

## **ATTACHMENT C: CONDITIONS**

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### **Southern California Gas Company, La Goleta Storage Field Enhancement Project Case Nos. 12RVP-00000-000056 and 08CDP-00000-00185**

#### **I. PROJECT DESCRIPTION**

##### **1. Proj Des-01 Project Description**

This Revised Final Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits dated June 5, 2013, the description reviewed in 10EIR-00000-00001, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

SoCal Gas will drill two development wells (identified as Todd 1 and Todd 2) and two exploratory/development wells (identified as Chase and Bryce 3 and More 6); install approximately 2,800 linear feet of six-inch diameter underground piping, and construct a gas dehydration unit and other appurtenant facilities to withdraw native gas from an onshore gas field at the existing La Goleta Storage Field (1171 More Ranch Road). Grading will total 4,793 cubic yards cut and 2,333 cubic yards fill.

Total native gas production from production wells Todd 1 and Todd 2 is estimated to be from 1 to 3 billion cubic feet (BCF) and 2 BCF from exploratory wells More 6 and Chase and Bryce 3. Native gas production is estimated to last 3 to 5 years, but will continue until the reservoir is sufficiently depleted of native natural gas, at which time the wells and other facilities will be converted to storage uses. The native gas will be processed through the new dehydration facility and flow into the low pressure Line 1003, typically operated at 160 psi with a Maximum Allowable Operating Pressure (MAOP) of 187 psi. The two exploratory wells will be converted into development wells if native gas production is determined feasible.

Withdrawal of native gas from the Eocene-age zone will result in the reduction of the reservoir pressure. Upon depletion of the native gas resources, the pressure of the reservoir will be reduced to the Line 1003 pressure and no further withdrawal of native gas will take place. Once the reservoir pressure is reduced to the pressure range of Line 1003, the production wells will be reclassified to injection/withdrawal storage wells. The new gas wells are designed to allow both injection and withdrawal of natural gas for storage purposes. No equipment additions will be necessary to integrate the wells into the storage system.

Pipeline quality gas from high pressure Line 160, typically operated between 850 and 940 psi with an MAOP of 1000, will be injected into the storage reservoir. Once the new zone and wells are converted to storage, the system will be operated in the range of the operating pressure of the two pipelines, low pressure Line 1003 and high pressure Line 160. No compression will be used to inject gas into the reservoir. Stored gas will be withdrawn from the new storage zone, processed through the new dehydration facility and placed into the low pressure Line 1003 for delivery to customers, as needed.

The project will occur in three phases as described in 10EIR-00000-00001, which description is incorporated herein by reference, and summarized below:

- **Phase I** – Todd 1 and Todd 2 Production Wells: Two well pads will be constructed and the wells completed over a 145-day period. The drilling rig will be onsite for 89 of the 145 days.
- **Phase IA** – Surface Facilities Construction: The dehydration plant will be constructed and started up and the 6-inch gas pipeline installed over a 145-day period beginning after completion of Phase I.
- **Phase II** – Chase & Bryce 3 and More 6 Exploratory Wells: Construction of two well pads and well completion will occur over a 104-day period beginning 10 to 12 months after the completion of Phase IA. The drilling rig will be onsite for 68 of the 104 days.

In addition to the facilities described above, the project includes use or construction/installation of the following equipment and appurtenant structures:

- Temporary 172-foot (including substructure) standard drilling rig with prior FAA clearance of FAA Form 7640-1 (Notice of proposed construction or alteration).
- Gas liquids loading station with maximum throughput of 329,000 gallons/year of total liquids, including 286,000 gallons/year of hydrocarbon liquids
- Filter separator
- Pressure control devices including well chokes, relief valves, and pressure regulators to maintain the downstream system pressure at or below the 187 psig maximum allowable operating pressure for Line 1003
- Gas cooler
- Absolute filter
- Glycol contactor
- Triethylene Glycol (TEG) dehydration system (20 MMcfd maximum capacity) including particulate filter, carbon filter, heat exchanger, glycol surge tank, reboiler with 100 kW electric heater, glycol stripping column, glycol/glycol exchanger, two displacement pumps, TEG cooler, overhead cooler, still overhead separator, liquid separator, thermal oxidizer
- Chiller
- Odorant injection system including 500-gallon horizontal odorant tank
- Liquid separation vessel
- Two 10,000-gallon blanketed liquid holding tanks
- Thermal oxidizer
- Access roadways
- Grading for pads
- Concrete foundations and equipment pads
- Provision of "Notice of Airport in Vicinity" for all employees and visitors to the site.

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

## **2. Special-Proj Des-02 Project Conformity**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the hearing exhibits and conditions of approval below. The applicant will use best efforts to meet the drilling timelines identified in Condition 1, Project Description. These timelines may be extended by the Director for good cause. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Lighting and Landscape Screening Plans) must be submitted for review and approval and shall be implemented as approved by the County.

## **II. MITIGATION MEASURES FROM 10EIR-00000-00001**

### **3. Special-Aest-1 Landscaping**

SoCal Gas shall install landscaping to screen views of new equipment from More Ranch Road.

**Plan Requirements and Timing:** SoCal Gas shall submit a Landscape Screening Plan to P&D for review and approval prior to issuance of the land use clearance. Landscaping shall be maintained throughout the life of the project and shall be installed prior to Final Building Inspection clearance.

**Monitoring:** P&D staff shall confirm installation of approved landscaping prior to and as a condition precedent to obtaining Final Building Inspection clearance. P&D shall perform periodic site inspections during operations to ensure compliance with the approved Landscape Screening Plan.

### **4. Special-Aest-2 Colors and Painting**

SoCal Gas shall ensure that all exposed equipment is finished in non-reflective materials and painted and maintained in a neutral earth-tone color (such as “blackened beam”) as approved by P&D.

**Plan Requirements and Timing:** Color specifications shall be identified on final plans submitted by SoCal Gas to the County prior to issuance of the land use clearance, as well as on final building plans.

**Monitoring:** P&D staff shall conduct a Project Compliance Inspection prior to and as a condition precedent to obtaining Final Building Inspection clearance.

### **5. Special-Aest-3 Removal of Drilling Equipment**

SoCal Gas shall remove all drilling equipment from the site within 30 days following the drilling of wells and immediately upon completion of well workovers.

**Monitoring:** P&D staff shall confirm removal of drilling equipment.

## 6. **Special-Aest-4 Night Lighting**

SoCal Gas shall ensure that any new, permanent, project-related exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. SoCal Gas shall install timers on project-related permanent lighting or otherwise ensure lights are dimmed after 10 p.m. Temporary construction lighting shall be kept to the minimum feasible consistent with safety needs to minimize ambient light emissions during construction. Light shields shall be installed to reduce ambient lighting to adjacent properties and habitats.

**Plan Requirements and Timing:** SoCal Gas shall submit a Lighting Plan to P&D incorporating these requirements and showing locations and height of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture. P&D staff shall review and approve the Lighting Plan for compliance with this measure prior to approval of the land use clearance.

**Monitoring:** P&D staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the approved Lighting Plan.

## 7. **Special-AQ-1 Dust Control**

SoCal Gas shall comply with, and ensure contractor compliance with, the following measures, which include the APCD Standard Dust Mitigation Measures, at all times including weekends and holidays:

- Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- During construction, including clearing, grading, earth moving, excavation, and transportation of cut or fill materials, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day, to create a crust after each day's activities cease. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- When wind exceeds 15 mph, have the site watered at least once each day including weekends and/or holidays.
- Order increased watering as necessary to prevent transport of dust off-site.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control. The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor prior to land use clearance. The dust control monitor(s) shall have responsibility to:
  - Assure all dust control requirements are complied with including those covering weekends and holiday periods when work may not be in progress;
  - Order increased watering as necessary to prevent transport of dust offsite;
  - Attend the pre-construction meeting.

**Plan Requirements:** All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be attached to the land use clearance.

**Timing:** Requirements shall be shown on plans or maps prior to issuance of the land use clearance. This measure shall be adhered to throughout all grading and construction periods.

**Monitoring:** P&D shall ensure measures are on project plans. P&D staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

## 8. **Special-AQ-2 Construction Emissions Reduction**

SoCal Gas shall implement, and ensure contractor implementation, of the following APCD-recommended Diesel Particulate and NO<sub>x</sub> Emission Measures to reduce diesel emissions:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

**Plan Requirements:** Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

**Monitoring:** P&D staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

## 9. **Bio-13a Habitat Protection Plan (HPP)**

SoCal Gas shall submit for P&D approval a Habitat Protection Plan prepared by a P&D-approved biologist and designed to minimize disturbance to the delineated wetland area. The plan shall include the following components:

1. Comply with and depict the following on the Habitat Protection Plan (HPP) and Grading & Building Plans:
  - a. The delineated wetland area located adjacent to the proposed pipeline route, mid-way between the existing compressor building and the proposed dehydration plant, (Figure 6.4-5 in Appendix E of the EIR) shall be preserved. Identify the location & extent of driplines and sensitive root zones for all vegetation to be preserved.
  - b. Depict the type and location of protective fencing or other barriers to be in place to protect the wetland area.
2. Comply with and specify the following as notes on HPP and Building & Grading Plans:
  - a. To avoid damage during construction, all wetland areas shall be temporarily fenced with chain-link or other material satisfactory to P&D and staked to prevent any collapse.
  - b. Protective fencing/staking/barriers shall be maintained throughout all grading & construction activities.
3. In the event of unexpected damage or removal of habitat:
  - a. If it becomes necessary (as authorized by P&D) to disturb or remove any plants within the habitat area, a P&D-approved biologist shall direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under the direction of the P&D-approved biologist. If replacement plants cannot all be accommodated on site, a plan must be approved by P&D for replacement trees to be planted offsite.

**Plan Requirements:** The HPP shall include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures prior to issuance of grading/building permits. **Timing:** SoCal Gas shall submit the HPP prior to approval of the land use clearance. Habitat protection measures shall be installed onsite prior to issuance of grading/building permits and pre-construction meeting.

**Monitoring:** SoCal Gas shall demonstrate to the satisfaction of P&D compliance staff that the wetland area identified for protection was not damaged or removed or, if damage or removal occurred, that correction is completed as required by the HPP prior to Final Building Clearance.

#### **10. Special-Bio-1 Nesting Bird Protection**

SoCal Gas shall fund a County-approved biologist to survey for active nests immediately prior to the start of ground disturbance in a given area. The survey shall extend to 500 feet away from the area of disturbance. If an active raptor nest is found, no ground disturbing activity shall occur within a buffer zone of 500 feet around the nest. If active, special-status avian species nests are found, no ground disturbing activity shall occur within a buffer zone of 300 feet around the nest. The buffer zones shall be marked with construction fencing and shall be maintained until fledglings have left the nest and the biological monitor has cleared the area.

**Plan Requirements:** SoCal Gas shall report every two weeks on survey and monitoring activities conducted in compliance with this measure in writing to P&D staff.

**Monitoring:** P&D shall review the bi-weekly reports and inspect the Project site as necessary to ensure compliance with this measure.

#### **11. Special-Bio-2 Heavy Equipment**

To reduce impacts to wildlife, SoCal Gas shall ensure that the equipment engines are the minimum practical size and the amount of heavy construction equipment operating simultaneously is minimized through efficient management practices to ensure that the smallest practical number is operating at any given time.

**Plan Requirements:** Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling, and construction activities.

**Monitoring:** P&D shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

#### **12. Special-Bio-3 Storm Water Runoff**

SoCal Gas shall ensure that storm drain inlets are protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Best Management Practices (BMPs) shall be incorporated into the project and maintained throughout all construction and development.

**Plan Requirements:** BMPs shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout construction activities.

**Monitoring:** P&D shall perform periodic site inspections to ensure compliance with approved plans.

#### **13. Special-Cul-1 Cultural Resource Monitors**

SoCal Gas shall have all initial earth-disturbance associated with storage wells, pipeline trenching and bore pits monitored by a P&D qualified archaeologist and a Native American Consultant pursuant to County Archaeological Guidelines. No monitoring of the dehydration facility area or the boring itself is required; however any change of boring or dehydration facility location must be re-assessed for impacts to cultural



resources. The results of the monitoring shall be summarized in a monitoring report per County Guidelines.

**Plan Requirements and Timing:** A contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description and scope of work, shall be prepared. The contract must be executed and submitted to P&D for review and approval. The contract shall be approved by P&D prior to land use clearance. At the conclusion of construction ground disturbance, a monitoring report must be submitted to P&D and the Central Coast Information Center.

**Monitoring:** P&D planners shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

#### 14. **Special-Cul-2 Worker Orientation**

SoCal Gas shall hold a worker orientation meeting at the commencement of project construction presented by the designated archeological monitor. The archaeological monitor shall give all workers associated with project activities an orientation regarding the possibility of exposing cultural resources, how to recognize cultural resources and required steps when such materials are encountered. The orientation shall direct workers and monitors to stay within project construction boundaries and avoid entering or otherwise disturbing any areas outside of defined work areas.

**Plan Requirements and Timing:** Prior to issuance of land use and grading clearances, a brief orientation outline and sign-in sheet for the completed orientation shall be submitted to P&D.

**Monitoring:** P&D shall verify completion of worker orientation prior to commencement of any ground-disturbing activity.

#### 15. **Special-Cul-3 Exclusion Areas**

SoCal Gas shall ensure that the specific locations of the pipeline bore entrance and exit, and the associated construction exclusion areas, shall be confirmed in the field by a P&D-qualified archaeologist. Bore locations and exclusion areas associated with CA-SBA-43 shall be mapped on approved project plans. Exclusion areas shall be temporarily fenced with chain link flagged with color or other material authorized by P&D where ground disturbance is proposed within 100 feet of the site. This distance may be altered at the discretion of the project archaeologist in consultation with P&D.

**Plan Requirements:** The bore entrance and exit locations, and exclusion area fencing, shall be shown on approved land use, grading and building plans. Fenced area shall be labeled "Sensitive Environmental Area".

**Timing:** Plans to be approved by P&D and fencing to be in place prior to start of ground disturbance for pipeline construction.

**Monitoring:** P&D shall verify installation of fencing by reviewing photo documentation or by site inspection prior to issuance of land use and grading clearance, and ensure fencing is in place throughout grading and construction through site inspections. P&D shall ensure bore holes are located in previously approved locations.

#### **16. Special-Cul-4 Unexpected Discoveries**

SoCal Gas and/or their agents, representatives or contractors shall stop or redirect work immediately in the event that archeological remains are encountered during grading, construction or other construction-related activity. SoCal Gas shall retain a P&D qualified archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Cultural Resource Guidelines. Isolated artifacts, objects fewer than 45 years old and archaeological artifacts in fill or imported soils shall not be considered significant discoveries and the grading or construction may continue, with concurrence of the archeological monitor. If intact archaeological deposits are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by SoCal Gas.

**Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

**Monitoring:** P&D shall check plans prior to approval of the land use clearance and shall spot check in the field.

#### **17. Special-Fire-1 Emergency Plans**

SoCal Gas shall update the facility's Injury and Illness Prevention Program, Emergency Action and Fire Protection Plan, and Emergency Response Plan to include the approved new development.

**Plan Requirements and Timing:** Updated plans shall be submitted to P&D and County Fire for review and approval prior to land use clearance issuance. The Emergency Response Plan shall also be submitted to the County Office of Emergency Management for review and approval prior to land use clearance issuance.

#### **18. Special-Geo-1 Bluff Setback**

To reduce the possibility of impacts due to slope failure on the coastal bluff, SoCal Gas shall ensure that all ground-disturbing activity shall be located outside of the required 75-year bluff retreat setback of 32 feet.

**Plan Requirements and Timing:** Applicable throughout project grading and construction.

**Monitoring:** P&D shall verify the bluff setback on grading plans prior to land use clearance and verify with site inspections during construction.

#### **19. Special-Geo-2 Soils/Geotechnical Reports**

To minimize possible impacts of excavation due to unstable soils, SoCal Gas shall incorporate the recommendations included in the Applied Earth Sciences reports dated April 18, 2008 and August 6, 2008 in all building and grading plans.

**Plan Requirements:** This requirement shall be noted on building and grading plans.

**Timing and Monitoring:** Prior to plan approval, P&D shall verify that grading and building plans incorporate the recommendations.

**20. Special-Geo-3 Excavation in Rainy Season**

All ground disturbing work during the rainy season (April 15 to November 1) must maintain a 5-day clear forecast (clear forecast is defined as the chance of precipitation is 25% or less), unless a Building and Safety approved erosion and sediment control plan is in place and all measures therein are in effect, as determined by P&D.

**Plan Requirements:** This requirement shall be noted on all grading and building plans.

**Timing:** Effective throughout all grading and ground-disturbing activities.

**Monitoring:** P&D shall verify that grading and building plans incorporate the requirement and ensure compliance by site inspections during construction.

**21. Special-Geo-4 Erosion and Sediment Control Plan**

SoCal Gas shall prepare an Erosion and Sediment Control Plan designed to minimize erosion. The plan shall include the following measures:

- a. Grading shall be prohibited within 100 feet of the top of bank of Atascadero Creek. The protected area shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.
- b. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins, and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.
- c. To minimize erosion, all graded surfaces shall be reseeded with ground cover vegetation, using a seed mix approved by P&D. Graded areas shall be reseeded within 4 weeks following completion of grading of those areas, with the exception of areas graded for the placement of structures; these areas shall be reseeded if construction of structures does not commence within four weeks of grading completion.
- d. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds, or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
- e. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- f. Temporary storage of construction equipment shall be limited to a 100 by 100 foot area located outside of any designated ESH or wetland area; equipment storage sites shall be located at least 100 feet from any water bodies.

**Plan Requirements:** SoCal Gas shall submit the Erosion and Sediment Control Plan for review and approval by P&D. The plan shall be designed to address erosion and sediment

control during all phases of development of the site. The applicant shall notify P&D prior to commencement of grading.

**Timing:** The plan shall be approved prior to approval of the land use clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

**Monitoring:** P&D shall perform site inspections throughout the construction phases and afterwards to verify reseeding.

## **22. Special-Noise-1 Construction Hours**

Construction activity, with the exception of well drilling activities, is limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. No construction shall occur on State holidays. Construction equipment maintenance and deliveries of equipment and materials to the site shall be limited to the same hours. Non-noise generating construction activities such as painting are not subject to these restrictions.

**Plan Requirements:** Three signs stating these restrictions shall be provided by the applicant and posted on site at locations within public view.

**Monitoring:** P&D shall respond to complaints.

## **23. Special-Noise-2 Construction Equipment Noise**

All construction equipment shall be fitted with appropriate mufflers, silencers, or noise reduction equipment per manufacturer specifications. All major equipment shall be soundproofed in accordance with applicable safety regulations and standards.

**Plan Requirements:** These requirements shall be printed on all building and grading plans.

**Timing:** These requirements shall be adhered to throughout project construction.

**Monitoring:** P&D shall spot check and respond to complaints.

## **24. Special-Noise-3 Stationary Equipment**

With the exception of the drilling equipment, stationary construction equipment that generates noise that exceeds 65 dB(A) at the project boundaries shall be shielded to P&D's satisfaction. Drilling equipment shall be shielded as necessary to achieve required noise reduction pursuant to the approved Construction Noise Plan required in Special-Noise-4, below.

**Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on all building and grading plans.

**Timing:** Equipment shielding shall remain in the designated location throughout construction activities.

**Monitoring:** P&D shall perform site inspections to ensure compliance.

## 25. **Special-Noise-4 Construction Noise Reduction and Verification**

SoCal Gas shall develop and implement a Construction Noise Reduction and Verification Plan (Construction Noise Plan) to ensure that the Leq (hourly) noise levels from construction and drilling activities are below 65 dB(A) during the daytime construction hours (8:00 a.m. and 5:00 p.m.) and that the combined noise level from drilling noise and ambient noise is no more than 3 dB(A) greater than the typical ambient noise level alone during the evening and nighttime hours (5 p.m. to 8 a.m.), measured outdoors at sensitive receptors, including the Rancho Goleta Mobile Home Park, Caird Barn, and other sensitive receptors located to the east or southeast of the project site. The “typical ambient noise level” for a given hour of the evening or night is the median of the noise measurements (dB(A) Leq, hourly) acquired at that hour during extended (i.e., multi-day), continuous noise monitoring.

The Construction Noise Plan shall include the following, or other equivalent, measures necessary to achieve the required noise reduction:

- a. Placement of portable noise barriers or walls between drill rigs or other construction equipment and sensitive receptors.
- b. Placement of noise blankets or shields around specific equipment areas.
- c. Installation of upgraded silencers on all applicable engines.
- d. Partially or completely enclosing key power units such as generators, mud pumps, engines and other appropriate equipment.
- e. Minimize metal-on-metal contact by: using impact-dampening materials on pipe racks, at the pipe V-door ramp, and on the pipe racks and the floor of the drilling rig; using hydraulic tongs, rather than the chain tongs or pneumatic tongs.
- f. Include a “quiet mode” plan for all work during evening and nighttime hours, similar to the quiet mode plan included as Appendix K of the project EIR (10EIR-00000-00001).
- g. Notify affected residents of work schedule, implement noise complaint hotline, and describe complaint resolution procedures.
- h. Provide a detailed noise monitoring methodology, which shall include continuous noise monitoring at sensitive receptors, concurrent noise monitoring near drilling sites, audio recordings of noise exceedances at sensitive receptors, and access for County compliance staff to online noise data and audio recordings in near-real time.

If at any time during well drilling the measured noise level exceeds the specified limits, work activities shall be stopped and additional noise control measures shall be implemented, subject to P&D approval. **Plan Requirements:** The Construction Noise Plan shall be submitted to the County for approval. **Timing:** The Construction Noise Plan shall be approved prior to issuance of the land use clearance. Noise monitoring shall be conducted during each phase of construction and during any subsequent well workover of wells constructed for this project.

**Monitoring:** The applicant shall submit noise reports to P&D on a weekly basis in accordance with criteria outlined in the Construction Noise Plan. The applicant shall

ensure P&D is provided with near-real time online access to noise data and audio recordings needed to enforce this condition of approval.

## **26. Special-Noise-5 Operational Noise Monitoring**

SoCal Gas shall develop and implement an Operational Noise Reduction and Verification Plan (Operations Noise Plan) to ensure that the combined noise level from operation of the proposed new dehydration plant and ambient noise is no more than 3 dB(A) Leq greater than the minimum ambient noise level alone during the evening and nighttime hours (5 p.m. to 8 a.m.), measured outdoors at sensitive receptors, including the Caird Barn and other sensitive receptors located to the east or southeast of the project site. The “minimum ambient noise level” for a given hour of the evening or night is the minimum noise measurement (dB(A) Leq, hourly) acquired at that hour during extended (i.e., multi-day), continuous noise monitoring. The Operations Noise Plan shall describe the engineered noise reduction structures (such as sound barriers or pipe lagging) and operational practices that will achieve the required noise levels. Such operational practices shall include, but are not limited to, the following: *Except in an emergency, no materials, equipment, tools, or pipe shall be delivered to or removed from the site between the hours of 7:00 p.m. and 7:00 a.m. of the following day.* The Operations Noise Plan shall include a detailed noise verification methodology, including measurements to verify that noise levels are in compliance with this measure at dehydration plant start-up and subsequent, periodic measurements to assure continued compliance. If noise from the dehydration plant is found to exceed the above criterion, operations shall be suspended until additional noise reduction measures are implemented.

**Plan Requirements:** The Operations Noise Plan shall be submitted to P&D for approval. **Timing:** The Operations Noise Plan shall be approved prior to issuance of the land use clearance.

**Monitoring:** An initial noise report shall be submitted to the County within one week of start-up. Noise reports shall be submitted quarterly to P&D for review. Once the project has demonstrated compliance for four consecutive quarters, as determined by P&D, no further noise monitoring shall be required.

## **27. Special-Pub-1 Solid Waste Management Program**

SoCal Gas shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during construction and operation of the facility. The program shall include the following measures, but is not limited to those measures:

- a. Plans for disposal of solid and liquid waste in accordance with state and federal regulations.
- b. Separation of construction waste for reuse/recycling or proper disposal.
- c. Recycling of at least 80% of metallic waste.
- d. Provision of separate bins for recycling of construction materials.
- e. Location of bins to be shown on building plans.
- f. Provision of covered receptacles onsite for employee trash.

**Plan Requirements:** SoCal Gas shall submit a Solid Waste Management Program to P&D for review and approval prior to land use clearance issuance. **Timing:** Program components shall be implemented prior to land use clearance and throughout the life of the project.

**Monitoring:** P&D shall site inspect during construction to ensure solid waste management components are established and implemented.

## **28. Special-Traf-1 Traffic Management Plan**

SoCal Gas shall prepare a Traffic Management Plan (TMP) for submittal to the County of Santa Barbara. The purpose of the TMP is to address potential hazards and congestion associated with construction traffic. The TMP shall include, but not be limited to, the following:

- a. Location of flagmen on More Ranch road to direct traffic during move-in and move-out activities.
- b. A traffic schedule prohibiting vehicles from using the Patterson Avenue/101 South interchange during peak hours (7-9 am or 4-6 pm).
- c. Designation of a Transportation Coordinator who will manage transportation programs for the project and serve as the contact person for transportation related issues. Said coordinator shall be available during normal working hours. The Transportation Coordinator's name and contact information shall be submitted to P&D.
- d. A carpooling program to reduce the number of employee trips to and from the site.
- e. Advance notification of residents, emergency providers, and hospitals when roads maybe partially or completely closed.
- f. Protocols for passage of emergency vehicles when cranes are in use.
- g. Maintenance and restoration of public and private roads affected by construction traffic.
- h. Coordination of construction traffic during floral-related holiday periods with affected growers.
- i. Temporary signage near the bike path crossing on South Patterson Avenue and at the intersection of More Ranch Road and Anderson Lane to alert drivers, cyclists and pedestrians to proceed with caution.
- j. Safety briefings for drivers of project-related vehicles, instructing them to exercise extra caution on More Ranch Road, at the intersection of More Ranch Road and Anderson Lane, on South Patterson Avenue and at the bike crossing on South Patterson Avenue, for the safety of pedestrians and cyclists.

**Plan Requirements and Timing:** Provisions of the TMP shall be noted on building plans. SoCal Gas shall submit the TMP to P&D for review and approval prior to issuance of the land use clearance. TMP requirements shall be in force throughout all construction phases.

**Monitoring:** P&D staff shall ensure that required measures are included in the TMP and plans and shall verify compliance with the TMP requirements throughout construction.

**29. WatConv-05 Equipment Washout-Construction**

SoCal Gas shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

**Plan Requirements:** SoCal Gas shall designate the P&D-approved location on all grading and building plans. **Timing:** SoCal Gas shall install the washout area prior to commencement of construction.

**Monitoring:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

**30. NPDES-25 NPDES-Outdoor Storage Area Requirements**

Where project plans include outdoor material storage areas that could contribute pollutants to the storm water conveyance system, the following NPDES measures are required: 1) Materials with the potential to contaminate storm water must either be (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (b) protected by a secondary containment structure such as berm, dike, or curb and covered with a roof or awning; and 2) The storage area must be paved and sufficiently impervious to contain leaks and spill or otherwise be designed to prevent discharge of leaks or spills into the storm water conveyance system.

**Plan Requirements:** SoCal Gas shall incorporate these NPDES outdoor storage area requirements into project design and depict on plans, including detail plans as needed.

**Timing:** P&D planners shall ensure plan compliance prior to approval of the land use clearance. The Owner shall maintain these requirements for the life of the project.

**Monitoring:** SoCal Gas shall demonstrate installation of the outdoor storage requirements consistent with NPDES requirements to P&D compliance monitoring staff and Public Works-Water Resources Division staff prior to Final Building Inspection Clearance. The Owner shall make the site available to P&D for periodic inspections of the outdoor storage area for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

**31. Special-Wat-1 Construction-Related Storm Water Pollution Prevention**

SoCal Gas shall submit proof of an exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. In the event the project is exempt from the state's NPDES Construction General Permit,



SoCalGas shall provide an Erosion and Sediment Control plan identifying appropriate construction-related BMPs from their own SoCal Gas Water Quality Construction Best Management Practices Manual.

**Plan Requirements and Timing:** Prior to issuance of the land use clearance SoCal Gas shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

**Monitoring:** P&D shall review the documentation prior to issuance of the land use clearance and compliance staff shall site inspect throughout the construction period for compliance with the SWPPP.

**32. Special-Wat-2 Waste Disposal**

SoCal Gas shall ensure that all solid and liquid wastes are disposed of in accordance with Division of Oil, Gas, and Geothermal Resources (DOGGR) regulations.

**Timing:** Throughout all project phases.

**Monitoring:** P&D shall spot check during site visits to verify compliance.

**33. Special-Wat-3 Spill Prevention Control and Countermeasure Plan (SPCC)**

SoCal Gas shall modify the existing La Goleta Storage Facility SPCC to include the proposed new development.

**Plan Requirements and Timing:** The updated SPCC shall be submitted to P&D for review and approval prior to land use clearance issuance.

**Monitoring:** P&D staff shall verify compliance with applicable provisions of the SPCC during site visits.

**34. Special-Wat-4 Best Management Practices**

SoCal Gas shall install a combination of structural and non-structural Best Management Practices (BMPs) from the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods, to effectively prevent the entry of pollutants from the project site into the storm drain system after development.

**Plan Requirements:** SoCal Gas shall submit and implement a Storm Water Quality Management Plan (SWQMP), or, in lieu of a SWQMP, SoCal Gas shall submit a Storm Water Pollution Prevention Plan (SWPPP), consistent with the National Pollutant Discharge Elimination System General Permit No. CAS000001 Waste Discharge Requirements For Discharges of Storm Water Associated With Industrial Activities. The SWQMP (or SWPPP for Industrial Activities) shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; proposed design and placement of structural and non-structural BMPs to address identified pollutants; proposed inspection and maintenance program; and method for ensuring maintenance of all BMPs over the life of the project. The approved measures

shall be shown on site, building and grading plans. Records of maintenance shall be maintained by SoCal Gas.

**Timing:** Prior to land use clearance approval, the SWQMP (or SWPPP) shall be submitted to P&D and Public Works Department, Water Resources Division. All measures specified in the plan shall be constructed and operational prior to building clearance. Maintenance records shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year the records shall be maintained by the landowner and be made available to P&D or Public Works on request.

**Monitoring:** P&D and Public Works, Water Resources Division shall site inspect prior to building clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

### **35. Special-Wat-5 Construction Materials Handling**

Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination.

**Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to P&D for review and approval.

**Monitoring:** P&D shall site inspect prior to the commencement of, and as needed during all, grading and construction activities.

### **36. Special-Wat-6 Trash Storage Area**

SoCal Gas shall ensure that all trash container areas meet the following requirements: 1) Trash container areas must divert drainage from adjoining paved areas; and 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

**Timing:** Effective throughout project construction.

**Monitoring:** P&D shall site inspect periodically ensure measures are constructed in accordance with the approved plan and to ensure proper maintenance.

### **37. Special-Wat-7 Loading Station**

SoCal Gas shall adhere to the following design criteria for all loading/unloading dock areas: 1) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water; and 2) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

**Plan Requirements and Timing:** Prior to building plan approval, P&D staff shall verify that the plans comply with these requirements.

**Monitoring:** P&D shall site inspect to ensure these measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

### **III. COUNTY RULES & REGULATIONS / LEGAL REQUIREMENTS**

#### **38. Development Plan Effective Date**

Final Development Plan 12RVP-00000-00056 shall become effective upon final certification by the California Coastal Commission of Coastal Zoning Ordinance Amendment 08ORD-00000-00018.

#### **39. Special-Rules-02 Effective Date - Appealable to California Coastal Commission**

Coastal Development Permit 08CDP-00000-00185 shall become effective upon the effective date of Final Development Plan 12RVP-00000-000056, or, if the CDP is appealed to the Coastal Commission, it shall not be deemed effective until final action to approve the CDP by the Coastal Commission, whichever date occurs later.

#### **40. Rules-03 Additional Permits Required**

The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

#### **41. Rules-05 Acceptance of Conditions**

The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

#### **42. Special-Rules-07 Development Plan Conformance**

No permits for development, including grading, shall be issued except in conformance with the approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan.

#### **43. Special-Rules-14 Final Development Plan Expiration**

The Final Development Plan 12RVP-00000-00056 shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

**44. Special-Rules-11 Coastal Development Permit Expiration with a Development Plan**

The approval or conditional approval of Coastal Development Permit 08CDP-00000-00185 shall be valid for one year after the effective date of Final Development Plan 12RVP-00000-00056. Prior to the expiration of the Coastal Development Permit approval, the County may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of such one-year time extension approved in compliance with Section 35-169.5, the review authority who approved the time extension may approve up to two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

The Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

**45. Rules-08 Sale of Site**

The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

**46. Rules-23 Processing Fees Required**

Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

**47. Rules-25 Signed Agreement to Comply**

Prior to issuance of the Land Use Permit, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.

**48. Rules-29 Other Dept Conditions**

Compliance with Departmental/Division letters required as follows:

1. Fire Department dated June 4, 2013;
2. Flood Control - Water Agency dated November 24, 2008.

**49. Rules-30 Plans Requirements**

The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted

to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

**50. Rules-31 Mitigation Monitoring Required**

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

1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
2. Pay fees prior to issuance of the Land Use Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
3. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from 10EIR-00000-00001.
4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

**51. Rules-32 Contractor and Subcontractor Notification**

The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner/Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

**52. Rules-33 Indemnity and Separation**

The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner/Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.


**53. Rules-37 Time Extensions**

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

# Memorandum

**Date:** June 4, 2013

**To:** Kevin Drude  
Planning & Development  
Santa Barbara

**From:** Eric Peterson   
Fire Marshal, Fire Department

**Subject:** APN: 071-210-001; Case #: 08EXP-00000-00001, 08PPP-00000-00002,  
08CDP-00000-00185, 08ORD-00000-00018  
Site: 1171 South More Road, Santa Barbara  
Project Description: Southern California Gas Company Storage



*This Development Memorandum Supersedes the Previous Development Memorandum  
Dated June 3, 2013*

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*All Other Conditions Remain the Same*

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

**PRIOR TO BEGINNING ANY WORK  
THE FOLLOWING CONDITIONS MUST BE MET**

1. The applicant will submit a plan for Fire Department approval which addresses any potential blockage of access by emergency personnel or equipment. Established standards for emergency coverage must be maintain either through an alternate access route or staging fire and rescue equipment on the other side of the blockage at the expense of the applicant.
2. A Fire Risk Analysis (with applicable fire hazard analysis) shall be prepared by an approved fire protection engineer and approved by the Fire Department. The existing fire protection plan shall be updated as necessary to incorporate the fire risk analysis results. Fire protection system modification, if required, will be based on the fire risk analysis approved by the Fire Department. A fire protection plan by a fire protection engineer needs to be submitted with the following information:

Introduction/project description and location; Thomas Guide coordinates

- a. Google Earth address
  - b. Product types, storage quantity in gallons, and process description
  - c. Tank or vessel size and type, diameter, capacity, spacing, and distance to any building and off site structures
  - d. Discussion of any hazardous gases and hazardous materials on site
  - e. Emergency pressure relief provisions
  - f. Discussion of any hydrogen sulfide risks
  - g. Fire and spill or gas release scenarios
  - h. Vegetation fire risks
  - i. Potential Fire Department tactics for handling various scenarios
  - j. Loading rack information
  - k. Compressor pressures and specs
  - l. Fire Department access roads and gate access
  - m. Water supply
  - n. Foam supply
  - o. Secondary containment and spill control capacities; storage and transfer
  - p. Vegetation management
  - q. Piping, valves and fittings; locations and shut off valves
  - r. Emergency shutdown provisions
  - s. Tank labeling
  - t. Wind socks
  - u. KNOX padlocks
  - v. Addressing
  - w. Methods to detect a release or fire and to call 911
  - x. Applicable fire codes and standards
  - y. Applicable American Petroleum Institute (API) Standards
  - z. Pig receiver information
3. New fire hydrant(s) shall be installed (number to be determined). The hydrants shall be located per fire department specifications and shall flow 1500 gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.



**PRIOR TO OCCUPANCY CLEARANCE  
THE FOLLOWING CONDITIONS MUST BE MET**

4. Building address numbers shall be posted in conformance with fire department standards.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.

As always, if you have any questions or require further information please call 681-5500.

EP:mkb



County of Santa Barbara Public Works Department  
Project Clean Water  
123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101  
(805) 568-3440 FAX (805) 568-3434  
Website: [www.countyofsb.org/project\\_cleanwater](http://www.countyofsb.org/project_cleanwater)



**SCOTT D. MCGOLPIN**  
Director

**THOMAS D. FAYRAM**  
Deputy Director

November 24, 2008

Heather Imgrund  
Santa Barbara County Planning & Development Dept.  
123 E. Anapamu St.  
Santa Barbara CA 93101

**Re: 08EXE-00000-00001, 08PPP-00000-00002, 08CDP-000-00185 Southern California Gas Company Storage Enhancement Project, APN 071-210-001**

Dear Ms. Imgrund:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 0.5 acres of commercial development.

These conditions require that storm water runoff be treated to remove potential pollutants before discharge offsite (see attached conditions for the specific criteria).

For application completeness, it is necessary to identify the type of treatment measures proposed and the locations where such measures will be sited, so that adequate area is allotted for that purpose. In addition to Item N of the Application, Section 6.16 of the Environmental Analysis must be revised to address treatment of storm water runoff for water quality.

There are many options for providing treatment, whether treatment is through a filter system (such as bioswale) or detention (including bioretention and infiltration). Most systems will treat a wide variety of potential pollutants, whereas some are targeted to address specific pollutants.

For siting, it is often best to provide treatment in small systems as close to the source of rainfall and potential pollutants as possible. This reduces the size required for the treatment system(s) and better targets potential pollutants. Where landscaping or open space is available or proposed, natural treatment systems are preferred consistent with County policy which states:

In order of preference, the following BMPs shall be used to minimize water quality impacts associated with new development and redevelopment projects in urban and rural areas:

1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian corridors);
2. Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;
3. Vegetative treatment (e.g., bio-swales, vegetative buffers, constructed or artificial wetlands);
4. Mechanical or structural treatment (e.g., storm drain filters and inserts).

(from Santa Barbara County Policy Interpretive And Implementation Guidelines: Land Use Element Hillside and Watershed Protection Policy 7 & Coastal Plan Policy 3-19)

The following specific provisions will apply to this development:

1. Prior to issuance of development permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping.

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
  - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
  - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to issuance of land use clearances, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance plan shall be recorded with the County Clerk-Recorder.
  3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and *certified by a Registered Civil Engineer*. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division (attn: Cathleen Garnand).

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval.

Selection and design of treatment control BMPs that would be acceptable for the required submittals can be found in the following resources:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition).
- Start at the Source. Bay Area Stormwater Management Agencies Association. 1999 (or most recent edition).
- Storm Water BMP Guidance Manual – City of Santa Barbara (2008)
- Technical Guidance Manual for Stormwater Quality Control Measures. Ventura Countywide Stormwater Quality Management Program. 2002 (or most recent edition).
- Development Planning for Stormwater Management – A Manual for the Standard Urban Storm Water Mitigation Plan. Los Angeles County Department of Public Works. 2002 (or most recent edition).
- Post-Construction Storm Water Management in New Development & Redevelopment – National Menu of Best Management Practices for Stormwater Phase II. U.S. Environmental Protection Agency. (most recent: see <http://cfpub.epa.gov/npdes/stormwater/menuofbmps/menu.cfm>)

More information is available on the Project Clean Water website ([http://www.sbprojectcleanwater.org/post\\_construction.html](http://www.sbprojectcleanwater.org/post_construction.html)).

Please note that the project is subject to additional conditions from Planning and Development Department to protect water quality through site design and source control measures. Such measures include but are not limited to reducing directly connected impervious surfaces, reducing overall imperviousness, and use of drought-tolerant or native landscaping. Special requirements for restaurants, parking lots, storm drain marking, and trash storage areas apply as per Statewide NPDES General Permit Attachment 4(B).

I would be happy to work with you and the applicant's project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,



Cathleen Garnand  
Civil Engineering Associate

Attachment     Standard Conditions



County of Santa Barbara Public Works Department  
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101

(805) 568-3440 FAX (805) 568-3434

Website: [www.countyofsb.org/project\\_cleanwater](http://www.countyofsb.org/project_cleanwater)



**SCOTT D. MCGOLPIN**

Director

**THOMAS D. FAYRAM**

Deputy Director

February 9, 2010

John Day  
Santa Barbara County Planning & Development Dept.  
123 E. Anapamu St.  
Santa Barbara CA 93101

**Re: 08EXE-00000-00001, 08PPP-00000-00002, 08CDP-000-00185 Southern California Gas Company Storage Enhancement Project, APN 071-210-001**

Dear Mr. Day:

The above referenced project is not subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs.

Upon clarification from the applicant, the conditions from Public Works Department do not apply because the project is less than 0.5 acre of commercial redevelopment. This letter overrides my prior condition letter dated November 24, 2008.

Please note, however, that the project will provide measures to protect long-term water quality in storm water runoff through site design and source control measures. Such measures shall be specified in the project submittals, in accordance with mitigation measures outlined in the environmental documents by the Planning and Development Department, and will be reviewed and approved by County staff prior to issuance of development permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Cathleen Garnand".

Cathleen Garnand  
Civil Engineering Associate