelines) the Commission is concerned about the ~~age~~ of those facilities. Therefore, each CD should also address the stability and structural integrity of existing infrastructure.

We look forward to working with you on these matters. Please feel free to call me to discuss any questions or concerns you may have.

Sincerely,


PETER M. DOUGLAS
Executive Director



United States Department of the Interior

MINERALS MANAGEMENT SERVICE
Pacific OCS Region
770 Paseo Camarillo
Camarillo, California 93010-6064

December 17, 2004

Ms. Alison Dettmer
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Dear Ms. Dettmer:

Thank you for meeting with MMS staff on December 2 at your offices in San Francisco. Drew, John, and Maurice told me that it was a productive meeting for them, though they acknowledged that there were disagreements over the content of the consistency determinations. I would like to clarify that it is our intention to comply fully with the District Court order and that the consistency determinations we provide the Commission will examine the activities during the suspension period as well as after the suspension period ends, in the same manner as an OCS lease sale.

Although Executive Director Douglas, in his July 19, 2001, letter to the Regional Director of the Pacific OCS Region, listed the range of issues that the Commission would like addressed, he did not specify the enforceable policies that the issues fall under. So that we consider all of the enforceable policies that the California Coastal Commission deems relevant, in the spirit of 15 CFR 930.34(d), we request that the Commission provide us with all of the specific enforceable policies that we should address in our determinations.

We look forward to your response, and should you have any questions, please contact me at (805) 389-7707, or Drew Mayerson at (805) 389-7750.

Sincerely,

Joan Barminski
Chief, Office of Reservoir Evaluation and Production
Pacific OCS Region

CALIFORNIA COASTAL COMMISSION

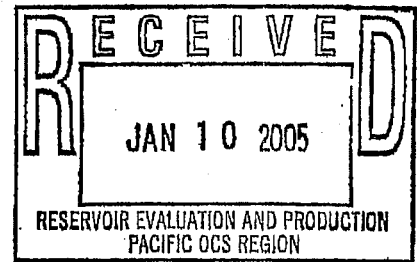
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January 6, 2005

Ms. Joan Barminski
Chief, Office of Reservoir Evaluation and Production
Minerals Management Service
Pacific OCS Region
770 Paseo Camarillo
Camarillo, California 93010-6064

RE: OCS Lease Suspensions



Dear Ms. Barminski:

In a letter dated December 17, 2004, you requested that Coastal Commission staff provide the Minerals Management Service ("MMS"), in the spirit of 15 CFR 930.34(d), a list of the specific enforceable policies of California's Coastal Management Program ("CCMP") that apply to the OCS lessees' request for lease suspensions. The MMS is currently preparing 10 consistency determinations that are to be submitted to the Commission in April 2005; the consistency determinations are to be accompanied by an analysis of the proposed activities conformity with the policies of the CCMP. We understand that the consistency determinations will include an analysis of the environmental effects of the activities to be undertaken during an approved suspension period (e.g., shallow hazard surveys) and the effects of future development activities (e.g., exploration and development) if a lease suspension is granted.

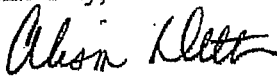
As we discussed by phone on January 4, 2005, the specific enforceable policies are found in Chapter 3 of the California Coastal Act. See Cal Pub Res Code §§ 30200-30265.5. We recommend that you focus particular attention on the marine environment, public access, recreation, and industrial development policies of Chapter 3. This is not necessarily an exhaustive list, however. We can't determine with certainty the applicable Chapter 3 policies without having information about each lease's future potential exploration and development scenarios. Since we don't know at this time if approval of a specific lease suspension might lead to a new platform, pipelines, and/or onshore infrastructure, we can't advise at this time, for example, if the land-based policies of the Coastal Act governing beach access, wetlands, and environmentally sensitive habitat areas are applicable.

As you are developing the consistency determinations and accompanying environmental analysis, please don't hesitate to call me as questions arise. Yesterday, by e-mail, I provided Drew Mayerson with a copy of a recent Coastal Commission staff report that is an example of how the Coastal Commission applies the Chapter 3 policies of the Coastal Act to another

January 6, 2005, Letter to Joan Barminski
Page 2 of 2

offshore development project. I have also included with this letter a copy of the Coastal Commission's 1983 staff report on MMS's consistency determination for Lease Sale 73. Although this report is over 20 years old, it might offer you some guidance on how the Commission evaluated a similar situation, a lease sale, for conformity with the Coastal Act's Chapter 3 policies.

Sincerely,



ALISON J. DETTMER

Manager

Energy and Ocean Resources Unit

Non-Applicable Policies of the California Coastal Act for Suspension Actions for Nine Federal Units and Lease OCS-P 0409

Section No.	Policy Text	Reason(s) For Non-Applicability
30212.5	Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.	Suspension and hypothetical post-suspension phase activities would not involve the construction and operation of public facilities, or affect existing public facilities. Therefore, Section 31212.5 is not applicable.
30233	<p>(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:</p> <p>(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.</p> <p>(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.</p> <p>(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities shall not exceed 25 percent of the degraded wetland.</p> <p>(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.</p> <p>(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.</p> <p>(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.</p> <p>(7) Restoration purposes.</p> <p>(8) Nature study, aquaculture, or similar resource-dependent activities.</p> <p>(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.</p> <p>(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.</p>	<p>Activities that occur during the suspension would be administrative in nature and would not result in any direct, indirect, or cumulative environmental effects.</p> <p>Suspension and hypothetical post-suspension phase activities would not involve diking, filling, or dredging operations. Therefore, Section 30233 is not applicable.</p>

Non-Applicable Policies of the California Coastal Act for Suspension Actions for Nine Federal Units and Lease OCS-P 0409

Section No.	Policy Text	Reason(s) For Non-Applicability
	<p>For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where such improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.</p> <p>(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.</p>	
30235	<p>Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.</p>	<p>Activities that occur during the suspension and hypothetical post-suspension phase activities would not involve the construction of revetments, breakwaters, seawalls, or other structures that would alter the natural shoreline processes or introduce substantial alterations of rivers and streams. Therefore, Sections 30235 and 30236 are not applicable.</p>
30236	<p>Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to</p> <ol style="list-style-type: none"> (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. 	<p>Therefore, Sections 30235 and 30236 are not applicable.</p>
30237	<p>(a) This section shall apply only to the Bolsa Chica wetlands or a portion thereof in the County of Orange. The County of Orange or any landowner may petition the Department of Fish and Game, on or before October 1, 1983, to prepare a habitat conservation plan. Upon receipt of the petition, the Department of Fish and Game and the State Coastal Conservancy, in cooperation with the county and any landowner, shall jointly prepare a habitat conservation plan in order to carry out the following objectives:</p> <ol style="list-style-type: none"> (1) To provide for the conservation of the habitat of fish and wildlife resources. (2) To anticipate and resolve potential conflicts between the conservation of fish and wildlife resources or their habitat and actions by local, state, or federal agencies and private persons. (3) To provide for greater certainty and predictability regarding the conservation of fish and wildlife resources and their habitat and regarding private and public activities potentially affecting those resources. <p>(b) With respect to the preparation of the habitat conservation plan, the Department of Fish and Game shall be the lead agency for wetland identification purposes and the State Coastal Conservancy shall be the lead agency for the purposes of identifying land use alternatives. Upon completion of the habitat conservation plan and on or before July 20, 1984, the Department of Fish and Game and the State Coastal Conservancy shall jointly forward</p>	<p>The requirements of Section 30237 are specific to the Bolsa Chica wetlands in the County of Orange, which are located over 100 miles away. Activities that occur during the suspension and hypothetical post-suspension phase activities would not occur within the vicinity of the Bolsa Chica wetlands or a portion thereof in the County of Orange. Therefore, Section 30237 is not applicable.</p>

Non-Applicable Policies of the California Coastal Act for Suspension Actions for Nine Federal Units and Lease OCS-P 0409

Section No.	Policy Text	Reason(s) For Non-Applicability
	<p>it to the commission for approval. The commission shall approve the plan if it finds it raises no substantial issue as to conformity with the planning and management policies of this chapter. If the plan is approved by the commission, it may be incorporated into the county's local coastal program.</p> <p>(c) All costs of preparation of the habitat conservation plan, including, but not limited to, additional necessary personnel temporarily appointed by the Department of Fish and Game and the State Coastal Conservancy, shall be paid by the petitioner or petitioners. If additional personnel are necessary, the Department of Finance shall review the requests to ensure that the personnel required will be utilized to carry out only the purposes of this section. If the Department of Finance finds the additional personnel required will be utilized only to carry out the purposes of this section, the temporary appointment requests shall be processed and approved by the Department of Finance in an expedited fashion, in no event longer than 10 working days after the requests are made. Furthermore, these requests for temporary appointments shall be exempt from all state personnel hiring requirements and procedures, except for affirmative action requirements, for the review provided in this subdivision by the Department of Finance, and from any personnel hiring limitations during the time period set forth in this section for the preparation of the habitat conservation plan.</p>	
30254.5	<p>Notwithstanding any other provision of law, the commission may not impose any term or condition on the development of any sewage treatment plant which is applicable to any future development that the commission finds can be accommodated by that plant consistent with this division. Nothing in this section modifies the provisions and requirements of Sections 30254 and 30412.</p>	<p>Activities that occur during the suspension and hypothetical post-suspension phase activities would not involve the development of any sewage treatment plant. Therefore, Section 30254.5 is not applicable.</p>
30261	<p>Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers here operationally or legally required.</p>	<p>No tankering of produced oil is proposed as part of activities that occur during the suspension or hypothetical post-suspension phase activities. All post-suspension phase transport of produced oil would be done via pipeline. Therefore, Section 30261 is not applicable.</p>
30264	<p>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.</p>	<p>No activities that occur during the suspension or hypothetical post-suspension activities would involve the development or expansion of thermal electric generating plants. Therefore, Section 30264 is not applicable.</p>