

ATTACHMENT E

County Planning Commission Staff Report dated May 29, 2013, with Attachments
for the
Southern California Gas Company
La Goleta Storage Field Enhancement Project

SANTA BARBARA COUNTY PLANNING COMMISSION
Coastal Zone Staff Report
Southern California Gas Company La Goleta Storage Field Enhancement Project

Hearing Date: June 5, 2013
Staff Report Date: May 29, 2013
Case No.: 12RVP-00000-00056; 08ORD-00000-00018;
08CDP-00000-00185
Environmental Document: 10EIR-00000-00001;
SCH #2010021069

Deputy Director: Douglas K. Anthony
Division: Energy & Minerals
Energy Specialist: Kevin Drude
Energy Specialist's Phone #: 568-2519
Staff Contact: Nancy Minick
Planner's Phone #: 884-8050

OWNER/APPLICANT

Southern California Gas Company

Steve Isgro, Exploration & Development Manager,
Gas Storage Operations
34271 Del Obispo Street
Dana Point, CA 92629

Ed Wiegman, Manager,
La Goleta Storage Field
1171 More Ranch Road
Santa Barbara, CA 93111

Project Vicinity



The SoCal Gas storage project is located within APN 071-210-001, on the south coast, west of More Mesa and northeast of Goleta Beach Park in the Second Supervisorial District. The site address is 1171 More Ranch Road.

Application Complete: July 5, 2009
Processing Deadline: 180 days from certification of EIR

1.0 REQUEST

Hearing on the request of Southern California Gas Company to consider

- Case No. 08ORD-00000-00018**, for approval of an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-88.4.5, Section 35.88.11, and Section 35.88.11.1, as follows:

Section 35-88.4.5 (Permitted Uses). ~~On the Pacific Lighting property in Goleta,~~
Underground gas storage and related facilities, i.e., compressor stations, gas wells

and pipelines, owned and operated by a public utility and subject to the provisions of Section 35.88-11.

Section 35.88.11 (*Underground Gas Storage*). The provisions of this section shall apply to the fixed surface installation of facilities designed, constructed, installed and maintained primarily for the injection, storage and withdrawal of natural gas in and from sub-surface strata including the drilling of new wells and the reconditioning of existing wells, exploration and production of native sweet gas for the purpose of expanding natural gas storage capacity, and structures, facilities and operations incidental thereto. Native sweet gas is defined as produced gas that contains no more than four (4) parts per million of hydrogen sulfide.

Section 35.88.11.1. The provisions of DIVISION 9 – OIL AND GAS FACILITIES shall not apply to underground gas storage or related facilities used solely for such purposes.

2. **Case No. 12RVP-00000-00056** for approval of a Revised Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned PU (Public Utility) to allow exploration and development of native natural gas in order to expand the gas storage capacity at the La Goleta Gas Storage Field site;
3. **Case No. 08CDP-00000-00185** for approval of a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned PU (Public Utility) to allow exploration and development of native natural gas in order to expand the gas storage capacity at the La Goleta Gas Storage Field site; and to
4. **Certify the Environmental Impact Report (10EIR-00000-00001)** pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Noise, Biological and Water Resources, Cultural Resources, Traffic, Fire, Geologic Processes, and Public Facilities.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St. in Santa Barbara, the Goleta Branch Library at 500 N. Fairview Ave. in Goleta, and the UC Santa Barbara Reference Library. The Final EIR and appendices are also posted on the P&D Energy & Minerals Division website: <http://sbcountyplanning.org/energy/projects/SoCalGasStorage.asp>.

The applications involve AP No. 071-210-001, located at 1171 More Ranch Road, in the unincorporated Goleta Beach County Park/More Mesa area, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case No. 08ORD-00000-00018 to amend the Coastal Zoning Ordinance as described in

Attachment D, Exhibit 1 to this staff report and conditionally approve Case Nos. 12RVP-00000-00056 and 08CDP-00000-00185, based upon the project's consistency with the Comprehensive Plan Coastal Land Use Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors certify the Environmental Impact Report 10EIR-00000-00001 and adopt the mitigation monitoring program contained in the conditions of approval.
3. Recommend, by adopting the Planning Commission Resolution in Attachment D to this staff report, including the findings required by Coastal Zoning Ordinance Section 35-180.6, that the Board of Supervisors adopt the Coastal Zoning Ordinance Text Amendment described in Exhibit 1 of Attachment D to this staff report.
4. Recommend that the Board of Supervisors approve the project 12RVP-00000-000056 and 08CDP-00000-00185, subject to the conditions included as Attachment B to this staff report.

Refer back to staff if the Planning Commission takes other than the staff-recommended actions for appropriate findings and conditions, or for other direction to staff.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Article II, Sections 35-180.4.3 and 35-144B, which read

35-180.4.3 [Amendments to a Certified Local Coastal Program]

“The Planning Commission shall hold at least one public hearing on the proposal.”

35-144B [Applications That are Within the Jurisdiction of More Than One Final Decision Maker]

“When two or more applications are submitted that relate to the same development project and the individual applications would be under the separate jurisdiction of more than one decision-maker, all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction as follows in descending order:

1. Board of Supervisors
2. Planning Commission
3. Zoning Administrator

4. Director

If the Board of Supervisors is the decision-maker on a project, due to a companion discretionary application(s) (e.g., a Development Plan and a Rezone), then the Planning Commission shall make an advisory recommendation to the Board of Supervisors on each project.”

4.0 ISSUE SUMMARY

4.1 Visual Impacts

The proposed expansion project will result in two Class I impacts (significant and not mitigable to less than significant levels), both due to the presence of the well-drilling rig on the project site and for which a Statement of Overriding Considerations must be adopted if the project is approved. The EIR identifies the Class I impacts as follows:

Impact Aest-1 Temporary presence of drilling rig and potentially a well workover rig will be visually incompatible with scenic views from public areas.

Impact Aest-3 FAA-required lighting on the drilling rig will cause short-term visual impacts.

The drilling rig will be present on the site for 89 consecutive days during Phase I of the project and for 68 days during Phase II. The total height of the drilling rig, including its 39-foot high substructure, is approximately 172 feet (see EIR Section 4.1). The drilling rig will be visible from public viewing areas, including Goleta Beach Park and FAA-required obstruction lighting on the rig also will be visible. As currently occurs on the site for well maintenance, a workover drilling rig may be onsite for 2-3 days at a time when the wells are in production. Although the visual impacts associated with the drilling rig would be temporary, the EIR identified that they would be significant and unavoidable due to incompatibility with the scenic character of the area and the lack of feasible means of mitigating the impacts to less than significant levels.

4.2 Public Safety

There are risks associated with drilling for, extracting and storing natural gas. The specific public safety and risk of upset issues associated with the proposed project are assessed in section 4.9 of the EIR. Both the baseline (existing facility) risks and the potential increase in risks due to the proposed project were quantified. The baseline and proposed risk levels were then compared to determine if the proposed project would significantly increase the risk of upset or the severity of an already significant risk. The EIR identified that the maximum existing risks from the facility of serious injuries or fatalities to members of the public are well below the County’s significant public safety risk threshold and further identified that the proposed project would only slightly increase these risks. Of the range of hazards assessed in the EIR, the only hazards that have the potential to impact offsite populations would result from a failure of the new gas pipeline linking the new wells to the new dehydration facility or a failure of the gas condensate storage tank (EIR Section 4.9.4.3). The probability of a gas pipeline failure is once in 11,100

years and the failure rate for the gas condensate storage tank is once in two million years. Therefore, the EIR determined that catastrophic accidents that could result in offsite injuries or fatalities as a result of the proposed project are remote, the proposed project would add only a small amount of risk to the existing facility, and the risks associated with the La Goleta gas storage facility if the proposed project is implemented would still be well below the County's public safety risk thresholds (see EIR Figure 4.9-3).

4.3 Noise and Vibration

Baseline noise and vibration levels associated with the existing Southern California Gas Company (also referred to herein as SoCal Gas) storage facility were measured for the EIR assessment (see EIR Table 4.12-4) and the EIR determined that operation of the expanded storage facility would not exceed noise or vibration thresholds and thus would not create significant noise impacts. However, the EIR also found that operation of the new dehydration plant potentially could result in adverse (but less than significant) noise impacts to residences located east and south of the project property, especially at night when ambient noise levels are lowest. Increased noise from construction and drilling would also be below the County's significance threshold at neighboring properties (see EIR Table 4.12-11). However, because ambient nighttime noise levels are low in areas outside of the project site, around-the-clock operation of the drilling rig during the quietest times of the night could result in a significant impact for nearby residents. Feasible mitigation measures are included as conditions of approval to reduce the noise from the dehydration plant to the ambient noise levels and to reduce drilling noise levels at sensitive receptor locations to no more than a 3-dB(A) increase over ambient levels during the well drilling periods. (Three dB(A) is generally taken to be the smallest noise increase noticeable to most people.)

4.4 Right of Access

A comment on the Revised Draft EIR raised an issue regarding SoCal Gas's right to use the existing More Ranch Road for access for construction and operation of the proposed project. In a letter dated February 12, 2013, Christopher Jacobs of Brownstein Hyatt Farber Schreck LLP, on behalf of Brian and Debra Caird, stated that while SoCal Gas currently uses More Ranch Road *"to serve its existing facility and operations, it has yet to establish a legal right to do so."* The Jacobs/Caird letter asserts that More Ranch Road is not within the SoCal Gas easement for a forty-foot wide right-of-way to the project site from the southerly extension of Patterson Ave. and that the proposed project should include relocation/construction of a new roadway serving the project site within the easement.

SoCal Gas submitted extensive documentation from the public record of their easement rights for access to their properties, including the proposed project site. Staff reviewed this information with assistance from an outside title expert and, based on this review, concluded the following:

- SoCal Gas has legal access to the subject parcel.
- SoCal Gas has continuously exercised access rights granted its predecessors along the current More Ranch Road alignment for decades.

- SoCal Gas currently uses More Ranch Road to access its La Goleta Facility.
- SoCal Gas owns the minerals rights in and on its parcel as well as numerous adjacent parcels to the east of its site and thereby has a legal right to, and could, access those mineral rights from those parcels.
- If some significant question were raised about SoCal Gas’s right of access, as a utility company regulated by the California Public Utilities Commission, SoCal Gas could pursue condemnation proceedings to gain access to its La Goleta site, if necessary.

4.5 Coastal Zoning Ordinance Amendments

The applicant proposes to add specific language to the County’s Coastal Zoning Ordinance to explicitly provide for exploration for, and production of, native natural gas in order to expand gas storage capacity at the La Goleta Storage site. The EIR evaluated the potential for both direct and cumulative impacts to occur if the amendments are adopted and found that all direct impacts would be limited to the impacts of the project and that there are no cumulative impacts associated with the proposed ordinance amendments. The amendments are focused on the PU Zone District subsections that currently apply only to the La Goleta Storage site and tie the exploration and production of native natural gas to underground gas storage facilities owned and operated by a public utility company. The subject parcel currently is the only PU-zoned parcel on which new exploration and production activities could reasonably be permitted under the proposed ordinance amendments. No similar proposals are pending or foreseen by a public utility company. Thus, adoption of the ordinance amendments is not expected to result in similar development at other sites within the County’s coastal zone.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Coastal Plan Designation	Urban; UT – Public Utility
Zone	Article II; PU – Public Works Utilities and Private Service Facilities
Site Size	147.40 acres (gross)
Present Use & Development	Natural gas storage and distribution facility and pipelines 20 buildings totaling 30,620 square feet, 80 parking spaces and roadways totaling 346,996 square feet of impervious surface 19 gas injection wells, 2 observation wells with underground cellars (21,596 square feet); Agriculture; Radio towers

Site Information	
Surrounding Uses; Zoning	North: Agriculture I; AG-I-10 Residential in City of Goleta South: Recreation/Open Space; REC (Goleta Beach County Park) Pacific Ocean East: Agriculture I; A-I-5 West: Public Utilities; PU Recreation/Open Space; REC (Goleta Beach County Park)
Access	More Ranch Rd. (private road) via South Patterson Ave.
Public Services	Water Supply: Goleta Water District Sewage: Private septic Electric: Southern California Edison Fire: Santa Barbara County Fire District Police: Santa Barbara County Sheriff

5.2 Setting

Project Site: The project site is known as the La Goleta Storage Field. It is a 147.40-acre parcel in the coastal zone and is used primarily for an underground natural gas storage operation and, to a lesser extent, for agriculture and communications. The parcel is owned by SoCal Gas and is currently developed with 19 injection and 2 observation wells, pipelines, equipment, and 20 buildings appurtenant to the natural gas storage use. Actual storage occurs in an underground, essentially depleted gas reservoir. Approximately 4,800 square feet (0.11 acres) in the southeast quadrant of the parcel are leased to Lazer Broadcasting Company for two existing radio towers and an associated equipment building. The towers are approximately 250 feet high. Existing industrial development occupies approximately one-third of the project site. Much of the remainder of the property is leased for agricultural development.

Topography: The subject parcel is situated on a coastal marine terrace on the bluffs above Goleta Beach and the Pacific Ocean, at an elevation of approximately 60 feet above sea level. Atascadero Creek runs along the northern and western property boundaries, terminating in Goleta Slough at Goleta Beach County Park. The property is bounded to the east by More Ranch Road. The property is relatively level, sloping gently upwards towards the center of the parcel, and descending more steeply towards Atascadero Creek and along the bluff face. The site has both prime (Class II) and non-prime (Class III) soils, including Baywood loamy sand, Conception fine sandy loam, and Diablo clay.

Surrounding Uses and Access: The property is surrounded by residential, agricultural, and recreational/open space uses. A mobile home park (Rancho Goleta Mobile Home Park) in the City of Goleta lies to the north of the parcel, along with parcels zoned and used for agricultural purposes. SoCal Gas-owned parcels to the west are currently undeveloped or developed with gas pipelines. State Route 217, the Goleta Sanitary District Wastewater Treatment Plant, the Santa Barbara Airport, and University of California are also located to the west of the subject parcel. The southwestern portion of the property borders the Goleta Slough and Goleta Beach County Park.

Parcels to the east are used for residential and agricultural purposes. The subject parcel is accessed via a private driveway extending off of More Ranch Road, a private road. The property is served by the Santa Barbara County Fire District, the Santa Barbara County Sheriff, the Goleta Water District, Southern California Edison, and a private septic system.

Cultural Resources: The subject parcel is located within the historic territory of the Barbareño faction of the Chumash Native American Indian group. Archaeological sites CA-SBA-43 and CA-SBA-44 are on the property. Various stone artifacts, lithic flakes, shells, whale and shark bones, tools, and human remains have been found on the site.

Biological Resources: The subject parcel contains mapped Environmentally Sensitive Habitat (ESH) along Atascadero Creek, in addition to areas along the coastal bluff that border the mouth of Goleta Slough. The Goleta Community Plan Master Environmental Assessment (County of SB, 1992, updated February, 2000) shows Riparian, Forested Wetland, Eucalyptus, Wetland, and Coastal Sage Scrub habitats on the parcel, mostly situated along Atascadero Creek and along the coastal bluff. National Wetlands Inventory wetlands (Palustrine, Forested, temporarily flooded) are mapped within Atascadero Creek. A small (0.13 acres) jurisdictional (Coastal Commission) freshwater marsh wetland has been identified near the southern entryway to the existing plant, although the exact boundaries of this wetland area could be as large as 0.52 acres if “mesic” (moderately moist) areas are included. Two Monarch butterfly sites are mapped as ESH by the County on the parcel.

In addition to the riparian and forested wetland vegetation, eucalyptus stands, and coastal sage scrub, flora onsite includes annual grassland and cultivated crops. Fauna includes common reptile and amphibian species such as western fence lizard, gopher snake, and Pacific tree frog. Other species such as terrestrial garter snake and side-blotched lizard may occur. Mammals include Audubon’s cottontail, deer, coyote, ground squirrel, field mice, black rat, and raccoon. Bird species observed on the site include red-tailed hawk, red-shouldered hawk, loggerhead shrike, turkey vulture, American kestrel, and others. In addition, approximately forty “special status” species have the potential to occur in the region for at least a portion of their life cycle. Fish, amphibian, reptile, mammal, and insect species have a low probability of occurring on the project site, while seventeen bird species have a moderate or high potential to occur on the storage facility site.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures/ Building Coverage	20,800 sq. ft. for new well pads and dehydration plant	N/A
Max. Height of Structure(s)	Dehydration plant: 26.5 ft. Temporary drilling rig: 172 ft.	CZO §35-88.7: 45 ft. CZO §35-127: temporary drilling rig may exceed height limit
Roads	New onsite fire access road: ~ 500 ft.	Fire access per County Fire Dept.

Statistics		
Item	Proposed	Ordinance Standard
Parking (uncovered)	No new parking	CZO §35-111.3: 1 space/4 employees
Employees	No new employees	N/A
Grading	4,793 cu. yds. cut; 2,333 cu. yds. fill	N/A

5.4 Project Description

Southern California Gas Company proposes the La Goleta Storage Field Enhancement Project to drill for and produce native gas from the existing La Goleta Storage Field (1171 More Ranch Road) located in the unincorporated area of Santa Barbara County, near the City of Goleta and Goleta Beach County Park. The extraction of the native gas would expand the gas storage capacity at the facility from the current 21.5 billion cubic feet (BCF) capacity by an estimated 3 to 5 BCF, depending on whether and to what extent the exploratory wells prove to be feasible. The following is a summary project description. Additional information and technical details are provided in project application submittals, the project Environmental Impact Report and the EIR Executive Summary, Attachment C to this staff report.

Existing Facilities: The existing storage facility includes a number of natural gas compressors, a dehydration unit, ancillary equipment, and a large underground natural gas storage reservoir (“storage zone”) where natural gas is injected and stored for future use. During heavy demand periods, the gas is withdrawn from the reservoir, separated from any entrained sand and moisture, dehydrated, odorized, and then routed to pipelines within SoCal Gas’s central and southern California service territory.

The existing gas storage reservoir is a zone of porous and permeable rock in the Vaqueros geologic formation. This formation is a layer of sandstone approximately 300 feet thick and approximately 4,000 feet underground. The storage gas is contained in the pores and fissures of the rock. The Vaqueros lies beneath the Rincon Formation, which serves as a cap to keep the stored gas from seeping toward the earth’s surface. The gas tends to migrate upward through the Vaqueros, and accumulates in a “structural trap” beneath the Rincon.

Proposed Facilities: The proposed project involves drilling four new wells (two development/exploratory wells identified as Todd 1 and 2 and two exploratory wells identified as Chase and Bryce 3 and More 6), installation of approximately 2,800 linear feet of six-inch diameter underground piping, and construction of an additional gas dehydration unit and other appurtenant facilities at the La Goleta Storage Field. The two exploratory wells would be converted into development wells if native gas production is determined to be feasible. Native gas from the new wells would be routed through the new underground pipeline to the new dehydration unit prior to connecting to existing gas transmission and distribution pipelines for regional distribution.

Native Gas Production: Total native gas production is estimated at 1 to 3 billion cubic feet (BCF) using the two production wells Todd 1 and Todd 2 and an additional 2 BCF using the exploratory wells More 6 and Chase and Bryce 3. The estimated timeframe is based on average daily production of 1 to 5 million cubic feet per day (MMcfd) from each well. Therefore, production from Todd 1 and Todd 2 is estimated at 1 to 4 years and the additional gas from the exploratory wells More 6 and Chase and Bryce 3 would be 1 to 3 years. Based on the exploratory nature of the project, native gas production has been estimated to last 3 to 5 years, but would continue until the reservoir is sufficiently depleted of native natural gas. The proposed new wells would be converted to storage uses (injection and withdrawal) after sufficient depletion of the native gas reserves has been achieved. Sufficient depletion is based on the reservoir pressure versus the low pressure of the existing withdrawal pipeline (Line 1003). When native gas has been produced to a point where the reservoir pressure approaches the Line 1003 operating pressure (160 pounds per square inch (psi)), the wells will be converted to storage operations. Additional detail regarding native natural gas production is provided in Section 3.2 of the EIR. The proposed 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 and existing equipment will continue to be used for operation of the La Goleta Facility.

The proposed project will not involve hydraulic fracturing (“fracking”). SoCal Gas has specifically stated in an amendment to the project description that fracking will never be used in the proposed wells (see EIR Appendix Q).

Gas Storage: The gas storage process will consist of injection of pipeline-quality gas from high pressure Line 160 into the storage reservoir. Line 160 is typically operated at a pressure between 850 and 940 psi, with a maximum allowable operating pressure of 1000 psi. 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 additional compression will be required to inject gas into the reservoir because the Line 160 transmission system is operated at the higher pressures to deliver gas to various parts of California. Therefore, the existing compressors at the La Goleta Storage Facility will not be used directly or indirectly for injection into the new storage zone. When additional demand for gas occurs, 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.

Development of the proposed project would occur during three phases. The phases are summarized in the box below and described in further detail in the EIR, Sections 3.2.1, 3.2.2, and 3.2.3.

DEVELOPMENT PHASES - SOCAL GAS STORAGE PROJECT

Phase I – Todd 1 and Todd 2 Production Wells

145 days for well pad construction and well drilling and completion
Drill rig onsite for 89 of the 145 days
45 days Todd 1; 44 days Todd 2, drilled consecutively
Install lateral piping for the wells

Phase IA – Surface Facilities Construction

145 days for dehydration plant construction and start-up and pipeline installation

Phase II – Chase & Bryce 3 and More 6 Exploratory Wells

104 days for well pad construction and well drilling and completion
Start about 1 year after end of Phase IA
Drill rig onsite for 68 of the 104 days
34 days each well, drilled consecutively (C&B 3 first)
C&B 3 at Todd wellsite
More 6 at eastern site, near new dehydration plant
Install lateral piping for the wells

5.5 Background Information

Both oil and gas exploration and production have occurred at the Las Goleta site, going back to the initial exploration for oil in 1929 on the More Ranch by the General Petroleum Corporation. Because gas had little commercial value in the 1920s and 1930s, exploratory drilling continued for oil only through the 1930s. Standard Oil of California, Shell and Marathon also drilled exploratory oil wells on the La Goleta property, with little success. By 1941, all oil exploration on the site concluded, leaving 10 abandoned oil wells and 5 gas producing wells.

The three aforementioned companies produced approximately 15 billion standard cubic feet (BCF) of the 44 BCF of the original estimated gas reserves. Recognizing that the highly permeable Vaqueros geologic zone would make for an ideal gas storage reservoir, the companies persuaded Pacific Lighting Corporation (predecessor to SoCal Gas) to purchase the Las Goleta Field for that very purpose. Pacific Lighting acquired the field and began using it for gas storage in 1941. The five existing gas production wells were converted for use as both gas injection and withdrawal, and in later years Pacific Lighting, and later SoCal Gas, drilled additional wells for gas injection and withdrawal at the site.

There are currently nineteen injection wells and two observation wells within the facility. The existing storage facility includes a number of natural gas compressors, a dehydration unit, ancillary units, and a large underground natural gas storage zone where natural gas is injected and stored for future use. During heavy demand periods, the gas is withdrawn from the storage zone, separated from any entrained sand and moisture, dehydrated, odorized, and then routed to pipelines within SoCal Gas' service territory, which includes the counties of Fresno, Imperial,

Kern, Kings, Los Angeles, Orange, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, Tulare, and Ventura and approximately 215 incorporated municipalities.

The existing facility has a permitted throughput rate of 680 million standard cubic feet per day (MMscfd) and an APCD-permitted venting rate of 10 million standard cubic feet per year (MMscf/yr). This existing permitted throughput rate would not be affected by the four proposed wells. Additionally, the existing gas liquid loading station would remain with a County-permitted throughput of 125,000 gallons per year.

An as-built development plan to permit the existing gas storage operation was approved by the County in 2009 (09DVP-00000-00012). This permit process was necessary to allow for processing permits for facility modifications, including the proposed expansion project, under the Coastal Zoning Ordinance which did not exist when the gas storage operations first began.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The first Draft EIR for the SoCal Gas storage project was prepared by County staff, with assistance from Marine Research Specialists (MRS) for the Air Quality and Hazardous Materials/Risk of Upset sections, 4.3 and 4.9, respectively, and released for public review on May 24, 2011 through July 8, 2011. A public workshop was held on June 6, 2011 and an Environmental Hearing on June 30, 2011. Based on comments received, the County, with assistance from MRS and from Dudek for the Noise section (4.12), made several revisions to the Draft EIR and released a Revised Draft EIR for public review on December 5, 2012. A public workshop on the Revised Draft EIR was held on December 17, 2012 and an Environmental Hearing was held on January 23, 2013. The public review period for the Revised Draft EIR closed on February 13, 2013. All comments received on the Revised Draft EIR, and responses to those comments, are included in Section 11.0 of the Final EIR. Revisions to the text of the Revised Draft EIR are identified in the Final EIR.

6.1.1 Significant Impacts and Mitigation Measures

The EIR identified two temporary Class I impacts that would result from visibility of the drilling rig during the two well-drilling periods. These impacts are summarized above in section 4.1 of this staff report. All other impacts were considered to be either Class II (significant, but mitigable to less than significant levels) or Class III (adverse, but not significant), in accordance with the County's CEQA impact classification methodology. The Class I and Class II impacts are summarized in the EIR Executive Summary, Tables 2.4-1 and 2.4-2 (see Attachment C to this staff report). The Class II impacts and mitigation measures are briefly described below. Sections 4.1 through 4.16 of the EIR provide detailed discussions of the potential impacts and mitigation measures for each resource area evaluated.

Class II Impacts

Long-term visual impacts of gas wells and dehydration unit.

Impact Aest-2

Construction air quality impacts due to internal combustion engines of construction machinery, commuter vehicles, and fugitive dust.

Impact AQ-2

Disturbance to wetland area.

Impact Bio-1

Impacts to native vegetation.

Impact Bio-2

Impacts to nesting and foraging special-status birds.

Impact Bio-3

Impacts to Tidewater goby from sediment in runoff.

Impact Bio-4

Impacts to wildlife from lighting, noise and dust.

Impact Bio-5

Mitigation Measures

Special-Aest-1: Landscape Plan for screening facilities with landscaping.

Special-Aest-2: Equipment painted in non-reflective earth tones.

Special-Aest-4: Low-impact temporary and permanent night lighting

Conditions 3, 4, 6

Special-AQ-1: APCD-compliant dust control measures.

Special-AQ-2: APCD-compliant emission control measures.

Conditions 7, 8

Bio-13a: Habitat Protection Plan to minimize disturbance to wetland.

Condition 9

Bio-13a: Habitat Protection Plan to minimize disturbance to wetland vegetation.

Condition 9

Special-Bio-1: Construction buffer zones, avoidance of breeding season.

Condition 10

Special-Bio-3: Best management practices to minimize sediment discharge.

Special-Geo-4: Erosion and sediment control plan.

WatConv-05, NPDES-25, and Special-Wat-1 to

Special-Wat-7 (see below for *Impact Wat-1*)

Conditions 12, 21, 31-37

Special-Aest-4: Low-impact temporary and permanent night lighting.

Special-Aq-1: Construction dust control measures.

Special-Bio-2: Minimum size of construction equipment engines; minimize simultaneous operation of equipment.

Conditions 6, 7, 11

Class II Impacts

Possible disruption of or adverse effect on archaeological sites; disruption or removal of human remains; increased potential for trespassing, vandalizing, or sabotaging archaeological resources; and ground disturbances in an area with potential cultural resource sensitivity.

Impact Cul-1

Potential fire hazard due to extraction, processing and distribution of natural gas.

Impact Fire-1

Potential to create unstable earth conditions or cause slope failure.

Impact Geo-1

Potential erosion and sedimentation due to surface disturbance.

Impact Geo-2

Construction noise within 1,600 feet of sensitive receptors.

Impact Noise-2

Mitigation Measures

Special-Cul-1: Fencing of exclusion areas during construction.

Special-Cul-2: Worker orientation meeting.

Special-Cul-3: Construction monitoring by Native American consultant and archeologist.

Special-Cul-4: Stop work in case of archeological discovery.

Conditions 13-16

Special-Fire-1: Update *Injury and Illness Prevention Program, Emergency Action and Fire Protection Plan* and *Emergency Response Plan* to include new development.

Condition 17

Special-Geo-1: Minimum 32-foot setback from bluff.

Special-Geo-2: Building and grading plans to incorporate the recommendations of geotechnical reports.

Conditions 18 and 19

Special-Geo-3: Excavation limited to dry season.

Special-Geo-4: Implement Erosion and Sediment Control Plan.

Conditions 20, 21

Special-Noise-1: Limited construction hours.

Special-Noise-2: Soundproofing and silencers on construction equipment.

Special-Noise-3: Shielding on permanent stationary equipment.

Special-Noise-4: Implementation of Construction Noise Reduction Plan (CNRP) and monitoring.

Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise levels exceed criteria.

Special-Noise-5: Noise barriers, noise controls, noise monitoring.

Conditions 22-26

Class II Impacts

Continuous drilling noise within 1,600 feet of sensitive receptors

Impact Noise-3

Solid waste disposal, drill cuttings.

Impact Pub-1

Construction traffic impacts to circulation.

Impact Traf-1

Wear and tear on public and private roads.

Impact Traf-2

Intermittent obstruction of traffic on More Ranch Road – crane assisted transit of large loads.

Impact Traf-3

Increased traffic hazards and limited visibility due to large loads and crane use.

Impact Traf-4

Construction traffic interference with access to residences and floral businesses on More Ranch Road.

Impact Traf-5

Mitigation Measures

Special-Noise-2: Soundproofing and silencers on construction equipment.

Special-Noise-4: Implementation of Construction Noise Reduction Plan (CNRP) and monitoring. Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise levels exceed criteria.

Conditions 23, 25

Special-Pub-1: Implement Solid Waste Management Program to recycle waste where possible and properly dispose of non-recyclables.

Condition 27

Traf-1: Implementation of Traffic Management Plan (TMP) – Construction traffic limited to off-peak hours.

Condition 28

Traf-1: Implementation of TMP – Maintenance and restoration of public and private roads.

Condition 28

Traf-1: Implementation of TMP – Restricted hours of crane use and flagmen to direct traffic, safety briefings for project-related drivers, temporary caution signs.

Condition 28

Traf-1: Implementation of TMP – Traffic control using flagmen, safety briefings for project-related drivers, temporary caution signs.

Condition 28

Traf-1: Implementation of TMP – Notice to affected residents and businesses of construction traffic and delivery timing. Coordination of scheduling with affected floral businesses.

Condition 28

Class II Impacts

Discharge of sediment into surface waters or alteration of surface water quality.

Impact Wat-1

Introduction of storm water pollutants (e.g., oil, fuels, grease, drilling fluids, coatings, debris, and coolants) into groundwater or surface water.

Impact Wat-2

Mitigation Measures

WatConv-05: Containment of construction wash water.

NPDES-25: Enclosures, secondary containment, and impervious surfaces to prevent spills of materials stored outdoors.

Special-Wat-1: Construction General Permit of the National Pollutant Discharge Elimination System or implementation of Erosion and Sediment Control plan.

Special-Wat-2: Disposal of liquid and solid wastes in accordance with DOGGR regulations.

Special-Wat-3: Update existing facility Spill Prevention Control and Countermeasure Plan.

Special-Wat-4: Implementation of Best Management Practices to prevent entry of pollutants into storm drains.

Special-Wat-5: Materials handling in manner to minimize storm water contamination.

Special-Wat-6: Trash container requirements.

Special-Wat-7: Loading dock design criteria to prevent storm water contamination.

Conditions 29-37

WatConv-05, NPDES-25, and Special-Wat-1 to Special-Wat-7 (see above)

Conditions 29-37

6.1.2 Adverse but Less Than Significant Impacts and Beneficial Impacts

The EIR identified the adverse but less than significant impacts for the proposed project. Although not required under CEQA, some mitigation measures for these impacts are identified in order to mitigate the adverse impact to the maximum extent feasible. These impacts are summarized in Table 2.4-3 of the EIR Executive Summary, Attachment C to this staff report. Detailed discussions of these impacts are provided in the respective issue area sections of the EIR. The EIR identified one beneficial impact of the proposed project: *Impact Pub-5*: An increase in gas storage capacity to provide for future increases in regional natural gas consumption. This impact is discussed in Section 7.3 of the EIR.

6.1.3 Project Alternatives

The EIR evaluated a range of alternatives to the proposed project that potentially could avoid or substantially lessen significant environmental effects associated with the project. These alternatives are discussed in Section 6.0 of the EIR and are briefly summarized below. Except for the No Project alternative, none of the alternatives would be environmentally superior to the proposed project.

NO PROJECT. With the No Project Alternative, the new wells would not be drilled, the gas storage capacity would not be increased, and no additional supplies of natural gas would be produced into the local system. No zoning ordinance amendment would be adopted. SoCal Gas's customers would not benefit from their 50% share of the value of the natural gas reserves, or in the value of the expanded storage capacity. This alternative would eliminate all impacts of the proposed project but would not meet any of the project objectives.

NO AMENDMENT TO ZONING ORDINANCE. If no amendment to the Coastal Zoning Ordinance were adopted to allow for the project at the La Goleta site, the proposed project could not be approved. A similar project potentially could be approved at an alternative location in a different zone district in which natural gas exploration and production is allowed, such as for the potential offsite drilling alternatives described below.

ONSHORE DRILLING SITES OUTSIDE THE LA GOLETA STORAGE FACILITY. This alternative would include the same components as the proposed project (drilling rig, well pads, dehydration plant, and pipelines). However, drilling would be prolonged as drilling distances would be greater to reach the target reservoirs. In addition, a much longer pipeline would be required from the drill site to the storage facility and it likely would pass through residential areas. Construction impacts associated with this alternative would be greater than for the proposed project. The Class I impacts of the drilling rig likely would remain Class I due to visibility from public areas.

OTHER SOCAL GAS STORAGE FIELDS. Three other storage fields are used by SoCal Gas to store and withdraw gas. Two of these fields do not have known undeveloped gas reservoirs that could be depleted and converted to storage. One field, Aliso Canyon, is comparatively small (0.5 billion cubic feet) and does not have the potential to provide the storage capacity of the target reservoirs (3-5 billion cubic feet). Because significant impacts likely would not be substantially lessened with implementation of this alternative, it was not analyzed in detail. In addition, this alternative would not meet most of the project objectives.

ALTERNATIVE SITES WITHIN THE LA GOLETA STORAGE FACILITY SITE. The EIR examined three areas within the La Goleta site for well drilling. All project components, including the Coastal Zoning Ordinance amendments, would be the same as for the proposed project. The three alternative areas for the well pads and well drilling are the existing compressor area, the proposed dehydration plant site, and the proposed southwestern drillsite with the dehydration plant site located about 400 feet east of this consolidated drillsite. These alternatives likely

would achieve the project objectives, but would not substantially lessen significant impacts, as noted below:

Compressor Area: This alternative would locate the well drilling about 800 feet closer to the Rancho Goleta Mobile Home Park and decrease the distance to the Monarch butterfly ESH to about 300 feet.

Dehydration Area: The drilling equipment would be about 500 feet closer to the residential area at the entrance to More Ranch Road.

Consolidated Drilling and Gas Processing (Dehydration) Area: The drilling equipment would be located farther from the More Ranch Road area (Caird Barn) and would reduce risk and noise impacts to areas east of the project site. However, this alternative has the potential to expose more people in the event of a failure of the gas condensate vessel, though overall risk would remain low and well below the County's risk threshold.

ALTERNATIVE PROJECT DESIGN. The EIR identified two alternative project designs, *Reduced Number of Wells* and *Smaller Drilling Rig*. All other project components would be the same for these alternatives, including the Coastal Zoning Ordinance amendments. These alternatives may achieve some of the project objectives, but over a longer period of time, and neither would substantially lessen significant environmental impacts of the proposed project and so were not analyzed in detail.

6.2 Comprehensive Plan Consistency

The proposed project would be consistent with the policies and development standards of the County's Comprehensive Plan, including the Coastal Land Use Plan, Safety Element Supplement, Goleta Community Plan, and applicable sections of the California Coastal Act, as discussed in the table below. The proposed Coastal Zoning Ordinance amendments also are consistent with the Comprehensive Plan policies and the Coastal Act because they are limited in scope and applicability and would not result in significant environmental impacts or cumulative impacts, nor would they create inconsistencies with other provisions of the County's Comprehensive Plan. The CZO amendments are not discussed separately from the proposed project in the table below because their adoption would facilitate the development of the gas storage expansion project, which is identically compliant with the proposed CZO amendments. The CZO amendments are sufficiently restrictive so that other future proposals for new exploratory or production wells would need to be designed and operated consistent with the amendments, and impacts that could occur would be required to be mitigated to satisfy zoning code compliance, Comprehensive Plan conformance, and CEQA significance thresholds.

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
Coastal Land Use Plan Policies	
Development	
<p>Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. ... <i>[The remainder of this policy applies to affordable housing projects.]</i></p>	<p>Consistent. Water is supplied by the Goleta Water District. The proposed gas storage expansion project will not significantly increase the amount of water currently used for operation of the existing facility. Construction will require a temporary increase in water use. The Goleta Water District informed County staff that the District can provide the water for both construction and operation of the expanded gas storage facility under their existing service agreement. The site will continue to be served by its private septic system which has adequate capacity to serve the expanded storage operations. The need for electricity and fire and police protection services will not increase due to operation of the expanded storage facility. No extensions of services are required to serve the expanded gas storage facility. A new ~500-ft onsite fire access road and minor widening of the site entry road have been approved as to design by the Fire Dept. and other onsite access roads are adequate for the expanded facility. The existing access road from Patterson Ave. to the SoCal Gas facility (More Ranch Road) is a private road and is adequate to serve the proposed development. The Fire Dept. evaluated this road for construction and operation of the expanded gas storage facility and, given implementation of the project's required Traffic Management Plan, did not require any improvements or modifications, or new secondary site access, for the expansion project. Based on the title review conducted in response to certain comments on the project EIR as discussed in section 4.4 of the Planning Commission staff report and incorporated herein by reference, SoCal Gas has established its legal access to the site via More Ranch Road. Therefore, the project is consistent with this policy.</p>
<p>Policy 2-11: All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.</p>	<p>Consistent. The well sites, new dehydration plant, and pipelines are located away from the environmentally sensitive areas within the project site. As a precaution, feasible mitigation measures have been adopted as conditions of approval to protect sensitive areas within the project property which are Atascadero Creek, a small (0.13 acre) jurisdictional (Coastal Commission) freshwater marsh wetland near the site entrance, and potential nesting and foraging habitat for special status birds (loggerhead shrike and great blue heron). These mitigation measures include implementation of a Habitat Protection Plan (MM Bio-13a, Condition 9) that includes</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
	exclusionary fencing, avoidance of construction during the nesting season (MM Special-Bio-1, Condition 10) and control of runoff (MM Special-Bio-3, Condition 12) throughout construction and development. Therefore, the project is consistent with this policy.
Hazards	
<p>Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Bluff top Development."</p> <p>Policy 3-5: Within the required bluff top setback, drought-tolerant vegetation shall be maintained. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact bluff stability, may be permitted. Surface water shall be directed away from the top of the bluff or be handled in a manner satisfactory to prevent damage to the bluff by surface and percolating water.</p> <p>Policy 3-6: Development and activity of any kind beyond the required bluff-top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.</p> <p>Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.</p>	<p>Consistent. The 75-year bluff retreat setback was determined to be 32 feet in geologic studies conducted in 1997 and 2001 for bluff-top residential development on an adjacent parcel to the east. The three new well pads in the southwestern portion of the site will be located approximately 245 feet from the bluff edge. The other well pad and the new dehydration plant will be located further inland. A condition of approval (Condition 18) requires the 32-foot setback to be noted on construction plans (MM Special-Geo-1). The project EIR (Section 4.8) evaluated threats and impacts associated with tsunamis, geologic hazards and unstable soils. Recommendations from the soils and geologic studies (Applied Earth Sciences, April and August 2008) for the project have been adopted as conditions of approval and measures to control runoff and minimize erosion and sedimentation are required to be implemented. (Condition 19, MM Special-Geo-2; Condition 21, MM Special-Geo- 3; and Condition 21, MM Special-Geo-4). Therefore, the project is consistent with these policies.</p>
<p>Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.</p> <p>Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of</p>	<p>Consistent. The project will be constructed within a seismically active region and is in direct proximity to the More Ranch Fault. No major gas pipeline or processing facility will be constructed for the storage expansion project. The proposed facilities are required to be sited, designed and constructed in accordance with applicable</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.	standards of the California Code of Regulations, California Division of Oil, Gas and Geothermal Resources, California Public Utilities Commission, Uniform Building Code, and grading permit conditions imposed by the County Building and Safety Division that are designed to minimize facility damage in the event of an earthquake and include emergency shutoff where applicable. Therefore, the project is consistent with these policies.
<i>Hillside and Watershed Protection</i>	
<p>Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p>Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Consistent. Grading for the project will require a total of approximately 4,793 cubic yards of cut and 2,333 cubic yards of fill. This amount of grading is technically necessary for the new well pads and dehydration plant and therefore not excessive and will not significantly alter the natural terrain of the site, which is generally level in areas that will be graded and developed. No trees will be disturbed as a result of the proposed project. The project design has taken into account the soil conditions at the site and no project components will be located in areas of significant geologic, flood, erosion, or other hazards. Therefore, the project is consistent with these policies.</p>
<p>Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.</p> <p>Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.</p>	<p>Consistent. Condition 21 (MM Special-Geo-4) requires implementation of an approved Erosion and Sediment Control Plan which includes reseeding with ground cover vegetation within 4 weeks of grading where construction has not commenced, use of geotextile fabrics, erosion control blankets, retention basins, and drainage diversion as necessary to reduce erosion and siltation into adjacent water bodies or storm drains, and protection of storm drain inlets from sediment-laden waters. Therefore, the project is consistent with these policies.</p>
<p>Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>Consistent. Impacts to ground and surface water quality could result from accidental discharges of fuels, oil, grease, drilling fluids, coolants, and debris during construction or operations. Hydraulic fracturing is not proposed or permitted as part of the storage expansion project. Mitigation measures identified in the EIR have been adopted as conditions of approval that require implementation of control and containment procedures</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
	and features to protect surface and ground water from such discharges. These measures include a Storm Water Pollution Prevention Plan (MM Special-Wat-1, Condition 31); an updated Spill Prevention, Control and Countermeasure Plan (MM Special-Wat-3, Condition 33); restrictions on equipment washout and waste disposal (MM WatConv-05, Condition 29, MM Special-Wat-2, Condition 32, MM Special-Wat-5, Condition 35, and MM Special-Wat-6, Condition 36); and implementation of erosion and discharge control measures (MM Special-Wat-4, Condition 34 and MM Special-Wat-7, Condition 37. Therefore, the project is consistent with this policy.
Visual Resources	
Policy 4-2: All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.	Consistent. SoCal Gas is required by Condition 3 (MM Special-Aest-1) to install landscaping to screen views of new equipment from More Ranch Road and to submit a landscaping plan to P&D for approval prior to issuance of the land use clearance. Therefore, the project is consistent with this policy.
Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.	Consistent. The project is located within a designated urban area on a parcel zoned PU. New permanent facilities associated with the storage expansion project are similar in scale to the existing storage facilities on the site. The dehydration plant will be screened from views along More Ranch Road. The well pads and dehydration plant will not be visible from public viewing points north of Atascadero Creek or to the west at Goleta Beach. The new structures will be of the same nature and scale as the existing facilities currently used for gas storage on the site and agricultural structures in the area. The Class I visual impacts of the drilling rig will be temporary and will not occur once the drilling rig has been removed from the site. Therefore, the project is consistent with this policy.
Industrial and Energy Development	
Policy 6-3: All oil and gas development in areas designated as environmentally sensitive habitats in the land use plan shall be subject to environmental review.	Consistent. The project was reviewed in 10EIR-00000-00001. Mitigation measures adopted as conditions of approval include implementation of a Habitat Protection Plan (MM Bio-13a, Condition 9) that includes exclusionary fencing, avoidance of construction during the nesting season (MM Special-Bio-1, Condition 10) and control of runoff (MM Special-Bio-3, Condition 11) throughout construction and development. Therefore, the project is consistent with this policy.
Policy 6-4: Upon completion of production, the area affected by the drilling, processing, or other related	Consistent. Condition 9 requires that habitat areas be avoided but if they are unintentionally disturbed during

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
petroleum activity, shall be appropriately contoured, reseeded, and landscaped to conform with the surrounding topography and vegetation.	construction they are to be restored. Once the new wells have produced the native natural gas, they will be converted to injection/withdrawal wells for storage purposes and maintained in use into the future. If and when the La Goleta gas storage facility is no longer in operation and the site is to be converted to a different use, the facility areas will be required to be properly abandoned and the site restored pursuant to state and local rules and regulations. Therefore, the project is consistent with this policy.
Policy 6-9: Applicants for oil and gas processing facilities shall prepare and keep updated emergency response plans to deal with the potential consequences of hydrocarbon leaks or fires. These emergency response plans shall be approved by the County's Emergency Services Coordinator and Fire Department.	Consistent. SoCal Gas currently maintains an emergency response plan and fire protection plan for the existing storage operations. The fire protection plan has been updated to include the expansion project components and Fire Dept. requirements and this draft revised plan has been approved by the Fire Dept. The emergency response plan will be similarly updated to apply to the storage expansion project components; this update will be reviewed and approved by the County's Office of Emergency Services pursuant to Condition 17. Therefore, the project is consistent with this policy.
Policy 6-14: Except for pipelines exempted from coastal development permits under Section 30610(c) and (e) of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. (This survey may be conducted as a part of environmental review if an E.I.R. is required for a particular project.) The survey shall be conducted by a consultant selected jointly by the applicant, the County and the Department of Fish and Game. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid other damage, as from erosion, the applicant shall submit a revegetation plan. The plan shall also include provisions for restoration of any habitats which will be disturbed by construction or operation procedures. For projects where a revegetation plan and/or habitat restoration plan has been deemed necessary, one year after completion of construction, the area crossed by the pipeline shall be resurveyed to assess the effectiveness of the revegetation and restoration plan. This survey shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until the County feels no additional progress is possible.	Consistent. Potential coastal resources that would be affected by the proposed 2800-foot pipeline within the project site are identified in the Environmental Impact Report prepared for the storage expansion project (10EIR-00000-00001/SCH#2010021069). The pipeline corridor runs along an existing site road for approximately a third of its length and the remaining portion is characterized by primarily non-native grasses and currently is not in agricultural production, as discussed in EIR Section 4.2.3. A revegetation plan is not required as the area affected is expected to restore naturally (unless it is placed into agricultural production in the future). Potential impacts to biological resources are discussed in EIR Section 4.4, along with several mitigation measures adopted as conditions of project approval, including avoidance of a freshwater wetland located within the project area (Condition 9, MM Bio-13a). Known cultural resource sites would not be affected by project-related activities and potential impacts to unknown cultural resources in the event of an unanticipated discovery would be mitigated through implementation of a condition of approval (Condition 16, MM Special-Cul-4). The project does not include introduction of herbicides or pesticides. Erosion control measures are required through conditions of approval (see discussions of CLUP Policies 3-17, 3-18 and 3-19, above, which are incorporated herein by reference).

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>The County may require the posting of a performance bond by the applicant to ensure compliance with these provisions.</p> <p>Policy 6-15: Herbicides shall not be used during pipeline construction and sidecasting of soil may be restricted, when deemed necessary by removal of excess soil to an approved dumping site after the excavation has been backfilled and compacted.</p> <p>Policy 6-16: The pipeline shall be sited and constructed in such a manner as to inhibit erosion.</p> <p>Policy 6-17: When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, habitat, and archaeological areas.</p> <p>Policy 6-18: For pipeline segments passing through important coastal resource areas, including recreation, habitat and archaeological areas, the segment, in the case of a break, shall be isolated by automatic shutoff valves.</p>	<p>Automatic shut-off valves are required for the pipeline (see discussion of Goleta Community Plan Policy Risk-GV-1, below, which is incorporated herein by reference). Based on the foregoing, the project is consistent with these policies.</p>
<i>Coastal Access and Recreation</i>	
<p>Policy 7-2: For all development between the first public road and the ocean granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:</p> <ol style="list-style-type: none"> Another more suitable public access corridor is available or proposed by the land use plan within a reasonable distance of the site measured along the shoreline, or Access at the site would result in unmitigable adverse impacts on areas designated as "Habitat Areas" by the land use plan, or Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner. In no case, however, shall development interfere with the public's right of access to the sea where acquired through use unless an equivalent access to the same beach area is guaranteed. <p>The County may also require the applicant to improve the access corridor and provide bike racks, signs, parking, etc.</p> <p>Policy 7-3: For all new development between the first public road and the ocean, granting of lateral easements</p>	<p>Consistent. Exceptions (a) and (c) of Policy 7-2 apply to the storage expansion project. Granting of an easement for vertical or lateral access to the mean high tide line is not required for this project because the site is located just east of Goleta Beach County Park which provides more suitable public access to the mean high tide line than additional access through the project site (a) and because such access would be inconsistent with public safety (c). The public currently has lateral access to the shoreline below the bluffs south of the project site through Goleta Beach County Park (Policy 7-3). Therefore, the project is consistent with these policies.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County, based on findings reflecting historic use, existing and future public recreational needs, and coastal resource protection. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.</p>	
<i>Environmentally Sensitive Habitat Areas</i>	
<p>Policy 9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.</p> <p>Policy 9-4: All permitted industrial and recreational uses shall be regulated both during construction and operation to protect critical bird habitats during breeding and nesting seasons. Controls may include restriction of access, noise abatement, restriction of hours of operations of public or private facilities.</p> <p>Policy 9-9: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Policy 9-10. ... [Policy 9-10 pertains to light recreation, education, scientific uses].</p> <p>Policy 9-13: No unauthorized vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.</p> <p>Policy 9-14: New development adjacent to or in close</p>	<p>Consistent. Sensitive areas within the project property are Atascadero Creek, a small (0.13 acre) jurisdictional (Coastal Commission) freshwater marsh wetland near the site entrance, and potential nesting and foraging habitat for special status birds (loggerhead shrike and great blue heron). The well sites, new dehydration plant, and pipelines will be located more than 250 feet from mapped environmentally sensitive habitat areas within the project site, with the exception of a portion of the new 2,800-ft pipeline. This pipeline will be buried within the existing roadway adjacent to the wetland. This roadway and other existing facilities are located within 100 feet of the wetland. No other new development will occur within the 100-foot wetland buffer area. Project components will not be located within a designated environmentally sensitive habitat area, no vehicle traffic will be permitted within sensitive areas, and protective measures have been adopted as conditions of approval. The project EIR found that the development will not result in a reduction in the biological productivity or water quality of the jurisdictional wetland located on the site. Mitigation measures adopted as conditions of approval include implementation of a Habitat Protection Plan (MM Bio-13a, Condition 9) that includes exclusionary fencing and restoration if unexpected damage occurs to the wetland, protective measures for construction during the nesting season (MM Special-Bio-1, Condition 10) and control of runoff (MM Special-Bio-3, Condition 12) throughout construction and development. Therefore, the project is consistent with these policies.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
proximity to wetlands shall be compatible with the continuance of the habitat area and shall not result in a reduction in the biological productivity or water quality of the wetland due to runoff (carrying additional sediment or contaminants), noise, thermal pollution, or other disturbances.	
<p>Policy 9-22: Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.</p> <p>Policy 9-23: Adjacent development shall be set back a minimum of 50 feet from the trees.</p> <p>Policy 9-26: (White-tailed kite) There shall be no development including agricultural development, i.e., structures, roads, within the area used for roosting and nesting.</p> <p>Policy 9-28: Any development around the nesting and roosting area shall be set back sufficiently far as to minimize impacts on the habitat area.</p>	<p>Consistent. No trees will be removed for the project and project-related activities and facilities will be located more than 50 feet from butterfly trees onsite. No development will be located within any areas potentially used for white-tailed kite roosting or nesting. Therefore, the project is consistent with these policies.</p>
<p>Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees</p>	<p>Consistent. Grading will not occur in areas with significant amounts of native vegetation. The sites to be graded have been previously disturbed for agricultural uses, roadways, or past temporary (and now removed) facilities associated with the existing gas storage operations. Therefore, the project is consistent with this policy.</p>
<p>Policy 9-38: No structures shall be located within the stream corridor except: public trails, dams for necessary water supply projects, 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; and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible.</p>	<p>Consistent. No structures will be located within a stream corridor. Appropriate feasible mitigation measures to protect sensitive resources have been required. Therefore, the project is consistent with this policy.</p>
<i>Archaeological and Historical Resources</i>	
<p>Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p> <p>Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be</p>	<p>Consistent. The site design avoids known cultural resource sites in the project vicinity. A Sacred Lands File Check report from the Native American Heritage Commission (NAHC) did not “indicate the presence of Native American cultural resources in the immediate project area.” Pipeline construction within the project site could affect unknown cultural resources. Mitigation</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.</p> <p>Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>measures (Conditions 13-16 (MM Special-Cul-1 through Special-Cul-4) have been adopted to minimize potential impacts to such resources in accordance with NAHC and State Office of Historic Preservation requirements and the County's Cultural Resource Guidelines. The site is not open to the public and off-road vehicle use and collection of artifacts are not allowed on the site. Native American groups, representatives and individuals have been notified of the project and the EIR. Therefore, the project is consistent with these policies.</p>
Air Quality	
<p>Policy 11-1: The provisions of the Air Quality Attainment Plan shall apply to the coastal zone.</p>	<p>Consistent. The applicable provisions of the SBC APCD Air Quality Attainment Plan and the Clean Air Plan apply to the expansion project, as discussed in Section 4.3.2.3 of the project EIR, which discussion is incorporated herein by reference. Therefore, the project is consistent with this policy.</p>
Safety Element Supplement Policies	
<p>Policy Hazardous Facility Safety 1-A, Risk Estimates: The County shall employ accurate estimates of risk associated with hazardous facilities to inform discretionary land-use decisions where substantial, preliminary evidence indicates involuntary public exposure to significant risk may result from the land-use decision.</p> <p>Policy Gas Pipeline Safety 1-B, Risk Estimates: To the extent practical, the County shall maintain accurate estimates of societal risk associated with gas pipelines to inform land-use decision-making of potential risk where substantial evidence indicates public exposure to significant risk may result.</p>	<p>Consistent. A Quantitative Risk Assessment (QRA) was prepared for the project EIR to evaluate the risks to the public posed by the expansion project. The QRA addresses both the existing and proposed new facilities at the La Goleta gas storage site. The study was conducted by a qualified risk expert, Marine Research Specialists, and was based on conservative assumptions so that the actual risk would not be underestimated. This analysis established the risks associated with all potentially hazardous components of the current operations and expanded operations, including the new dehydration plant, well drilling, and gas pipeline operation. For all potential hazards associated with both the existing and expanded storage facility, the estimated risks of injuries or fatalities are well below the level of significance established in the County's public safety thresholds, which are discussed in EIR Section 4.9.3 and which discussion is incorporated herein by reference. EIR Figures 4.9-3 and 4.9-5 (FN curves) are incorporated herein by reference and demonstrate that the risks of the gas storage expansion project are below the County's significance thresholds. The conclusions of the QRA are summarized in the project EIR, Section 4.9 and incorporated herein by reference. Based on the preparation of a detailed quantitative risk assessment by a qualified risk expert which substantiates the conclusion that risks to the public as a result of the gas storage expansion project are low and below the County's</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
	significance thresholds, the project is consistent with these policies.
<p>Policy Hazardous Facility Safety 2-B, Unacceptable Risk Involving Modifications to Existing Development: Proposed modifications to existing development that require a discretionary land-use permit and meet any of the following three criteria shall represent an unacceptably high level of risk and constitute a <i>prima facie</i> standard for denial.</p> <p>(1) Modifications that increase risk and the resulting mitigated risk registers in the red zone of the County's risk thresholds, unless the proposed modification is required to comply with law, the modification does not increase significant risk to highly sensitive land uses, and no other feasible alternatives are achievable.</p> <p>(2) Modifications that increase risk and the resulting mitigated risk registers in the red zone of the County's risk thresholds, unless the proposed modification is made to an urban dependent land use and highly sensitive land uses are not exposed to significant risk as a result of the modification.</p> <p>(3) Modifications that increase risk and the resulting, mitigated risk registers in the amber zone of the County's risk thresholds if exposure of a highly sensitive land use would occur as result of project approval.</p> <p>Policy Gas Pipeline Safety 2-B, Unacceptable Risk Involving Modifications to Existing Development: Proposed modifications to existing development that require a discretionary land-use permit and meet any of the following three criteria shall represent an unacceptably high level of risk and constitute a <i>prima facie</i> standard for denial.</p> <p>(1) Modifications that increase risk and the resulting mitigated risk registers in the red zone of the County's risk thresholds, unless the proposed modification is required to comply with law, the modification does not increase significant risk to highly sensitive land uses, and no other feasible alternatives are achievable.</p> <p>(2) Modifications that increase risk and the resulting mitigated risk registers in the red zone of the County's risk thresholds, unless the proposed modification is made to an urban dependent land use and highly sensitive land uses are not exposed to significant risk as a result of the modification.</p> <p>(3) Modifications that increase risk and the resulting, mitigated risk registers in the amber zone of the</p>	<p>Consistent. The proposed storage facility modifications do not trigger any of the three significance criteria listed in either of these policies and do not represent an unacceptably high level of risk. None of the risks associated with the proposed project register in the red or amber zones of the County's risk thresholds. No land uses, highly sensitive or otherwise, will be exposed to significant risk as a result of the proposed gas storage expansion project. Based on the foregoing and the discussion of the Quantitative Risk Assessment above and the analysis presented in EIR Section 4.9, which is incorporated herein by reference, the project is consistent with these policies.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
County's risk thresholds if exposure of a highly sensitive land use would occur as result of project approval.	
<p>Policy Hazardous Facility Safety 3-A, Siting: New hazardous facilities shall be sited to prevent unacceptable risk to offsite population as defined in this chapter. New hazardous facilities should also be sited to avoid significant offsite risk to populated areas, as defined in this chapter. Siting considerations undertaken to optimize public safety shall also examine routes used for transporting acutely hazardous materials to or from a new hazardous facility.</p> <p>Policy Gas Pipeline Safety 3-A, Routing: New pipelines, or existing pipeline relocations, shall be routed to avoid significant risk to populated areas where feasible. New pipelines, or existing pipeline relocations, shall also be routed to prevent significant risk to highly sensitive land uses as defined in this chapter, unless the risk can be rendered insignificant via other measures.</p>	<p>Consistent. The four new well sites, dehydration plant and 2800-foot gas pipeline all will be located entirely within the SoCal Gas La Goleta property. As discussed above for <i>Risk Estimates</i>, risks associated with the new facilities will be less than significant, as determined in the Quantitative Risk Assessment prepared for the project EIR and discussed in Section 4.9 of the EIR, which is incorporated herein by reference. Therefore, the project is consistent with these policies.</p>
<p>Policy Hazardous Facility Safety 3-C, Mitigation: New hazardous facilities shall employ primary and secondary preventative measures to eliminate or reduce significant risk to offsite population.</p> <p>Policy Gas Pipeline Safety 4-A, Safe Design: In a manner consistent with applicable law, the County shall condition discretionary land-use approvals of new gas pipelines to require safe design, including technology to prevent failure and reduce the consequences of failure. Examples include proven controls for preventing internal and external corrosion and fractures; proven leak detection; safe venting systems; appropriate capabilities for shutting the pipeline down and isolating the pipeline leak; and effective, public warning systems.</p> <p>Policy Gas Pipeline Safety 4-B, Safe Operations: The County shall condition discretionary land-use approvals of new or substantially upgraded gas pipelines to require a Safety Inspection, Maintenance, Quality Assurance Program or similar mechanism to ensure adequate inspection (including smart pigs), maintenance, and other operating procedures. Any such mechanism shall meet the approval of County permitting agencies prior to commencement of pipeline operations and provide for systematic updates also subject to County approval.</p> <p>Policy Gas Pipeline Safety 4-C, Reduced Hazard Zones: For pipelines associated with new production of natural gas, the County shall require feasible operating methods for reducing the hazard along the pipeline corridor that are commensurate with the level of risk.</p>	<p>Consistent. The new wells, dehydration plant and gas pipeline are required to include design safety features, such as: automatic wellhead safety shutdown system and lateral piping that can be used to shut-in the well remotely, automatic well head safety valves, and pipeline corrosion protection features. All facilities would be constructed, operated, and maintained in accordance with the applicable requirements of the California Department of Conservation (Division of Oil, Gas & Geothermal Resources (DOGGR)), the pipeline safety requirements of the U.S. Department of Transportation (Pipeline and Hazardous Materials Safety Administration), and the requirements of the California Public Utilities Commission (CPUC). Safety and compliance inspections and audits are conducted on a regular basis by DOGGR and CPUC personnel. Safety System, Procedures and Plans required for the project are described in Section 4.9.4.2 of the EIR and incorporated herein by reference. As designed and with required operational requirements and oversight in place, no additional mitigation measures have been identified or are necessary to further reduce the low level of risk and associated hazard zones of the gas storage expansion project. Therefore, the project is consistent with these policies.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
Policy Gas Pipeline Safety 5-C, <i>Burial Depth</i>: Unless infeasible, new subsurface pipelines, or relocation of existing subsurface pipeline, shall be buried at an appropriate depth, taking into consideration affects of erosion, scouring, and other forms of natural or human-caused earth movement. A minimum burial depth shall be maintained for the entire operating life of the pipelines.	Consistent. The 2800-foot gas pipeline will be located entirely within the SoCal Gas property and will be buried from 4 to 5 feet below ground. This burial depth will be maintained throughout the life of the pipeline and takes into consideration the potential effects of erosion, scouring and other possible earth-movement. Therefore, the project is consistent with this policy.
Policy Gas Pipeline Safety 5-D, <i>Marking Pipeline Presence</i>: New pipelines, or relocation of existing pipelines, shall include measures to clearly warn outside parties about the presence of a gas pipeline, including proper marking of the right-of-way with signage and use of brightly colored warning tape approximately one foot above buried pipelines where feasible.	Consistent. The pipeline is located entirely within the SoCal Gas property which is not open to the public. The pipeline route will be marked as necessary in accordance with state requirements for onsite pipelines. Therefore, the project is consistent with this policy.
Goleta Community Plan Policies	
Policy LU-GV-2: Future growth and development shall occur in a manner which minimizes construction-related impacts on the community.	Consistent. The gas storage expansion project is required to comply with conditions of approval that will minimize construction-related impacts, as identified in the project EIR (10EIR-00000-00001) and incorporated herein by reference. In particular, nighttime noise generated by the drilling rig is required to be limited to near-ambient levels (Conditions 23-25; MM Special-Noise-2 – Special-Noise-4). Therefore, the project is consistent with this policy.
Policy RRC-GV-3: Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.	Consistent. Condition 27 (MM Special-Pub-1) requires recycling of construction-generated waste. Therefore, the project is consistent with this policy.
Policy WAT-GV-1: For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project. This policy shall be implemented consistent with the direction of policy WAT-GV-2.	Consistent. Water use for construction may result in a temporary increase in water use at the site, however, there will be no increase in water usage for operation of the four new wells and dehydration plant. The Goleta Water District informed County staff that the District can provide the water for both construction and operation of the expanded gas storage facility under their existing service agreement. Therefore, the project is consistent with this policy.
Policy AQ-GV-1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality. DevStd AQ-GV-1.1: Future project construction should follow all requirements of the SBCAPCD, and should institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD threshold levels.	Consistent. Mitigation measures have been imposed as conditions of approval to avoid significant air quality impacts and to minimize pollution. These measures include use of BACT and are identified in the project EIR, Section 4.3.4 (MM Special-AQ-1 and -2) and imposed as Conditions 7 and 8. With these mitigation measures and in conjunction with the project's required compliance with SBCAPCD rules and regulations, the project will not result in significant deterioration of air quality. Therefore, the project is consistent with these

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>Policy AQ-GV-5: The County shall require the use of techniques designed to conserve energy and minimize pollution.</p> <p>DevStd AQ-GV-1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.</p> <p>DevStd AQ-GV-2: The County shall strive to maintain the consistency of all land use planning with the Air Quality Attainment Plan.</p>	<p>policies and development standards.</p>
<p>Policy BIO-GV-2: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors within the Goleta Planning Area shall be protected and, where feasible and appropriate, enhanced.</p> <p>DevStd BIO-GV-2.2: New development within 100 feet of an Environmentally Sensitive Habitat (ESH), shall be required to include setbacks or undeveloped buffer zones from these habitats consistent with those detailed in specific habitat protection policies as part of the proposed development except where setbacks or buffer zones would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and buffer zones, the Goleta Biological Resources Map and other available data shall be used (e.g., maps, studies, or observations). If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.</p> <p>Policy BIO-GV-3: Development within areas designated as ESH or Riparian Corridor shall comply with the applicable habitat protection policies.</p> <p>Policy BIO-GV-6: Monarch Butterfly roosting habitats shall be preserved and protected.</p> <p>DevStd BIO-GV-6.1: Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between the months of November 1 and April 1. This requirement may be modified/deleted on a case-by-case basis where P&D concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable use of the parcel.</p> <p>DevStd BIO-GV-6.2: Prior to issuance of a CDP or LUP for development within 200 feet of known or historic butterfly roosts, P&D shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known or historic butterfly trees. In the event the proposed project does</p>	<p>Consistent. The project is consistent with these policies and development standards as discussed above for Coastal Plan Policies 2-11, 9-1, -9, -13, -14, -22, -23, -26, -28, -36, and -38, which discussion is incorporated herein by reference. Therefore, the project is consistent with these policies and development standards.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to P&D a Butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading/construction designs. a. The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate; b. A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum. A temporary fence shall be installed at the outside of the buffer boundary and maintained for the duration of all grading and heavy construction. All ground disturbance and vegetation removal shall be avoided within this buffer region; c. Vegetation shall be maintained within this buffer. d. If trimming or clearing of vegetation within 50 feet of a known Monarch Butterfly roost needs to occur, it shall not occur without the review and the approval of the Resource Management Department; e. Any trimming or clearing associated with a land use permit or coastal development permit within 50 feet of a known Monarch Butterfly roost shall be supervised by a qualified biologist or other party acceptable to RMD.	
<p>Policy BIO-GV-7: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the provision of essential public services or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.</p> <p>DevStd BIO-GV-7.1: Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat.</p>	<p>Consistent. No riparian vegetation will be removed for the expansion project and the Atascadero Creek riparian area will be protected from indirect impacts as discussed above and incorporated herein by reference for Coastal Land Use Plan policies 3-13, -14, -17, -18, and -19. Therefore, the project is consistent with this policy and development standard.</p>
<p>Policy BIO-GV-8: The minimum buffer strip and setbacks from streams and creeks for new development and actions within the ESH overlay that are regulated by the County Zoning Ordinances shall be as follows, except on parcels designated for agriculture in inner</p>	<p>Consistent. New development would be located more than 50 feet from creeks or riparian vegetation. The project site is not within the Mountainous-GOL zone district. Storage of equipment, supplies, and vehicles will occur within already developed areas on the project</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>rural areas where Policy BIO-GV-9 shall apply:</p> <ol style="list-style-type: none"> ESH areas within urban, inner rural and existing developed rural neighborhoods: a setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal, shall be indicated on all grading plans; ESH areas within the Mountainous-GOL zone district; a buffer of 200 feet from the edge of existing riparian vegetation. Grading and vegetation removal within these buffers shall be limited consistent with the purpose and intent of the ESH overlay district, while not precluding reasonable use of a parcel. <p>DevStd BIO-GV-8.1: These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:</p> <ol style="list-style-type: none"> Existing vegetation, soil type and stability of stream corridors; How surface water filters into the ground; Slope of the land on either side of the stream; Location of the 100 year flood plain boundary; and Consistency with adopted plans, particularly Biology and Habitat policies. <p>DevStd BIO-GV-8.2: Except in rural areas designated Agriculture, P&D may require that a temporary protective fence be installed along the outer buffer boundary at the applicant's expense, prior to initiation of any grading or development activities associated with a Land Use Permit. Storage of equipment, supplies, vehicles, or placement of fill or refuse, shall not be permitted within the fenced buffer region.</p>	<p>parcel and beyond the riparian/ESH buffer. The Coastal Commission jurisdictional wetland area will be fenced during construction (Condition 9, MM Bio-13a). In addition, the project is consistent with the <i>Environmentally Sensitive Habitat Areas</i> policies, as discussed above and incorporated herein by reference. Therefore, the project is consistent with this policy and development standards.</p>
<p>Policy BIO-GV-10: To the greatest extent feasible, natural stream channels shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.</p> <p>DevStd BIO-GV-10.1: No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects, flood control</p>	<p>Consistent. No structures will be located within a riparian corridor, nor will any new structures adversely affect existing habitat on and near the project site. Exclusionary fencing is required to protect the Coastal Commission jurisdictional wetland on the site (Condition 9, MM Bio-13a) and biological monitoring is required for nesting bird protection (Condition 10, MM Special-Bio-1). Therefore, the project is consistent with this policy and development standards.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety; where alternative structures or development have been approved by the Army Corps of Engineers pursuant to a Section 404 permit; and other development where the primary function is for the improvement of fish and wildlife habitat or where this policy would preclude reasonable use of a parcel. ... All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.</p> <p>DevStd BIO-GV-15.2: The County shall require appropriate protective measures (e.g. fencing) where necessary to protect sensitive biological resources during construction.</p> <p>DevStd BIO-GV-15.4: Where sensitive or valuable biological resources exist within or border a project site, a County approved biologist or other experienced individual acceptable to the County maybe required to monitor construction within/bordering the resource area as determined necessary by P&D.</p> <p>DevStd BIO-GV-15.5: As determined necessary by P&D, prior to issuance of occupancy clearance a biologist shall provide written confirmation to P&D stating that the project has complied with all construction-related biological resource protection measures.</p>	
<p>Policy BIO-GV-19: Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.</p> <p>DevStd BIO-GV-19.1: For all new development, sedimentation, silt, and grease traps shall be installed when necessary as determined by P&D, in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters shall address short-term construction and long-term operational impacts.</p> <p>DevStd BIO-GV-19.2: Washing of concrete, paint, or other equipment shall be allowed only in areas where polluted water can be contained during construction and in industrial settings.</p>	<p>Consistent. Control of storm water runoff is required to protect onsite and nearby streams, drainage channels, the Goleta Slough, and the Pacific Ocean (Condition 12, MM Special Bio-3; Condition 29, MM WatConv-05; Conditions 31-37, MMs Special-Wat-1 through special-Wat-7; and Condition 30, MM NPDES-25). Therefore, the project is consistent with this policy and development standards.</p>
<p>Policy BIO-GV-22: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. ...</p> <p>Action BIO-GV-22.1: Where sites proposed for new development contain sensitive or important habitats and</p>	<p>Consistent. No development will occur within environmentally sensitive habitats and the existing sensitive plants and animals within the site will be protected to the maximum extent feasible through implementation of Condition 9 (MM Bio-13a). Therefore, the project is consistent with this policy and action.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>areas to be preserved over the long term, the impacts to these habitats shall be avoided or mitigated to the extent feasible. ...</p> <p>Policy GEO-GV-1: All new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designated to avoid reliance on future shoreline and/or bluff protection devices.</p> <p>Policy GEO-GV-1.2: The County shall require all development proposed to be located on ocean bluff-top property to perform a site specific analysis, prior to project review and approval, by a registered or certified geologist to determine the extent of the hazards (including bluff retreat) on the project site and identify appropriate protective measures other than seawalls and revetments. These measures can include, but not be limited to restriction of irrigation, appropriate placement of drainage culverts, restriction of the use of septic tanks, use of appropriate landscaping on blufftop or face, etc.</p> <p>DevStd GEO-GV-5.2: Erosion control measures including the use of drought-tolerant landscaping shall be established in all site drainages.</p> <p>DevStd GEO-GV-5.3: All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel with an energy-dissipating outfall installed.</p>	<p>Consistent. No bluff-top development is proposed. Proposed development will be set back at least 245 feet from the bluff, well beyond the 75-year bluff retreat setback of 32 feet. Erosion control measures are required (Conditions 29 – 37; MMs WatConv-05, NPDES 25 and Special-Wat-1 – Special-Wat-7. Therefore, the project is consistent with these policies and development standards.</p>
<p>Policy HA-GV-1: Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.</p> <p>Action HA-GV-1.2: If avoidance of impacts or capping within an archaeological site is not feasible, the significance of the site shall be assessed pursuant to County Regulations Concerning Heritage Resource Studies. If the site is found to be significant, impacts to the archaeological site shall be mitigated pursuant to County Regulations Governing Archaeological and Historical Projects.</p> <p>DevStd HA-GV-1.3: Any archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.</p> <p>DevStd HA-GV-1.5: In the event that archaeological or paleontological remains are uncovered during construction, excavation shall be temporarily suspended and redirected until the provisions of Public Resources Code Section 5097.5 and 5097.9 et seq. are satisfied.</p> <p>Action HA-GV-1.6: All development within the</p>	<p>Consistent. The project has been designed to avoid known archaeological sites and Condition 15 (MM Special-Cul-3) requires exclusionary fencing to protect CA-SBA-43 in the vicinity of the proposed onsite pipeline. Mitigation measures (Conditions 13-16 (MM Special-Cul-1 – Special-Cul-4) have been adopted to minimize potential impacts to unknown cultural resources and to institute certain protocols in the event of their discovery during construction, in accordance with Native American Heritage Commission and State Office of Historic Preservation requirements and the County's Cultural Resource Guidelines. Therefore, the project is consistent with this policy, development standards and actions.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
boundaries of recorded archaeological sites shall be avoided to the maximum extent feasible by incorporating the site in open space. If avoidance is not possible, the site shall be covered with fill pursuant to County Regulations Concerning Heritage Resource Guidelines Studies. Residual impacts caused by loss of scientific access to the site shall be mitigated pursuant to County Regulations Governing Archaeological and Historical Projects.	
Policy RISK-GV-1: Safety measures shall be required as part of project review to minimize the potential for risk of upset and public safety impacts within the Goleta Community Planning area.	Consistent. Safety measures required for the project are discussed in the EIR, Section 4.9, which discussion is incorporated herein by reference. These measures include automatic wellhead safety shutdown in an emergency; inspection and maintenance programs for all surface equipment and pipelines; emergency response plan; and liquid and solid waste handling protocols (regulated by the federal Dept. of Transportation). Safety measures required for the project are also discussed above under the <i>Safety Element Supplement Policies</i> and that discussion is incorporated herein by reference. Therefore, the project is consistent with this policy.
Policy VIS-GV-1: The County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.	Consistent. SoCal Gas is required by Condition 3 (MM Special-Aest-1) to install landscaping to screen views of new equipment from More Ranch Road and to submit a landscaping plan to P&D for approval prior to issuance of the land use clearance. Therefore, the project is consistent with this policy.
Policy VIS-GV-6: Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general. DevStd VIS-GV-6.1: All new development with major outdoor lighting facilities should be illuminated with only full shielded lighting with low glare design.	Consistent. Condition 6 (MM Special-Aest-4) requires that any new permanent, project-related exterior lighting installed on the project site be of low intensity, low glare design, minimum height, equipped with timers to dim light after 10:00 p.m., and hooded to direct light downward onto the project site and prevent spill-over onto adjacent property. FAA-required safety lighting for the drilling rig cannot be shielded and will be temporary during the well drilling periods. This lighting will not occur once the drilling rig has been removed from the site. Based on the foregoing, the project is consistent with this policy and development standard.
Coastal Act Policies	
Section 30231 - Biological productivity; water quality: 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	Consistent. Conditions of approval require containment and control of storm water runoff and any discharges or spills of project-related hazardous substances (the project does not include oil production) such that none would reach surface waters, Goleta Slough, or the ocean, as discussed above for CLUP Policies 3-17, 3-18, and 3-19 and Goleta Community Plan Policy BIO-GV-19 and

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams</p> <p>Section 30232 - Oil and hazardous substance spills: 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 clean up facilities and procedures shall be provided for accidental spills that do occur.</p>	<p>which discussion is incorporated herein by reference. Therefore, the project is consistent with Coastal Act Sections 30231 and 30232.</p>
<p>Section 30240 - Environmentally sensitive habitat areas; adjacent developments: (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.</p> <p>(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.</p>	<p>Consistent. Development will not occur within the mapped environmentally sensitive habitat areas on and near the project site. Mitigation measures protective of the ESH areas have been required as conditions of approval, as discussed above for CLUP Policies 2-11, 3-19, and 6-3 and Goleta Community Plan Policies BIO-GV-2, -3, -6, -7, -8, -10, -19, and -20 and incorporated herein by reference. Therefore, the project is consistent with Coastal Act Section 30240.</p>
<p>Section 30244 Archaeological or paleontological resources: Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p>	<p>Consistent. The project has been designed to avoid known cultural resources sites and mitigation measures to minimize impacts to unknown sites or deposits or remains have been adopted as conditions of approval (13 through 16), as discussed above for CLUP Policies 10-2, -3, -4, and -5 and Goleta Community Plan Policy HA-GV-1, and incorporated herein by reference. Therefore, the project is consistent with Coastal Act Section 30244.</p>
<p>Section 30250 - Location; existing developed area: (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.</p>	<p>Consistent. The gas storage expansion project will be located within the existing developed La Goleta gas storage facility in areas that are able to accommodate it with minimal disturbance. The project will not have permanent significant adverse effects, either individually or cumulatively, on coastal resources, as discussed in the project EIR. The new development will be located away from other, offsite development and will not increase the existing low public safety risks associated with the existing facility. The project does not involve land divisions or visitor-serving facilities. Therefore, the project is consistent with Coastal Act Section 30250.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>(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.</p>	
<p>Section 30251 - Scenic and visual qualities: 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.</p>	<p>Consistent. The significant, adverse visual effects of the drilling rig will be temporary during the two drilling periods and will be eliminated when drilling is completed and the drilling rig is removed from the site. Other development associated with the project will be screened from public viewing points and will be subordinate to the character of the setting. Therefore, the project is consistent with Coastal Act Section 30251.</p>
<p>Section 30253 - Minimization of adverse impacts: New development shall do all of the following:</p> <p>(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.</p> <p>(b) 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.</p> <p>(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.</p> <p>(d) Minimize energy consumption and vehicle miles traveled.</p> <p>(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.</p>	<p>Consistent. (a) Risks to life and property will be minimized through implementation of safety measures incorporated into the project design and required by the California Department of Conservation's Division of Oil, Gas and Geothermal Resources, the California Public Utilities Commission and the U.S. Department of Transportation, as discussed in EIR Section 4.9, the Planning Commission staff report section 4.2, and Goleta Community Plan Policy Risk-GV-1 (above), and incorporated herein by reference. The Quantitative Risk Analysis prepared for the project EIR concluded that the risk to public safety as a result of the project would be well below the County's adopted public safety thresholds for significance and would return to the similarly low risk for the existing facility once the native gas has been produced from the new wells and they are converted to storage (injection and withdrawal) operations. Other measures have been adopted as conditions of approval to minimize risks to life and property due to geologic, flood or fire hazards.</p> <p>(b) The project would neither create nor contribute to erosion, geologic instability (the project does not involve hydraulic fracturing), or destruction of the site or surrounding area, as discussed in EIR Section 4.8 and with implementation of required conditions of approval. No protective devices that would substantially alter</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
	<p>natural landforms along bluffs and cliffs are included in the project and the new facilities would be set back 245 feet from the bluff top at the southern project boundary, well beyond the 75-year, 32-foot bluff retreat minimum. As discussed above for CLUP Policies 3-4, 3-5, 3-6, and 3-7 and incorporated herein by reference, mitigation measures have been adopted as conditions of approval to minimize geologic hazards to or resulting from the project.</p> <p>(c and d) Mitigation measures Special-AQ-1 and -2 have been imposed as conditions of approval 7 and 8 to avoid significant air quality impacts and to minimize pollution to the extent feasible, as discussed above for Goleta Community Plan Policies AQ-GV-1 and AQ-GV-5 and incorporated herein by reference. Measures to minimize vehicle miles traveled are required by Condition 28 (MM Special-Traf-1). The project also is required to comply with the Santa Barbara County Air Pollution Control District's rules and regulations.</p> <p>(e) The project will be located entirely within the gated project site and will not affect public recreational uses at Goleta Beach County Park, More Mesa, nearby bike and pedestrian paths, or the Pacific Ocean, as discussed in EIR Section 4.14, which discussion is incorporated herein by reference. Based on the foregoing, the project is consistent with Coastal Act Policy 30253.</p>
<p>Section 30262 - Oil and gas development: (a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:</p> <p>(1) The development is performed safely and consistent with the geologic conditions of the well site.</p> <p>(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.</p> <p>(3) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of those structures will result in substantially less environmental risks.</p> <p>(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</p>	<p>Consistent. (1) The wells will be developed pursuant to the required safety measures incorporated into the project, as discussed above for Coastal Act Section 30253. (2) The expanded storage facility will be consolidated to the maximum extent feasible within the existing natural gas storage operation at the project site. Such consolidation is preferable to expanding natural gas storage from or at sites outside of the subject parcel or the PU Zone District. (3 and 4) Not applicable. (5) The wells will be drilled and operated under existing regulations and will not involve hydraulic fracturing, as noted above for Coastal Act Section 30253. (6) Not applicable.</p> <p>Based on the foregoing, the project is consistent with Coastal Act Section 30262.</p>

COMPREHENSIVE PLAN CONSISTENCY	
REQUIREMENT	DISCUSSION
<p>Army Corps of Engineers.</p> <p>(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 such subsidence.</p> <p>(6) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas, 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 reinjections 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.</p>	

6.3 Zoning: Article II

6.3.1 Compliance with Article II, Coastal Zoning Ordinance

The proposed project is subject to, and in conformance with, the applicable provisions of the County's Coastal Zoning Ordinance (CZO; Article II of the Chapter 35 of the Santa Barbara County Code), as discussed below.

Section 35-88 PU – Public Works Utilities and Private Service Facilities.

Sec. 35-88.3 Processing.

No permits for development including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Section 35-174 (Development Plans), and with Section 35-169 (Coastal Development Permits).

The proposed project includes applications for a Revised Development Plan and a Coastal Development Permit and no clearances for project development can or will be issued except in conformance with these permits, if they are approved.

Sec. 35-88.5 Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.

Equipment and materials will be stored within the existing developed areas of the project site, which currently are or will be screened from public views and surrounding lots by vegetation.

2. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not

exceed 70 decibels at any point along the boundary of or outside of the lot upon which such use is located.

The volume of sound generated by the proposed project will not exceed 70 decibels at any point along the site boundary or outside the SoCal Gas parcel. In addition, noise levels are required to be mitigated to 65 dB(A) or less, as described in the project EIR and conditions of approval (Conditions 24, 25, and 26).

- 3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.**

The proposed project will not create ground vibration that will be perceptible without instruments at or beyond the project site boundary, as discussed in the project EIR, Section 4.12. The existing compressors at the site may be a source of vibration at offsite locations, either currently or in the past. However, the proposed project does not include use of these or any other compressors and will not have any effect on their use in the future.

- 4. No offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.**

The proposed project will not create offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation other than from motor vehicles or lighting. Exterior lighting is required to be low intensity, low glare, minimum height and hooded to direct light downward (Condition 6) and construction equipment emissions are required to be reduced to the maximum extent feasible (Condition 8). FAA-required safety lighting for the drilling rig will be visible beyond the project site boundary and cannot be shielded. This lighting will be temporary during the well drilling periods and will not occur once the drilling rig has been removed from the site.

- 5. Except for the heating of buildings there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles located upon the lot.**

Operation of the proposed project will not generate dust or smoke. Dust control measures are required for construction to minimize dust generated and to retain it onsite. (Condition 7).

- 6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.**

As discussed in the project EIR, the project description and policy consistency analysis above, the proposed project will be conducted in a manner that will not be injurious to the health, safety, or welfare of the neighborhood and will not create significant public safety risk or danger to life or property.

Sec. 35-88.7 Setbacks for Buildings and Structures.

- 1. Front: 50 feet to the centerline and 20 feet to the right-of-way line of the street.**
- 2. Side:**
 - a. 10 feet.**
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.**
- 3. Rear:**
 - a. 10 feet.**
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, 50 feet.**

No project-related buildings or structures would extend into the setbacks identified above.

Sec. 35-88.8 Height Limit.

No building or structure shall exceed a height of 45 feet.

The proposed dehydration plant would be approximately 26.5 feet tall, well below the 45-foot height limit. The temporary 172-foot well drilling rig is exempt from the zone district height limit pursuant to Section 35-127.A.1.a.4 of the Coastal Zoning Ordinance.

Sec. 35-88.9 Parking.

As provided in DIVISION 6 - PARKING REGULATIONS. (*1 space for every 4 employees*).

The current parking capacity at the site is in compliance with the standard and no new parking is required or proposed for the project as there will not be any new employees related to the project.

Sec. 35-88.11 Underground Gas Storage.

The provisions of this section shall apply to the fixed surface installation of facilities designed, constructed, installed and maintained primarily for the injection, storage and withdrawal of natural gas in and from sub-surface strata including the drilling of new wells and the reconditioning of existing wells, structures, facilities and operations incidental thereto.

- 1. The provisions of DIVISION 9 - OIL AND GAS FACILITIES shall not apply to underground gas storage or related facilities.**
- 2. The landscaping requirements set forth in Section 35-88.10 shall not apply to underground gas storage or related facilities.**
- 3. Derricks and major items of equipment shall be soundproofed in accordance with applicable safety regulations and standards.**

Potentially significant noise impacts from construction, drilling and operation of the expanded storage facility are required to be mitigated to nearly baseline levels by conditions of approval (Conditions 22, 23, 24, 25, and 26).

- 4. Fixed equipment shall be fenced and screened and the site landscaped in a manner approved by the Planning Commission.**

The new dehydration plant will be fenced and is required to be screened (Condition 3) from views from More Ranch Road, a private road, and would not be visible from public

areas. Other fixed equipment (well pads and pipeline) also will not be visible from public areas.

5. Permanent structures and equipment shall be painted a neutral color so as to blend in with natural surroundings.

The new dehydration plant is required to be painted a neutral color (Condition 4) and will also be screened from views.

6. Reasonable fire fighting equipment shall be maintained on the premises at all times during drilling operations.

Fire-fighting equipment will be maintained onsite pursuant to County Fire Department and State requirements at all times during drilling and operations of the proposed project.

7. Except in an emergency, no materials, equipment, tools or pipe shall be delivered to or removed from the site between the hours of 7 p.m. and 7 a.m. of the following day.

Construction activity, including deliveries, associated with the proposed project is limited to the hours of 8:00 a.m. to 5:00 p.m. During operations, deliveries are not allowed between 7:00 p.m. and 7:00 a.m. (Condition 26).

8. All roads shall be paved with asphaltic concrete and parking areas may be surfaced with gravel.

Fire access roads and the entry road will be paved pursuant to County Fire Department requirements and the existing parking lot is paved.

9. Within 120 days after the drilling of each well has been completed, the derrick and all other drilling equipment shall be removed from the site.

The drilling rig will be onsite for approximately 89 days during the first drilling period (2 wells) and for 68 days during the second drilling period (2 wells). All drilling equipment for the new wells, including the drilling rig, is required to be removed from the site within 30 days following drilling of the wells (Condition 5).

10. All lights shall be shielded so as not to directly shine on adjacent properties.

Permanent exterior lighting is required to be low intensity, low glare, minimum height and hooded to direct light downward onto the SoCal Gas property and to prevent spillover onto adjacent properties (Condition 6). FAA-required safety lighting for the drilling rig will be visible from, but not directed onto, adjacent properties. This lighting will be temporary during the well drilling periods and will not occur once the drilling rig has been removed from the site.

The proposed project is also subject to, and in conformance with, General Development Standard 2 of Division 3, Section 35-59 of the Coastal Zoning Ordinance, as follows:

2. In areas designated as urban and rural neighborhood on the Land Use Plan maps, new structures shall be in conformance with the scale and character of the existing community.

Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

The project is located within a designated urban area. The new dehydration plant and well pads will conform to the scale and character of the existing industrial setting. Except for the temporary presence of the drilling rig, all project-related structures will be screened from public views. Specifically, the new gas pipeline will be buried, the well pads will not be visible during operations and the dehydration plant will be screened from views from More Ranch Road, (a private road) and neighboring agricultural and residential development to the east of the subject parcel. The new structures will be of the same scale and nature as existing facilities currently used for gas storage on the site and as the existing radio towers and agricultural structures in the area. Therefore, the project will be in conformance with the scale and character of the existing community.

Conclusion: Based on the discussions above, the project is in conformance with the applicable provisions of Article II of Chapter 35 of the Santa Barbara County Code (Coastal Zoning Ordinance).

6.3.2 Other Requested Actions: Zoning Ordinance Amendment

The requested amendments to Article II, Chapter 35 of the Santa Barbara County Code (Coastal Zoning Ordinance; CZO) have been processed pursuant to the requirements of Division 12 (Administration) of the CZO. Section 35-180.6 of the CZO lists the findings required for approval of the amendments to the CZO. These findings are presented and made as discussed in Section 2.0, Administrative Findings, of Attachment A to this staff report (see Findings 2.1.a, 2.1.b, and 2.1.c) and in the Planning Commission Resolution, Attachment D to this staff report (Recitations C, D, and E). If the amendments are adopted by the Board of Supervisors, they will be forwarded to the California Coastal Commission for certification, pursuant to Section 35-180.7 of the CZO and in accordance with Sections 30512 and 30513 of the California Coastal Act.

6.4 Subdivision/Development Review Committee (SDRC)

The SDRC reviewed the project application in 2008 and revisions to the project in 2009. The Fire Department and Project Clean Water submitted condition letters for the project which are provided in Attachment B to this staff report. The 2008 Project Clean Water condition letter required application of the County's standard conditions for project approval regarding Water Quality Best Management Practices (BMPs). In 2010, Project Clean Water removed the requirement on the basis that the amount of development would be less than 0.5 acre. Since that time, the Fire Protection Plan was revised, and approved by the County Fire Department, with a requirement for a new onsite access road about 500 feet long. When added to the amount of development for the proposed facilities, this put the total amount of development over 0.5 acre. Requirements for implementation of water quality BMPs are included in the recommended conditions of approval (in particular, Conditions 30 and 34 in Attachment B), consistent with

maximum feasible mitigation of potential adverse environmental effects and with the original (2008) Project Clean Water letter.

6.5 Design Review

County Board of Architectural Review is not required for the proposed project pursuant to a P&D Director's exemption granted under Section 35-184.3(1)(f) of the Coastal Zoning Ordinance (exterior alteration determined to be minor).

7.0 APPEALS PROCEDURE

The Planning Commission's recommendations regarding the requested approvals (Ordinance Amendment, Revised Development Plan and Coastal Development Permit) and certification of the Final EIR will automatically be forwarded to the Board of Supervisors for final action. Therefore, no appeal to the Board is required.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental letters
- C. EIR Executive Summary
- D. Resolution and Ordinance
- E. APN Sheet
- F. Site Plans

ATTACHMENT A: Findings

ATTACHMENT A: FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS (Pursuant to PRC §21081 and CEQA Guidelines §15090 and §15091)

1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report 10EIR-00000-00001 dated May 2013 (Final EIR) was presented to the Board of Supervisors and all voting members of the Board of Supervisors have reviewed and considered the information contained in the Final EIR 10EIR-00000-00001 and its appendices prior to approving the project. In addition, all voting members of the Board of Supervisors have reviewed and considered testimony and additional information presented at or prior to public hearings on the project. The Final EIR reflects the independent judgment and analysis of the Board of Supervisors and is adequate for this proposal.

1.2 FULL DISCLOSURE

The Board of Supervisors finds and certifies that the Final EIR 10EIR-00000-00001 constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Board of Supervisors further finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.4 UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The Final EIR (10EIR-00000-00001) for the Southern California Gas Company La Goleta Storage Field Enhancement Project (SoCal Gas project) identifies two significant environmental impacts which cannot be fully mitigated and are therefore considered unavoidable (Class I). These impacts are related to the visibility of the temporary drilling rig (EIR Impact Aest-1) and its FAA-required lighting (EIR Impact Aest-3) from public viewing areas, including Goleta Beach County Park. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein (Finding 1.8, below). For each of these Class I impacts identified by the Final EIR 10EIR-00000-00001, no feasible changes or alterations are available to avoid or substantially lessen these significant environmental effects. The Board of Supervisors finds that a feasible mitigation measure (MM Special Aest-3, Condition 5) has been adopted which requires that the drilling rig be removed from the site within 30 days of completion of well drilling and that this measure will not fully mitigate these significant adverse impacts. The drilling rig height (~172 feet) is required to accomplish the proposed well drilling and the FAA-required lighting must be placed at the highest point of the drilling rig. The Board of Supervisors also finds that no other feasible measures are known that would further reduce these impacts. Thus, the Board of Supervisors finds that the significant and unavoidable adverse impacts associated with the SoCal Gas project are mitigated to the maximum extent feasible.

1.5 FEASIBLE MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL

The EIR identified significant impacts in most issue areas that would be reduced to less than significant levels with implementation of specific mitigation measures. These Class II impacts and adopted mitigation measures/conditions of approval are summarized below. The impacts and mitigation measures are more fully described in the respective resource area discussions in the Final EIR and the full text of each condition of approval is provided in Attachment B to the May 29, 2013 Planning Commission staff report.

Class II Impacts

Long-term visual impacts of gas wells and dehydration unit.

Impact Aest-2

Construction air quality impacts due to internal combustion engines of construction machinery, commuter vehicles, and fugitive dust.

Impact AQ-2

Disturbance to wetland area.

Impact Bio-1

Impacts to native vegetation.

Impact Bio-2

Impacts to nesting and foraging special-status birds.

Impact Bio-3

Impacts to Tidewater goby from sediment in runoff.

Impact Bio-4

Mitigation Measures

Special-Aest-1: Landscape Plan for screening facilities with landscaping.

Special-Aest-2: Equipment painted in non-reflective earth tones.

Special-Aest-4: Low-impact temporary and permanent night lighting

Conditions 3, 4, 6

Special-AQ-1: APCD-compliant dust control measures.

Special-AQ-2: APCD-compliant emission control measures.

Conditions 7, 8

Bio-13a: Habitat Protection Plan to minimize disturbance to wetland.

Condition 9

Bio-13a: Habitat Protection Plan to minimize disturbance to wetland vegetation.

Condition 9

Special-Bio-1: Construction buffer zones, avoidance of breeding season.

Condition 10

Special-Bio-3: Best management practices to minimize sediment discharge.

Special-Geo-4: Erosion and sediment control plan.

WatConv-05, NPDES-25, and Special-Wat-1 to Special-Wat-7 (see below for *Impact Wat-1*)

Conditions 12, 21, 31-37

Class II Impacts

Impacts to wildlife from lighting, noise and dust.

Impact Bio-5

Possible disruption of or adverse effect on archaeological sites; disruption or removal of human remains; increased potential for trespassing, vandalizing, or sabotaging archaeological resources; and ground disturbances in an area with potential cultural resource sensitivity.

Impact Cul-1

Potential fire hazard due to extraction, processing and distribution of natural gas.

Impact Fire-1

Potential to create unstable earth conditions or cause slope failure.

Impact Geo-1

Potential erosion and sedimentation due to surface disturbance.

Impact Geo-2

Mitigation Measures

Special-Aest-4: Low-impact temporary and permanent night lighting.

Special-Aq-1: Construction dust control measures.

Special-Bio-2: Minimum size of construction equipment engines; minimize simultaneous operation of equipment.

Conditions 6, 7, 11

Special-Cul-1: Fencing of exclusion areas during construction.

Special-Cul-2: Worker orientation meeting.

Special-Cul-3: Construction monitoring by Native American consultant and archeologist.

Special-Cul-4: Stop work in case of archeological discovery.

Conditions 13-16

Special-Fire-1: Update *Injury and Illness Prevention Program, Emergency Action and Fire Protection Plan* and *Emergency Response Plan* to include new development.

Condition 17

Special-Geo-1: Minimum 32-foot setback from bluff.

Special-Geo-2: Building and grading plans to incorporate the recommendations of geotechnical reports.

Conditions 18, 19

Special-Geo-3: Excavation limited to dry season.

Special-Geo-4: Implement Erosion and Sediment Control Plan.

Conditions 20, 21

Class II Impacts

Construction noise within 1,600 feet of sensitive receptors.

Impact Noise-2

Continuous drilling noise within 1,600 feet of sensitive receptors

Impact Noise-3

Solid waste disposal, drill cuttings.

Impact Pub-1

Construction traffic impacts to circulation.

Impact Traf-1

Wear and tear on public and private roads.

Impact Traf-2

Intermittent obstruction of traffic on More Ranch Road – crane assisted transit of large loads.

Impact Traf-3

Increased traffic hazards and limited visibility due to large loads and crane use.

Impact Traf-4

Mitigation Measures

Special-Noise-1: Limited construction hours.

Special-Noise-2: Soundproofing and silencers on construction equipment.

Special-Noise-3: Shielding on permanent stationary equipment.

Special-Noise-4: Implementation of Construction Noise Reduction Plan (CNRP) and monitoring. Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise levels exceed criteria.

Special-Noise-5: Noise barriers, noise controls, noise monitoring.

Conditions 22-26

Special-Noise-2: Soundproofing and silencers on construction equipment.

Special-Noise-4: Implementation of Construction Noise Reduction Plan (CNRP) and monitoring. Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise levels exceed criteria.

Conditions 23, 25

Special-Pub-1: Implement a Solid Waste Management Program to recycle waste where possible and properly dispose of non-recyclables.

Condition 27

Traf-1: Implementation of Traffic Management Plan (TMP) – Construction traffic limited to off-peak hours.

Condition 28

Traf-1: Implementation of TMP – Maintenance and restoration of public and private roads.

Condition 28

Traf-1: Implementation of TMP – Restricted hours of crane use and flagmen to direct traffic, safety briefings for project-related drivers, temporary caution signs.

Condition 28

Traf-1: Implementation of TMP – Traffic control using flagmen, safety briefings for project-related drivers, temporary caution signs.

Condition 28

Class II Impacts

Construction traffic interference with access to residences and floral businesses on More Ranch Road.

Impact Traf-5

Discharge of sediment into surface waters or alteration of surface water quality.

Impact Wat-1

Introduction of storm water pollutants (e.g., oil, fuels, grease, drilling fluids, coatings, debris, and coolants) into groundwater or surface water.

Impact Wat-2

Mitigation Measures

Traf-1: Implementation of TMP – Notice to affected residents and businesses of construction traffic and delivery timing. Coordination of scheduling with affected floral businesses.

Condition 28

WatConv-05: Containment of construction wash water.

NPDES-25: Enclosures, secondary containment, and impervious surfaces to prevent spills of materials stored outdoors.

Special-Wat-1: Construction General Permit of the National Pollutant Discharge Elimination System or implementation of Erosion and Sediment Control plan.

Special-Wat-2: Disposal of liquid and solid wastes in accordance with DOGGR regulations.

Special-Wat-3: Update existing facility Spill Prevention Control and Countermeasure Plan.

Special-Wat-4: Implementation of Best Management Practices to prevent entry of pollutants into storm drains.

Special-Wat-5: Materials handling in manner to minimize storm water contamination.

Special-Wat-6: Trash container requirements.

Special-Wat-7: Loading dock design criteria to prevent storm water contamination.

Conditions 29-37

WatConv-05, NPDES-25, and Special-Wat-1 to Special-Wat-7 (see above)

Conditions 29-37

Class III impacts are also identified in the EIR and summarized in Table 2.4-3 of the EIR Executive Summary. These impacts are adverse but not significant according to the County's adopted significance thresholds and thus do not require additional mitigation pursuant to CEQA. However, noise from the new dehydration plant (EIR Impact Noise-1) could cause adverse impacts during operations and noise from the drilling rig could cause adverse impacts during 24-hour drilling activities, especially during the quietest times of the night. Mitigation measures Special-Noise-1, -2, and -3 have been adopted as conditions of approval (Conditions 21, 22, and 23) to mitigate these adverse impacts to the maximum extent feasible.

Potential public safety risks are below the County's thresholds of significance and are classified as Class III impacts for the gas storage expansion project, as discussed in the project EIR, Section 4.9. Additional mitigation measures have not been identified that would further reduce public safety risks and that are not already incorporated into the project design. Based on the foregoing,

the Board of Supervisors finds that all feasible mitigation measures have been adopted as conditions of approval and that the adverse effects of the SoCal Gas storage expansion project will be mitigated to the maximum extent feasible.

1.6 FINDING THAT MITIGATION OF CERTAIN IMPACTS IS WITHIN THE RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY

Changes or alterations to the project which could avoid or substantially lessen the following significant environmental impacts have been adopted as conditions of approval and County departments will be responsible for monitoring compliance with these conditions of approval. Responsibility for monitoring and enforcement of certain mitigation measures will be shared with other agencies that have similar oversight authority. These include: (1) the California Public Utilities Commission for safety measures, including pipeline inspection and maintenance; (2) the California Department of Conservation, Division of Oil Gas and Geothermal Resources to monitor and enforce safe well drilling and completion practices and proper well abandonment; and (3) the Santa Barbara County Air Pollution Control District for dust control and monitoring and enforcement of limits on criteria pollutant emissions. Therefore, this finding is not required for the SoCal Gas project.

1.7 IDENTIFIED PROJECT ALTERNATIVES OR MITIGATION MEASURES ARE NOT FEASIBLE

Public agencies may not approve projects as proposed if “feasible” alternatives or mitigation measures would substantially lessen the significant environmental effects, pursuant to the California Public Resources Code §21002. The Board of Supervisors finds that no mitigation measures identified in the Final EIR are infeasible and all recommended mitigation measures from the Final EIR have been adopted as conditions of approval.

The Final EIR (10EIR-00000-00001) considered the No Project alternative, a No Amendment to the Zoning Ordinance alternative, an offsite drilling location alternative, potential offsite storage location alternative, alternative sites within the project site for the dehydration plant and well drilling, a reduced project (reduced number of wells), and use of a smaller drilling rig. The Board of Supervisors has declined to adopt any of these alternatives, as discussed below.

NO PROJECT. With the No Project Alternative, the new wells would not be drilled, the gas storage capacity would not be increased, and no additional supplies of natural gas would be produced into the local system. No zoning ordinance amendment would be adopted. SoCal Gas’s customers would not benefit from their 50% share of the value of the natural gas reserves, or in the value of the expanded storage capacity. Implementation of the No Project alternative would eliminate the significant and unmitigable visual impacts of the drilling rig and the significant but mitigable to less than significant impacts in other resource areas, as well as the beneficial effect of providing increased local gas storage capacity. Adoption of the No Project alternative would not eliminate the existing gas storage operations which include the presence of a workover drilling rig from time to time and slightly lower risks to public safety. Because the No Project alternative would not achieve any of the project objectives, the Board of Supervisors finds that this alternative is not feasible and declines to adopt it.

NO AMENDMENT TO ZONING ORDINANCE. If the amendments to the Coastal Zoning Ordinance were not adopted to allow for the project at the La Goleta site, the proposed project could not be approved. A similar project potentially could be approved at an alternative location in a different zone district in which natural gas exploration and production is allowed. The EIR identified that such sites are limited and use of them likely would result in greater environmental impacts than the proposed project, as discussed for the “Onshore Drilling Sites Outside the La Goleta Storage

Facility” alternative below, which discussion is incorporated herein by reference. This No Amendment alternative could achieve some of the project objectives if a suitable location for drilling is identified. However, it is likely that development of such site would involve greater expense to ratepayers and longer drilling duration, and would not substantially lessen significant environmental impacts. Therefore, the Board of Supervisors finds that this alternative is not feasible and declines to adopt it.

ONSHORE DRILLING SITES OUTSIDE THE LA GOLETA STORAGE FACILITY. This alternative would include the same components as the proposed project (drilling rig, well pads, dehydration plant, and pipelines). However, drilling would be prolonged as drilling distances would be greater to reach the target reservoirs. In addition, a much longer pipeline would be required from the drilling site to the storage facility and it likely would pass through residential areas. Construction impacts associated with this alternative would be greater than for the proposed project. The Class I impacts of the drilling rig likely would remain Class I due to visibility from public areas. This alternative could achieve some of the project objectives if a suitable location for drilling is identified, but it would not substantially lessen significant environmental impacts. Therefore, the Board of Supervisors finds this alternative is not feasible and declines to adopt it.

OTHER SOCAL GAS STORAGE FIELDS. Three other storage fields are used by SoCal Gas to store and withdraw gas. Two of these fields do not have known undeveloped gas reservoirs that could be depleted and converted to storage. The third field (Aliso Canyon) could provide a relatively small amount of additional storage capacity (~0.5 billion cubic feet), well below the estimated storage capacity of the La Goleta target reservoirs (3-5 billion cubic feet). Furthermore, development of additional storage capacity at either site would not preclude expansion of the other storage field. Significant impacts may not be substantially lessened with implementation of this alternative at Aliso Canyon because, depending on where the drillsites would be located within that storage facility site, the drilling rig and safety lighting could be visible from residential and public areas. In addition, this alternative would not meet most of the project objectives. Therefore the Board of Supervisors finds that this alternative is not feasible and declines to adopt it.

ALTERNATIVE SITES WITHIN THE LA GOLETA STORAGE FACILITY SITE. The EIR examined three areas within the La Goleta site for well drilling. All project components, including the Coastal Zoning Ordinance amendments, would be the same as for the proposed project. The three alternative areas for the well pads and well drilling are the existing compressor area, the proposed dehydration plant site, and the proposed southwestern drillsite with the dehydration plant site located about 400 feet east of this consolidated drillsite. These alternatives likely would achieve the project objectives, but would not substantially lessen significant impacts, as noted below:

Compressor Area: This alternative would locate the well drilling about 800 feet closer to the Rancho Goleta Mobile Home Park and decrease the distance to the Monarch butterfly ESH to about 300 feet.

Dehydration Area: The drilling equipment would be about 500 feet closer to the residential area at the entrance to More Ranch Road.

Consolidated Drilling and Gas Processing (Dehydration) Area: The drilling equipment would be located farther from the More Ranch Road area (Caird Barn) and would reduce risk and noise impacts to areas east of the project site. However, this alternative has the potential to expose more people in the event of a failure of the gas condensate vessel, though overall risk would remain low and well below the County’s risk threshold.

These alternative project layouts would meet the project objectives, but would not substantially lessen significant environmental impacts and could increase public exposure to risk, though overall risks to public safety risk would remain less than significant. Based on the foregoing, the Board of Supervisors finds that these alternative sites are not feasible and declines to adopt any of them.

ALTERNATIVE PROJECT DESIGN. The EIR identified two alternative project designs, *Reduced Number of Wells* and *Smaller Drilling Rig*. All other project components would be the same for these alternatives, including the Coastal Zoning Ordinance amendments. These alternatives may achieve some of the project objectives, but over a longer period of time and neither would substantially lessen significant environmental impacts of the proposed project. A smaller drilling rig potentially would be visible from Goleta Beach County Park and would operate 24 hours per day until drilling is completed. Because these alternatives would not substantially lessen significant environmental impacts and would likely increase the duration of the Class I visual impacts, the Board of Supervisors finds that they are not feasible and declines to adopt either of them.

1.8 STATEMENT OF OVERRIDING CONSIDERATIONS

The Final EIR 10EIR-00000-00001 for the SoCal Gas project identifies significant unavoidable impacts to aesthetic resources due to the temporary presence of a 172-foot drilling rig and attendant FAA-required lighting as significant adverse environmental effects which are considered unavoidable. The Board of Supervisors therefore makes the following Statement of Overriding Considerations which warrants approval of the project notwithstanding that all identified effects on the environment are not fully mitigated. With respect to each of the environmental effects of the project listed below, the Board of Supervisors finds that the stated overriding benefits of the project outweigh the significant effects on the environment and that there is no feasible way to lessen or avoid the significant effects. Having balanced these benefits against the significant and unavoidable environmental impacts of the project, and pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092 and 15093, the Board of Supervisors hereby determines that these significant and unavoidable environmental impacts are acceptable due to these overriding considerations. This statement is supported by substantial evidence in the record, the final EIR, the staff report(s) and analyses, and oral and written testimony.

Beneficial Impact – Additional Local Gas Storage Capacity

The EIR identified one beneficial impact to public facilities of the SoCal Gas project (EIR Impact Pub-5): an estimated 3 to 5 billion cubic feet of natural gas storage would help provide for future increases in natural gas consumption in SoCal Gas's service territory, which includes Santa Barbara County. The additional storage capacity will help meet regional demand and will increase local supplies and benefit residential, commercial and other customers in the event of a regional emergency.

Economic Benefit – Reduced Rates and Profit-Sharing

SoCal Gas ratepayers will benefit from the sale of the locally produced natural gas and from reduced rates that result from the increased storage capacity. SoCal Gas will be able to purchase and store more gas when prices and seasonal demand are lower and provide that gas to ratepayers at a lower cost when prices and demand are higher. The California Public Utilities Commission (CPUC) authorized (Decision 06-06-065) SoCal Gas to explore and produce native natural gas and to use the known native gas reservoir to provide storage service to its customers.

This Decision sets forth the financial sharing mechanism between SoCal Gas's shareholders and rate-payers for costs and revenues associated with exploration and production of native gas, and from the sale of storage services from the new reservoir at the La Goleta site.

Economic Benefit – Addition of Temporary Construction and Drilling Jobs:

The project would provide temporary work to about 50-75 contractors during construction of the project and drilling of the wells for grading, installation of pipelines and equipment, landscaping, and drilling of the wells around the clock. These jobs will result in indirect benefits to local businesses through individual employee expenditures into the economy.

Significant and Unavoidable Impacts are Temporary

The drilling rig and its attendant FAA-required lighting will be onsite for approximately 89 days during the first phase/year of the project and will be moved offsite until the final phase of the project. This final well drilling phase will commence approximately 10 to 12 months after the completion of the first phase of well drilling and construction, which will require approximately 290 days. The second phase of well drilling will take about 68 days and upon completion, the drilling rig will be removed from the site. The drilling rig thus will be onsite for a total of 5 to 6 months to complete all four new wells. When the drilling rig is not onsite between the first and second well drilling phases, the significant adverse aesthetic impact identified in the Final EIR will not be occurring. Similarly, once all four wells are completed, the drilling will be permanently removed from the site and the significant impact will no longer occur.

1.9 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

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

2.0 ADMINISTRATIVE FINDINGS

2.1 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS REQUIRED FOR APPROVAL OF AMENDMENTS

In compliance with Section 35-180.6, Findings Required for Approval of Rezone or Ordinance Amendment, of Article II, Chapter 35 of the Santa Barbara County Code (Coastal Zoning Ordinance), the following findings shall be made by the County Planning Commission in order to recommend approval of a text amendment to the County Coastal Zoning Ordinance, and the Board of Supervisors shall make the following findings in order to approve a text amendment to the County's Coastal Zoning Ordinance:

2.1.a The request is in the interests of the general community welfare.

The Coastal Zoning Ordinance (CZO) amendment is in the interests of the general community welfare because it will provide for a long-term increase in the reliability and availability of natural gas to help meet the local and regional demand for natural gas within the Southern California Gas Company's (SoCal Gas) service territory, including Santa Barbara County. The additional gas storage capacity will help moderate fluctuations in gas prices for SoCal Gas

customers pricing because it will allow SoCal Gas to buy more gas when demand and prices are lower and make the gas available for use by customers when demand is higher. Expanding the capacity of the La Goleta storage facility will enable SoCal Gas to rely more on local withdrawal than on importing natural gas to meet the demands of residential, commercial and industrial customers in the region. In addition, until the natural gas reservoir is depleted, ratepayers will also benefit from the production of the native natural gas.

The California Public Utilities Commission has authorized SoCal Gas to explore for and produce native natural gas from reservoirs at or adjacent to its existing storage fields. CPUC Decision 06-06-065 also authorized SoCal Gas to utilize the known native gas reservoir at its La Goleta field to provide storage service to its customers. The existing language in the CZO regarding permitted uses at the La Goleta storage facility does not expressly allow for exploration and production of native natural gas. The proposed CZO amendment provides for implementation of the CPUC's authorization of exploration and production of native natural gas in a manner consistent with the intent and other provisions of the CZO which specifically address the La Goleta storage facility.

Based on the foregoing, the Board of Supervisors finds that the proposed amendments to Article II, Chapter 35 of the Santa Barbara County Code are in the interests of the general community welfare.

2.1.b The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.

Adoption of the proposed Coastal Zoning Ordinance amendments is consistent with the Comprehensive Plan, Coastal Land Use Plan, and Goleta Community Plan, as discussed in Section 6.2 of the May 29, 2013 Planning Commission staff report, which discussion is incorporated herein by reference. The proposed amendments are consistent with the unaltered portions of the CZO and conform to the land use designation (UT – Public Utility) for the site in the Coastal Land Use Plan. Adoption of the proposed CZO amendments is consistent with State planning and zoning laws in that it will facilitate a Decision by the California Public Utilities Commission to allow for exploration and production of native natural gas, as discussed above. Based on the foregoing, the Board of Supervisors finds that the proposed amendments to Article II, Chapter 35 of the Santa Barbara County Code are consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and Article II, Chapter 35 of the Santa Barbara County Code.

2.1.c The request is consistent with good zoning and planning practices.

The proposed Coastal Zoning Ordinance amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment, public safety, and community values. The amendments are concise and limited to the PU zone district and allow for exploration and production of native natural gas by a public utility company only within the PU zone district. The amendments allow SoCal Gas, a public utility company, to exercise the California Public Utilities Commission's authorization to explore for and produce native gas in order to expand storage capacity at or near existing storage fields consistent with current requirements for permit processing and environmental review. As discussed above, the amendments are consistent with the County's Comprehensive Plan, including the certified Coastal Land Use Plan and Goleta Community Plan. Therefore, the Board of Supervisors finds that the requested amendments are consistent with good zoning and planning practices.

2.2 COASTAL DEVELOPMENT PERMIT FINDINGS

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

The Board of Supervisors finds that adequate public services and resources are available to serve the proposed development based on the information in the project EIR (10EIR-00000-00001) and the analysis provided in the Planning Commission staff report dated May 29, 2013, including the discussion and finding that the project is consistent with Coastal Land Use Plan Policy 2-6, which discussion and findings are included herein by reference.

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

1. The development conforms:

- a. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**

The Board of Supervisors finds that the proposed development conforms to the provisions of the Comprehensive Plan, including the Coastal Land Use Plan, as discussed in Section 6.2 of the May 29, 2013 Planning Commission staff report and which discussion is incorporated herein by reference.

- b. The applicable provisions of this Article or the project fall within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).**

Not applicable.

2. The development is located on a legally created lot.

A discretionary permit, 09DVP-00000-00012, was issued for the La Goleta Storage Field in May 2009. Therefore, the Board of Supervisors finds that the development is located on a legally created lot.

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

The Board of Supervisors finds that the subject property and development is in compliance with the provisions of Article II as described above and discussed in Section 6.3 of the May 29, 2013 Planning Commission staff report, which discussion is incorporated herein by reference.

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

Certain public views will be temporarily affected by the presence of the drilling rig. Once the rig is removed from the site, the significant impact will be eliminated. Therefore, the Board of Supervisors finds that no public views from any public road or from a public recreation area to, and along the coast will be significantly obstructed by permanent project facilities, as discussed in the project EIR (10EIR-00000-00001), Section 4.1, which discussion is incorporated herein by reference.

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

The new dehydration plant and well pads will conform to the scale and character of the surrounding area. The new gas pipeline will be buried, the well pads will not be visible during operations and the dehydration plant will be screened from views from More Ranch Road, (a private road) and neighboring agricultural and residential development to the east of the subject parcel. The new structures will be of the same scale and nature as existing facilities currently used for gas storage on the site, and with existing radio towers and agricultural structures in the area. Therefore, the project will be compatible with the established physical scale of the area.

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

The project is consistent with Coastal Access and Recreation Policies 7.2 and 7.3 of the County's Comprehensive Plan, Coastal Land Use Plan, as discussed in Section 6.2 of the May 29, 2013 Planning Commission staff report. Based on that discussion, which is incorporated herein by reference, the Board of Supervisors finds that the development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.

2.2.3 F. Additional finding required for sites zoned Environmentally Sensitive Habitat (ESH) Overlay. In compliance with Section 35-97.6 of the Article II Zoning Ordinance, prior to the issuance of a Coastal Development Permit for sites designated with the ESH Overlay zone the review authority shall first find that the proposed development meets all applicable development standards in Section 35-97.8 through Section 35-97.19.

None of the proposed project facilities are located within the designated ESH areas on and near the project site and no dredging will occur in or near wetland areas. The Board of Supervisors finds that the proposed development meets the following applicable development standards in Section 35-97.8 through Section 35-97.19, as discussed below. (ESH Overlay standards not discussed below are not applicable to the proposed development.)

Sec. 35-97.9.6. Wastewater shall not be discharged into any wetland without a permit from the California Regional Water Quality Control Board finding that such discharge improves the quality of the receiving water.

Sec.35-97.9.9. New development adjacent to or in close proximity to wetlands shall be compatible with the continuance of the habitat area and shall not result in a reduction in the biological productivity or water quality of the wetland due to runoff (carrying additional sediment or contaminants), noise, thermal pollution, or other disturbances.

Wastewater will not be discharged into any wetland. Waste disposal, spill prevention and

control and storm water discharge requirements have been adopted as conditions of approval (Conditions 29-37) to protect nearby sensitive habitats, including the wetland area, from accidental spills or discharges. The wetland will be protected from encroachment during construction and the buried gas pipeline will not affect, and will be compatible with, the continued biological productivity of the wetland. Therefore, the proposed development meets this development standard.

Sec. 35-97.9.8. *No unauthorized vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.*

Condition 9 requires exclusionary fencing of the wetland area adjacent to the pipeline route during construction. The project site is gated and fenced such that unauthorized vehicles and pedestrian traffic are not allowed onsite. Therefore, the proposed development meets this development standard.

Sec. 35-97.12.2. [Butterfly Tree Habitats] *Adjacent development shall be set back a minimum of 50 feet from the trees.*

Development will not occur within 250 feet of the Monarch butterfly tree habitats on the property. Therefore, the proposed development meets this development standard.

2.3 DEVELOPMENT PLAN FINDINGS

2.3.1 A. Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings, as applicable:

1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

The new facilities, including new roadways, to be constructed for the expanded gas storage project will cover about 1 acre of the 147.4-acre SoCal Gas parcel which is currently developed with similar facilities. The new structures have been sited to avoid biologically sensitive areas and to take advantage of existing roadways and previously disturbed areas within the site to the extent feasible. The site is relatively level and the locations of the new well pads and dehydration plant will not require excessive grading. Therefore, the Board of Supervisors finds that the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

2. That adverse impacts are mitigated to the maximum extent feasible.

As discussed above for Finding 1.4, which is incorporated herein by reference, the significant, adverse effects associated with visibility of the drilling rig will be temporary during the two drilling periods and will be eliminated when well drilling is completed and the drilling rig is removed from the site. However, these impacts cannot be mitigated to less than significant levels. In this case, the only feasible mitigation measure to address these temporary significant effects is to require prompt removal of the drilling from the site when it is no longer needed. This mitigation measure (Special-Aest-3) has been adopted as a condition of approval (Condition 5). Other development associated with the project will be painted and screened from public viewing points pursuant to Conditions 4 and 5. Other adverse impacts are identified above under Finding 1.5 and will be mitigated to the maximum extent feasible with implementation of adopted mitigation measures, as specified in the

discussion of Finding 1.5, which discussion is incorporated herein by reference.

Risks to life and property will be minimized through implementation of safety measures incorporated into the project design and required by the California Department of Conservation's Division of Oil, Gas and Geothermal Resources, the California Public Utilities Commission and the U.S. Department of Transportation, as discussed for Coastal Act Policy 30253 in Section 6.2 of the May 29, 2013 Planning Commission staff report, which discussion and finding are incorporated herein by reference. As noted therein, additional mitigation measures have not been identified that would further reduce public safety risks and that are not already incorporated into the project design.

Based on the foregoing the Board of Supervisors finds that adverse impacts are mitigated to the maximum extent feasible.

3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The Board of Supervisors finds that the streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use, as discussed in the policy consistency section (6.2) of the May 29, 2013 Planning Commission staff report for Coastal Land Use Policy 2-6. That discussion and finding of consistency are incorporated herein by reference. Specifically, the Board of Supervisors also finds that More Ranch Road, a private road, is adequate to provide access to the project site and to carry the type and quantity of traffic generated by both construction and operation of the expanded gas storage facility, as approved by the County.

4. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

The Board of Supervisors finds that there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project, as discussed for Coastal Land Use Policy 2-6 in the policy consistency section (6.2) of the May 29, 2013 Planning Commission staff report. That discussion and finding of consistency are incorporated herein by reference.

5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.

Public Safety. The project EIR evaluated the risks associated with both the existing gas storage facility and the proposed expanded facility and identified that in both cases, the maximum existing risk from the facility to generate serious injuries or fatalities to members of the public is well below the County's significant public safety risk threshold. The EIR further identified that the proposed project would increase the existing risk only slightly. Of the range of hazards assessed for the expansion project in the EIR, the two hazards that have the potential to impact offsite populations are a failure of the new gas pipeline linking the new wells to the new dehydration facility or a failure of the gas condensate storage tank (EIR Section 4.9.4.3). The probability of a gas pipeline failure (or "failure rate") is once in an 11,100-year period and the failure rate for the gas condensate storage tank is once in a two million-year period. Therefore, the project risk analysis shows that catastrophic accidents that could result in offsite injuries or fatalities as a result of the proposed project are remote, the proposed project would add only a small amount of risk to the existing facility, and the risks associated with the La Goleta gas storage facility if the proposed project is implemented would still be well below the County's public safety risk thresholds (see EIR Figure 4.9-3).

Operation of the expanded storage facility must be conducted in accordance with safety regulations and requirements enforced by local, state and federal agencies. These measures are in place today for the existing facility which has been in operation since 1941 and the expansion project will not result in any changes in operating procedures or parameters, such as pipeline pressures, that would reduce the current level of safety at the La Goleta storage facility.

A portion of More Ranch Road will be temporarily blocked to move the drilling rig to and from the site using a mobile 80-ton crane to assist the trailers around the sharp (short-radius) bend in More Ranch Road. The road will be blocked for approximately 20 minutes for each of 6 to 8 “crane assistance events” during each of the two well-drilling periods. During construction, including the crane assistance events, SoCal Gas will implement the notification and safety measures required by a condition of approval (Condition 28). The County Fire Department is aware of the potential road blockages and has acknowledged that they do not pose a safety concern for the Department (see EIR p. 11.4-43, Responses to Comments PH9-6 and PH9-7). Vehicle traffic associated with construction workers will be mitigated to the extent feasible through other requirements of Condition 28 (e.g., car pooling) and there will be no long-term increase in worker traffic and minimal increase in truck traffic during project operations.

Noise. Baseline noise and vibration levels associated with the existing SoCal Gas storage facility were measured for the EIR assessment (see EIR Table 4.12-4) and the EIR determined that operation of the expanded storage facility would not exceed noise or vibration thresholds and thus would not create significant noise impacts. However, the EIR also found that operation of the new dehydration plant potentially could result in adverse (but less than significant) noise impacts to residences located east and south of the project property, especially at night when ambient noise levels are lowest. Increased noise from construction and drilling would also be below the County’s significance threshold at neighboring properties (see EIR Table 4.12-11). For the existing SoCal Gas storage facility operations, primary noise generating sources include large-scale compressors, natural gas micro-turbines, and dehydration equipment. The compressors generate a percussive type of sound similar to a steam locomotive engine but they will not be used for operating the expanded portion of the storage facility. Micro-turbines currently used to generate electricity for plant operations create a steady sound characterized as a whine or high-pitched hum. In response to public complaints, the existing micro-turbines were equipped with mufflers to dampen the sound and SoCal Gas has stated that complaints have abated since the retrofit. Dehydration equipment that is used during gas extraction makes a typical fan-type noise. Feasible mitigation measures have been adopted (Conditions 24 and 26) to reduce the noise from the new dehydration plant to ambient noise levels at sensitive receptors.

Because ambient noise nighttime noise levels are low in areas outside of the project site, around-the-clock operation of the drilling rig during the quietest times of the night could result in a significant impact for nearby residents. Feasible mitigation measures have been adopted (Conditions 23 and 25) to ensure that drilling noise levels at sensitive receptor locations are kept to no more than a 3-dB(A) increase over ambient levels during the well drilling periods. Three dB(A) is generally taken to be the smallest noise increase noticeable to most people.

The project will result in short-term, temporary inconveniences to other users of More Ranch Road, as discussed above and in the project EIR. However, once drilling and construction are

completed, traffic levels will return to nearly current levels and permanent facilities constructed for the expansion project will either be screened from views or for noise dampening, or will otherwise not be visible. Based on the foregoing, the Board of Supervisors finds that the La Goleta gas storage expansion project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.

- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161.7.**

The Board of Supervisors finds that the project is in conformance with the Comprehensive Plan, including the Coastal Land Use Plan and with the applicable provisions of Article II, as discussed in Sections 6.2 and 6.3 of the May 29, 2013 Planning Commission staff report, which discussions are incorporated herein by reference.

- 7. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.**

This finding is not applicable because the expanded gas storage use would not be located within a designated rural area. However, the new permanent facilities will be compatible with and subordinate to the scenic and agricultural character of the area. Drilling-related impacts to visual resources will be temporary during the 89-day and 68-day drilling periods and will not occur once the wells have been completed and the drilling rig moved offsite.

- 8. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.**

There are no public access easements on or required for the project site and no public use of the property. Therefore, the Board of Supervisors finds that the project will not conflict with any easements required for public access through, or public use of a portion of the property.

ATTACHMENT B: Conditions of Approval

ATTACHMENT B: CONDITIONS OF APPROVAL

Southern California Gas Company, La Goleta Storage Field Enhancement Project Case Nos. 12RVP-00000-00056 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.
- 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

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

2. Proj Des-02 Project Conformity

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as 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_x 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 may be 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 August 25, 2010;
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.

RECEIVED

AUG 27 2010

Memorandum



Date: August 25, 2010

To: John Day
Planning & Development
Santa Barbara

From: Glenn Fidler, Captain
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 February 20, 2009
Removal of Phase One Site Assessment Requirement*

All Other Conditions Remain the Same

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. A Fire Risk Analysis (with applicable fire hazard analysis) shall be prepared by an approved fire protection engineer. 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:
 - a. Introduction/project description and location; Thomas Guide coordinates
 - b. Google Earth address
 - c. Product types, storage quantity in gallons, and process description
 - d. Tank or vessel size and type, diameter, capacity, spacing, and distance to any building and off site structures
 - e. Discussion of any hazardous gases and hazardous materials on site

- f. Emergency pressure relief provisions
 - g. Discussion of any hydrogen sulfide risks
 - h. Fire and spill or gas release scenarios
 - i. Vegetation fire risks
 - j. Potential Fire Department tactics for handling various scenarios
 - k. Loading rack information
 - l. Compressor pressures and specs
 - m. Fire Department access roads and gate access
 - n. Water supply
 - o. Foam supply
 - p. Secondary containment and spill control capacities; storage and transfer
 - q. Vegetation management
 - r. Piping, valves and fittings; locations and shut off valves
 - s. Emergency shutdown provisions
 - t. Tank labeling
 - u. Wind socks
 - v. KNOX padlocks
 - w. Addressing
 - x. Methods to detect a release or fire and to call 911
 - y. Applicable fire codes and standards
 - z. Applicable American Petroleum Institute (API) Standards
 - aa. Pig receiver information
2. 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**

3. 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.

GF::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



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).

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



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

ATTACHMENT C: EIR Executive Summary

2.0 EXECUTIVE SUMMARY

2.1 OVERVIEW

The purpose of the Executive Summary and impact summary tables is to provide the reader with a brief overview of the proposed La Goleta Storage Field Enhancement Project, project alternatives, the anticipated environmental effects, and the potential mitigation measures that could reduce the severity of the impacts associated with the Project. This EIR is an informational document that is being used by the general public and governmental agencies to review and evaluate the Project. The reader should not rely exclusively on the Executive Summary as the sole basis for judgment of the Project and alternatives. The complete EIR should be consulted for specific information about the environmental effects and the implementation of associated mitigation measures.

Southern California Gas Company (SoCal Gas), a Public Utility, has applied to the County of Santa Barbara for a Revised Development Plan, Coastal Development Permit, Zoning Ordinance Amendment, and other permits required for project approval under the County's Coastal Zoning Ordinance (Article II, Chapter 35 of the County Code). The proposed project involves drilling and production of natural gas and expansion of the gas storage capacity of SoCal Gas's existing underground gas storage facility. The facility is located on More Ranch Road in the unincorporated part of the County (2nd Supervisorial District), adjacent to the City of Goleta.

SoCal Gas proposes to drill two gas production wells into known natural gas reservoirs and two exploration wells into other areas believed likely to contain recoverable quantities of gas. The gas would be extracted from the reservoirs, treated, and pumped into SoCal Gas's pipeline system. Once the native gas reserves are sufficiently depleted, the reservoirs would be converted to storage use, expanding the underground gas storage capacity of the facility, which is currently 21.5 billion cubic feet, by up to three to five billion cubic feet.

The well drilling and construction would be accomplished in two phases over two consecutive years. Phase I entails drilling of the two production wells, installation of on-site pipelines, and construction of a dehydration unit, and other equipment appurtenant to the production and processing of extracted gas. Phase II entails drilling of the two exploratory wells and related activities. Estimated duration of construction activities during the first and second years is 290 days and 104 days, respectively. Following completion of drilling and construction, gas would be extracted for an estimated five-year period, or until the reservoirs are depleted. At that time, the reservoirs would be converted to storage function.

New permanent structures on the site would include up to four wells (comparable in appearance to the existing 21 wells on the site), 2,800 feet of pipelines, dehydration unit, and various associated equipment.

Please refer to the Project Description (Section 3.0) for specific information about the project components and phases.

2.2 EIR SCOPE

The scope and format of the EIR, including classification of environmental impacts, are discussed in the Introduction to this EIR, Section 1.3, above.

2.3 NOTICE OF PREPARATION

The County issued a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the Project on February 22, 2010, in compliance with CEQA Guidelines. The County solicited public and agency comments through the distribution of the NOP. The Initial Study was attached to the NOP as an EIR scoping document. An EIR scoping meeting was held on March 18, 2010, at Goleta City Hall, to gather additional public input and help inform the scope of the EIR. The County issued a Notice of Availability of the Revised Draft EIR on December 5, 2012.

2.4 SUMMARY OF PROJECT IMPACTS

The only *Class I* impacts (significant and not mitigable to less than significant) identified for this project are visual impacts. The impacts are due to the presence of a well drilling rig on the project site for 89 consecutive days during project Phase I and 68 days during Phase II. The total height of the drilling rig including its 39-foot high substructure would be approximately 172 feet, as discussed in Section 4.1 of this Revised Draft EIR. The drilling rig would be visible from public viewing areas, including Goleta Beach Park, and FAA-required obstruction lighting on the rig would also be visible. Although the visual impacts would be temporary, they are judged to be significant, due to incompatibility with the scenic character of the area. In addition, a well workover rig may be onsite during operation of the new wells, similar to current practice for the existing wells on the site, although SoCal Gas has stated this is unlikely, given the relatively short estimated production life of the new wells. Nevertheless, the presence of a workover rig at the well sites during the operational phase of the project potentially could result in additional temporary, but significant, visual impacts.

Comments on the Initial Study were received from the public and several agencies. The comments were carefully reviewed and were used to help focus the EIR analysis. The primary (and apparently most controversial) issues relate to public safety, noise and vibration. Nearby residents expressed concerns about possible pipeline ruptures and natural gas explosions at the facility. Residents also expressed concerns about disturbance by noise and vibration, citing previous issues with noise and vibration caused by operation of compressors at the facility. Many residents of the Rancho Goleta Mobile Home Park adjacent to the project site signed a petition stating that the Initial Study disregards “*potential impacts of the project on geological vibration, levels of sound during drilling operations, hours of operations, safety issues or possible pipeline or fitting ruptures, safety issues of possible emission clouds, safety monitoring, visual impacts of the rigs and nighttime lighting of the rigs.*” Comments were also received concerning impacts to biological resources, air quality, traffic, and agriculture. Comments were subsequently received concerning possible groundwater contamination from hydraulic fracturing (“fracking”), a method that is used in some natural gas production projects to enhance gas production. Impacts from fracking were not analyzed in this EIR because the proposed project specifically excludes use of fracking (Revised Draft EIR Section 3.2).

The Revised Draft EIR addresses these concerns in several ways, including additional studies, analyses, documentation, and revised mitigation measures. The additional information substantiates the evaluation of these impacts provided in the Draft EIR: Impacts to public safety (i.e., Hazardous Materials/Risk of Upset) are determined to be less than significant (*Class III*); noise impacts can be reduced to less than significant by implementation of feasible mitigation measures and noise monitoring (*Class II*); vibration impacts from drilling will be less than significant (*Class III*).

The following tables (Tables 2.4-1 to 2.4-4) present a summary of the environmental impacts identified for this project. Please refer to Section 1.3.1 for information on impact classification. Refer to Sections

4.1 through 4.16 for detailed discussions of the impacts, as well as the full text of recommended mitigation measures.

Table 2.4-1 Summary of Class I Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class I	Mitigation Measures	Residual Impact
Aest-1	Temporary presence of drilling rig and potentially a well workover rig will be visually incompatible with scenic views from public areas.	<u>Special-Aest-3</u> : Removal of drilling equipment within 30 days after drilling complete. Removal of workover rig immediately upon completion of well workover.	Significant
Aest-3	FAA required lighting on drilling rig will cause short-term visual impacts.	N/A	Significant

Table 2.4-2 Summary of Class II Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class II	Mitigation Measures	Residual Impact
Aest-2	Long-term visual impacts of gas wells and dehydration unit.	<u>Special-Aest-1</u> : Landscape Plan for screening facilities with landscaping. <u>Special-Aest-2</u> : Equipment painted in non-reflective earth tones. <u>Special-Aest-4</u> : Low-impact temporary and permanent night lighting.	Less than significant
Aq-1	Construction would result in air quality impacts due to internal combustion engines of construction machinery, commuter vehicles and fugitive dust.	<u>Special-Aq-1</u> : APCD-compliant dust control measures. <u>Special-Aq-2</u> : APCD-compliant emission control measures.	Less than significant
Bio-1	Disturbance to wetland area.	<u>Bio-13a</u> : Habitat Protection Plan to minimize disturbance to wetland.	Less than significant
Bio-2	Impacts to native vegetation.	<u>Bio-13a</u> : Habitat Protection Plan to minimize disturbance to wetland vegetation.	Less than significant
Bio-3	Impacts to nesting and foraging special-status birds.	<u>Special-Bio-1</u> : Construction buffer zones, avoidance of breeding season.	Less than significant
Bio-4	Impacts to Tidewater goby from sediment in runoff.	<u>Special-Bio-3</u> : Best management practices to minimize sediment discharge. <u>Special-Geo-4</u> : Erosion and sediment control plan. <u>WatConv-05, NPDES-25, and Special-Wat-1 to Special-Wat-7</u> See Impact Wat-1, below.	Less than significant

Table 2.4-2 Summary of Class II Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class II	Mitigation Measures	Residual Impact
Bio-5	Impacts to wildlife from lighting, noise and dust.	<u>Special-Aest-4</u> : Low-impact temporary and permanent night lighting. <u>Special-Aq-1</u> : Construction dust control measures. <u>Special-Bio-2</u> : Minimum size construction equipment engines; minimize simultaneous operation of equipment.	Less than significant
Cul-1	Possible disruption or adverse effect on archaeological sites; disruption or removal of human remains; increased potential for trespassing, vandalizing, or sabotaging archaeological resources; and ground disturbances in an area with potential cultural resource sensitivity	<u>Special-Cul-1</u> : Fencing of exclusion areas during construction. <u>Special-Cul-2</u> : Worker orientation meeting. <u>Special-Cul-3</u> : Construction monitoring by Native American consultant and archeologist. <u>Special-Cul-4</u> : Stop work in case of archeological discovery.	Less than significant
Fire-1	Potential fire hazard due to extraction, processing and distribution of natural gas.	<u>Special-Fire-1</u> : Update <i>Injury and Illness Prevention Program, Emergency Action and Fire Protection Plan</i> and <i>Emergency Response Plan</i> to include new development.	Less than significant
Geo-1	Potential to create unstable earth conditions or cause slope failure.	<u>Special-Geo-1</u> : Minimum 32-foot setback from bluff. <u>Special-Geo-2</u> : Building and grading plans to incorporate the recommendations of geotechnical reports.	Less than significant
Geo-2	Potential erosion and sedimentation due to surface disturbance.	<u>Special-Geo-3</u> : Excavation limited to dry season. <u>Special-Geo-4</u> : Implement Erosion and Sediment Control Plan.	Less than significant

Table 2.4-2 Summary of Class II Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class II	Mitigation Measures	Residual Impact
Noise-2	Construction noise within 1,600 feet of sensitive receptors.	<u>Special-Noise-1</u> : Limited construction hours. <u>Special-Noise-2</u> : Soundproofing and silencers on construction equipment. <u>Special-Noise-3</u> : Shielding on permanent stationary equipment. <u>Special-Noise-4</u> : Implementation of Construction Noise Reduction Plan (CNRP) and monitoring. Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise exceeds criteria. <u>Special-Noise-5</u> : Noise barriers, noise controls, noise monitoring.	Less than significant
Noise-3	Continuous drilling noise within 1,600 feet of sensitive receptors	<u>Special-Noise-2</u> : Soundproofing and silencers on drilling equipment. <u>Special-Noise-4</u> : Implementation of Construction Noise Reduction Plan (CNRP) and monitoring. Noise barrier and quiet mode work required at drilling rig. Stop work and further noise reduction if noise exceeds criteria.	Less than significant
Pub-1	Solid waste disposal, drill cuttings.	<u>Special-Pub-1</u> : Implement a Solid Waste Management Program to recycle waste where possible and properly dispose of non-recyclables.	Less than significant
Traf-1	Construction traffic impacts to circulation.	<u>Traf-1</u> : Implementation of Traffic Management Plan (TMP) – Construction traffic limited to off-peak hours.	Less than significant
Traf-2	Wear and tear on public and private roads.	<u>Traf-1</u> : Implementation of TMP – Maintenance and restoration of public and private roads.	Less than significant
Traf-3	Intermittent obstruction of traffic on More Ranch Road – crane assisted transit of large loads.	<u>Traf-1</u> : Implementation of TMP – Restricted hours of crane use and flagmen to direct traffic.	Less than significant
Traf-4	Increased traffic hazards and limited visibility due to large loads and crane use.	<u>Traf-1</u> : Implementation of TMP – Traffic control using flagmen.	Less than significant
Traf-5	Construction traffic interference with access to residences and floral businesses on More Ranch Road.	<u>Traf-1</u> : Implementation of TMP – Notice to affected residents and businesses of construction traffic and delivery timing. Coordination of scheduling with affected floral businesses.	Less than significant

Table 2.4-2 Summary of Class II Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class II	Mitigation Measures	Residual Impact
Wat-1	Discharge of sediment into surface waters or alteration of surface water quality.	<p><u>WatConv-05</u>: Containment of construction wash water.</p> <p><u>NPDES-25</u>: Enclosures, secondary containment, and impervious surfaces to prevent spills of materials stored outdoors.</p> <p><u>Special-Wat-1</u>: Construction General Permit of the National Pollutant Discharge Elimination System or implementation of Erosion and Sediment Control plan.</p> <p><u>Special-Wat-2</u>: Disposal of liquid and solid wastes in accordance with DOGGR regulations.</p> <p><u>Special-Wat-3</u>: Update existing facility Spill Prevention Control and Countermeasure Plan.</p> <p><u>Special-Wat-4</u>: Implementation of Best Management Practices to prevent entry of pollutants into storm drains.</p> <p><u>Special-Wat-5</u>: Materials handling in manner to minimize storm water contamination.</p> <p><u>Special-Wat-6</u>: Trash container requirements.</p> <p><u>Special-Wat-7</u>: Loading dock design criteria to prevent storm water contamination.</p>	Less than significant
Wat-2	Introduction of storm water pollutants (e.g., oil, fuels, grease, drilling fluids, coatings, debris, and coolants) into groundwater or surface water.	<u>WatConv-05</u> , <u>NPDES-25</u> , and <u>Special-Wat-1 to Special-Wat-7</u> See Impact Wat-1, above.	Less than significant

Table 2.4-3 Summary of Class III Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class III	Mitigation Measures	Residual Impact
Aest-1	Temporary visual impacts due to presence of large crane on More Ranch Road for equipment move-in/move-out	N/A	Less than significant
Ag-1	Conversion of prime agricultural land to other uses, impair productivity, conflicts with Ag Preserve program; effects on unique farmland or farmland of State/local importance; changes that could result in conversion to non-agricultural use.	N/A	Less than significant
Aq-2	Net increase in operational emissions of criteria pollutants.	N/A	Less than significant

Table 2.4-3 Summary of Class III Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class III	Mitigation Measures	Residual Impact
Aq-3	Health risk impacts from toxic air pollutants.	N/A	Less than significant
Aq-4	Emission of greenhouse gases and potential contribution to global warming.	N/A	Less than significant
Bio-6	Impacts to flora: Non-native vegetation; introduction of pesticides, herbicides, humans, etc.	N/A	Less than significant
Bio-7	Sensitive species – birds: Great Blue Heron, California least tern.	N/A	Less than significant
Bio-8	Sensitive species – mammals: Pallid bat.	N/A	Less than significant
Energy-1	Minor increase in electrical demand during construction	N/A	Less than significant
Geo-3	Grading impacts – Disruption, displacement, compaction or over-covering of soil.	N/A	Less than significant
Geo-4	Permanent changes in topography, such as bluff retreat.	N/A	Less than significant
Geo-5	Extraction of mineral or ore.	N/A	Less than significant
Geo-6	Sand or gravel removal or loss of topsoil.	N/A	Less than significant
Geo-7	Vibration due to construction or operation, affecting adjoining areas. <i>(See also Impact Noise-4)</i>	N/A	Less than significant
Geo-8	Spoils, tailings or over-burden.	N/A	Less than significant
Haz-1	Impacts to public safety from proposed project activities at the La Goleta Facility.	N/A	Less than significant
Haz-2	Increase the risk to public due to increased trucking of gas condensate during production and operation phases.	N/A	Less than significant
Lu-1	Conflict with land use plans, policies or regulations.	N/A	Less than significant
Lu-2	Extension of sewer lines or access roads with capacity to serve new development.	N/A	Less than significant
Lu-3	Loss of a substantial amount of open space.	N/A	Less than significant
LuA-1	Structures or land use incompatible with existing land use; Conflict with land use plan, policy, or regulation.	N/A	Less than significant
LuA-2	Conflicts with airport safety zones.	N/A	Less than significant
Noise-1	Post-construction, operational noise. <i>(Mitigation required for adverse effects in coastal zone.)</i>	<i>Special-Noise-1, -2, and -3.</i>	Less than significant
Noise-4	Vibration due to construction or operation, affecting adjoining areas.	N/A	Less than significant

Table 2.4-3 Summary of Class III Environmental Impacts and Mitigation Measures

Impact #	Impact Summary – Class III	Mitigation Measures	Residual Impact
Pub-2	Create need for new or altered police protection or health care services.	N/A	Less than significant
Pub-3	Create need for new or altered sewer system facilities.	N/A	Less than significant
Pub-4	Create need for new storm water drainage or water quality control facilities or expansion of existing facilities.	N/A	Less than significant
Traf-6	Impacts to congestion management plan system.	N/A	Less than significant
Wat-3	Changes in percolation rates, drainage patterns, or surface runoff.	N/A	Less than significant
Wat-4	Change in the amount of surface water in any water body.	N/A	Less than significant
Wat-5	Reduction in public water supplies.	N/A	Less than significant

Table 2.4-4 Summary of Class IV Environmental Impacts

Impact #	Impact Summary – Class IV	Mitigation Measures	Residual Impact
Pub-25	Increase in gas storage capacity to provide for future increases in regional natural gas consumption.	N/A	Beneficial

2.5 SUMMARY OF PROJECT ALTERNATIVES

In accordance with CEQA Section 15126(d), a range of reasonable project alternatives were considered (Section 6.0). The project alternatives were reviewed in a screening analysis to identify feasible alternatives that could substantially lessen significant environmental impacts, while still meeting the basic project objectives. The “Consolidated Drilling and Gas Processing Area” alternative was added in response to comments received on the 2011 Draft EIR. The analysis considered potential alternatives to the proposed project as well as individual project components. Alternatives considered comprise different drilling locations and project designs, a “no zoning ordinance amendment” alternative, and a “no project” alternative. As discussed in Sections 6.1-6.5, none of the alternatives considered would be feasible and reduce project impacts, while accomplishing the project objectives, as articulated in Section 1.2 of this Revised Draft EIR. The proposed project was determined to be the “environmentally superior alternative.”

The following project alternatives were considered:

- “No Project” alternative

- No Zoning Ordinance Amendment
- Onshore Drilling Sites Outside the La Goleta Storage Facility
- Other SoCal Gas Storage Fields
- Alternative Sites Within the La Goleta Storage Facility Site
 - Compressor Area
 - Dehydration Area
 - Consolidated Drilling and Gas Processing Area
- Reduced Number of Wells
- Alternative Drilling Configurations
 - Smaller Drilling Rig
 - Direct connection to the Electric Power Grid
- Restricted Drilling Hours

This Page Intentionally Left Blank

ATTACHMENT D: Resolution and Ordinance

ATTACHMENT D
08ORD-00000-00018 RESOLUTION AND ORDINANCE

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD)
OF SUPERVISORS THE ADOPTION OF AN AMENDMENT)
TO ARTICLE II, THE SANTA BARBARA COUNTY) RESOLUTION NO.: 13 - ____
COASTAL ZONING ORDINANCE, OF CHAPTER 35,)
ZONING, OF THE COUNTY CODE, AMENDING) CASE NO.: 08ORD-00000-00018
DIVISION 4, ZONING DISTRICTS, TO REVISE EXISTING)
REGULATIONS REGARDING THE USE OF PU-ZONED)
PROPERTY FOR PUBLIC UTILITY NATURAL GAS)
STORAGE, AND MAKE OTHER MINOR CLARIFICATIONS)
AND REVISIONS.)

WITH REFERENCE TO THE FOLLOWING:

- A. On July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- B. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County, to recommend to that the Board of Supervisors adopt an ordinance (Case No. 08ORD-00000-00018) amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new regulations and make other minor clarifications, corrections and revisions.

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- C. The proposed Ordinance is consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Plan, the Santa Barbara County Comprehensive Plan, and the requirements of the State Planning, Zoning and Development Laws, as discussed in Section 6.2 of the May 29, 2013 Planning Commission staff report, which discussion is incorporated herein by reference. The proposed amendments are consistent with the unaltered portions of the Coastal Zoning Ordinance and conform to the land use designation (UT – Public Utility) for the site in the Coastal Land Use Plan. Adoption of the proposed Coastal Zoning Ordinance amendments is consistent with State planning and zoning laws in that it will facilitate the authorization by the California Public Utilities Commission to allow for exploration and production of native natural gas at the existing La Goleta facility.
- D. The proposed Ordinance is in the interest of the general community welfare since it will (1) serve to clarify the existing regulations regarding the use of property zoned PU for natural gas storage, including new regulations regarding the exploration for, and production of, native natural gas by a public utility for the purpose of expanding natural gas storage capacity; (2) allow for expanded gas storage capacity which will provide for a long-term increase in the reliability and availability of natural gas to help meet the local and regional demand for natural gas and will help moderate fluctuations in gas prices for SoCal Gas customers; (3) provide for implementation of the California Public Utility Commission's authorization of exploration and production of native natural gas in a manner consistent with the intent and other provisions of the Coastal Zoning

Ordinance which specifically address the La Goleta storage facility; (4) clarify that the underground gas storage and related facilities subject to the regulations must be owned and operated by a public utility; and (5) make other minor clarifications and revisions.

- E. The proposed Ordinance is consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment, public safety, and community values. The amendment is concise and limited to the PU zone district and allows for exploration and production of native natural gas by a public utility company only within the PU zone district and in a manner consistent with current County requirements for permit processing and environmental review.
- F. The County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the California Government Code, on the proposed Ordinance at which hearing the proposed Ordinance was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with the provisions of Section 65855 of the California Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the Planning Commission staff report dated April 25, 2013.
- 3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
- 4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this June 5, 2013 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE MEESTER BLACK
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

1. 08ORD-00000-00018

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 4, ZONING DISTRICTS, TO REVISE EXISTING REGULATIONS REGARDING THE USE OF PU-ZONED PROPERTY FOR PUBLIC WORKS UTILITIES AND PRIVATE SERVICE FACILITIES.

Case No. **08ORD-00000-00018**

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 4, Zoning Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-88.4.5, of Section 35-88.4, Permitted Uses, of Section 35-88, PU - Public Works Utilities and Private Services Facilities, to read as follows:

5. ~~On the Pacific Lighting property in Goleta, underground~~ Underground gas storage and related facilities, ~~i.e., e.g.,~~ compressor stations, gas wells and pipelines, owned and operated by a public utility and subject to the provisions of Section 35.88-11.

SECTION 2:

DIVISION 4, Zoning Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-88.11, Underground Gas Storage), of Section 35-88, PU - Public Works Utilities and Private Services Facilities, to read as follows:

Section 35-88.11 Underground Gas Storage

The provisions of this section shall apply to the fixed surface installation of facilities designed, constructed, installed and maintained primarily for the injection, storage and withdrawal of natural gas in and from sub-surface strata including the drilling of new wells and the reconditioning of existing wells, exploration and production of native sweet gas for the purpose of expanding natural gas storage capacity, and structures, facilities and operations incidental thereto. For the purposes of this subsection, native sweet gas is defined herein as produced gas that contains no more than four parts per million of hydrogen sulfide.

1. The provisions of DIVISION 9 - OIL AND GAS FACILITIES shall not apply to underground gas storage or related facilities used solely for such purposes.
2. The landscaping requirements set forth in Section 35-88.10 shall not apply to underground gas storage or related facilities.
3. Derricks and major items of equipment shall be soundproofed in accordance with applicable safety regulations and standards.
4. Fixed equipment shall be fenced and screened and the site landscaped in a manner approved by the Planning Commission.

5. Permanent structures and equipment shall be painted a neutral color so as to blend in with natural surroundings.
6. Reasonable fire-fighting equipment shall be maintained on the premises at all times during drilling operations.
7. Except in an emergency, no materials, equipment, tools or pipe shall be delivered to or removed from the site between the hours of 7 p.m. and 7 a.m. of the following day.
8. All roads shall be paved with asphaltic concrete and parking areas may be surfaced with gravel.
9. Within 120 days after the drilling of each well has been completed, the derrick and all other drilling equipment shall be removed from the site.
10. All lights shall be shielded so as not to directly shine on adjacent properties.

SECTION 3:

All existing indices, section references, and figure and table numbers contained in Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 4:

Except as amended by this Ordinance, Division 4 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to California Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of ____, 2013, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL

Chair, Board of Supervisors

County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR

Clerk of the Board of Supervisors

By _____

Deputy Clerk

APPROVED AS TO FORM:

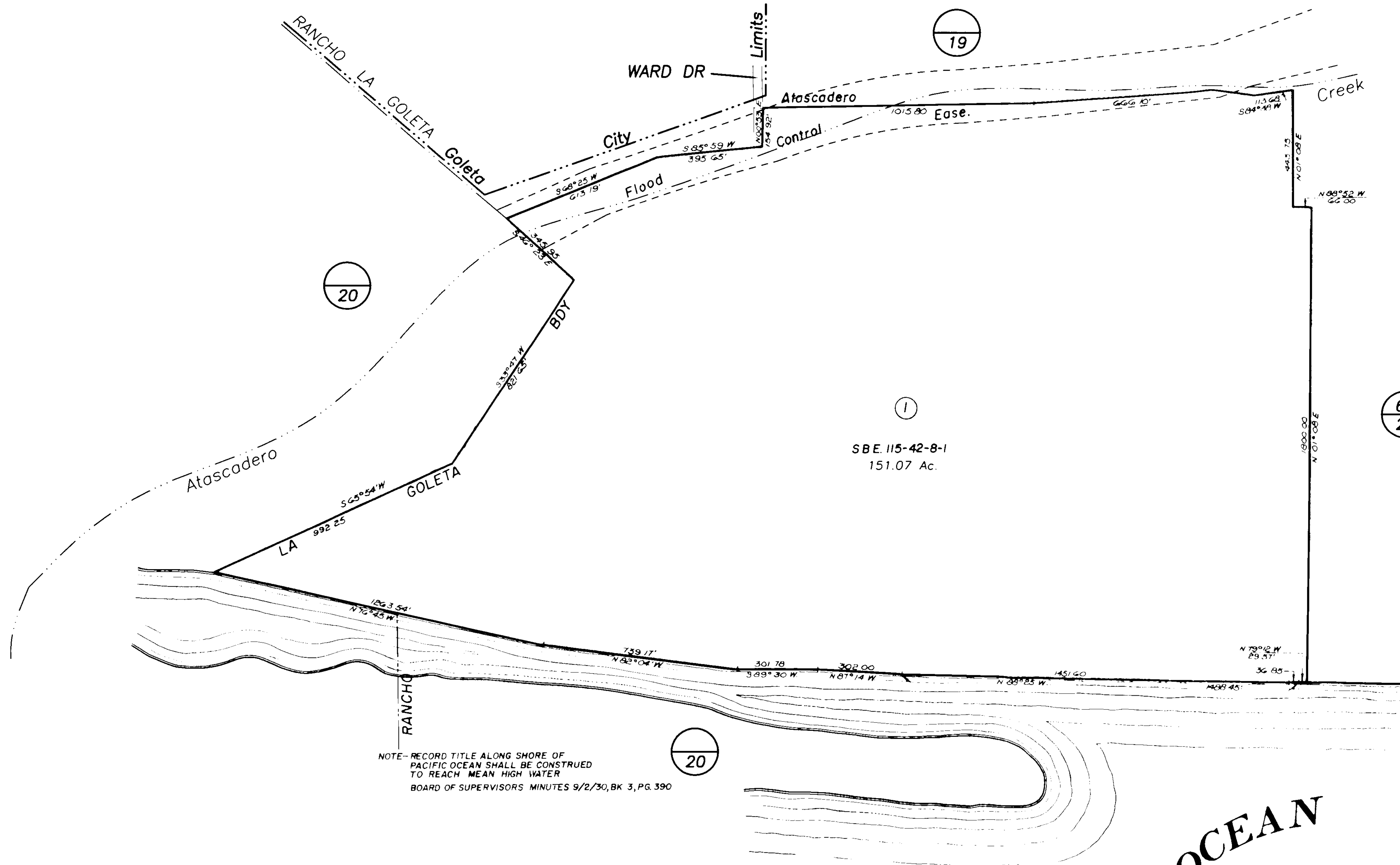
DENNIS A. MARSHALL

County Counsel

By _____

Deputy County Counsel

ATTACHMENT E: APN Sheet



NOTE- RECORD TITLE ALONG SHORE OF
PACIFIC OCEAN SHALL BE CONSTRUED
TO REACH MEAN HIGH WATER
BOARD OF SUPERVISORS MINUTES 9/2/30, BK 3, PG. 390

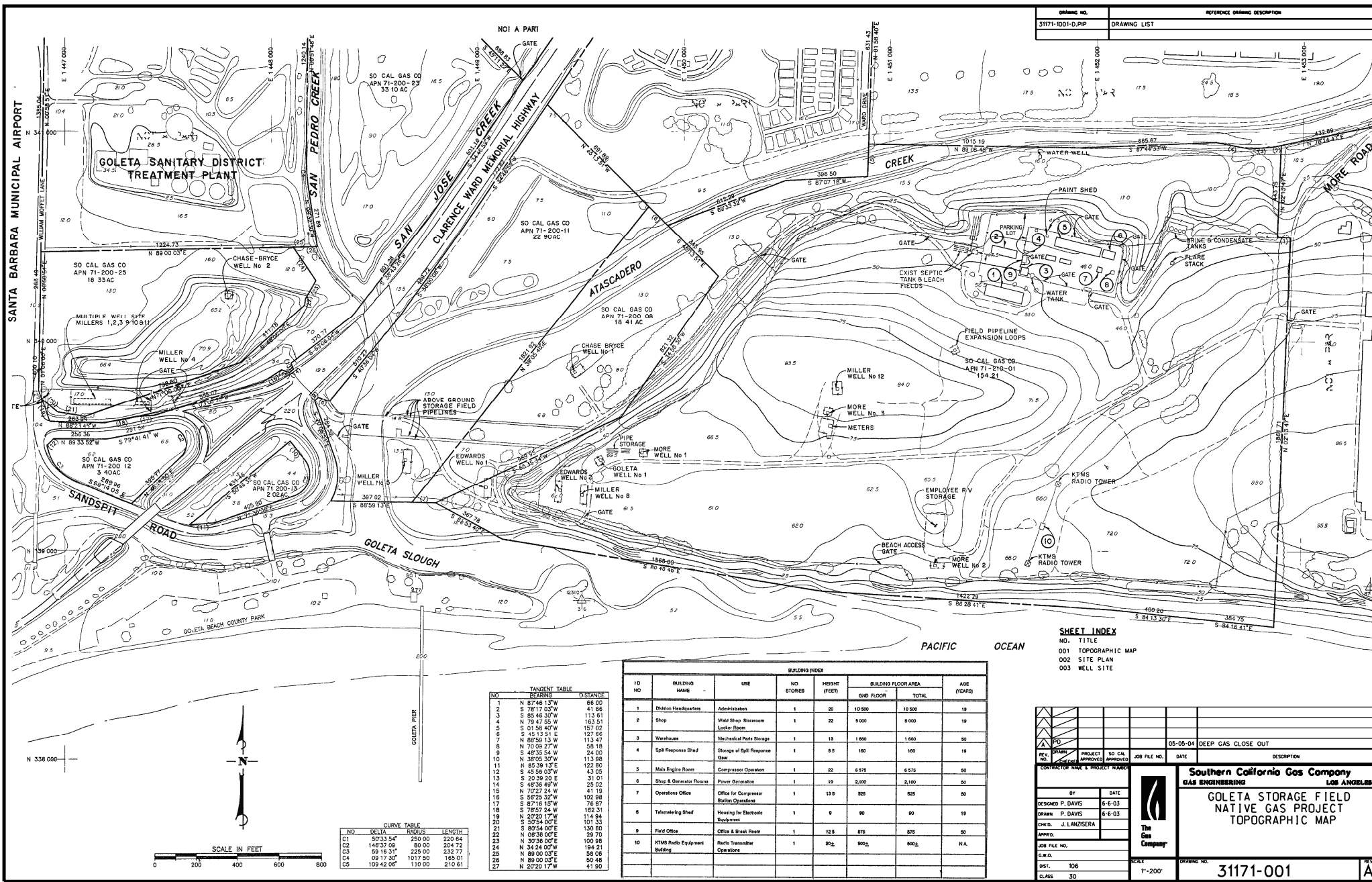
NOTICE
Assessor Parcels are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building site.

PACIFIC

OCEAN

Assessor's Map Bk, 071-Pg, 21
County of Santa Barbara, Calif.

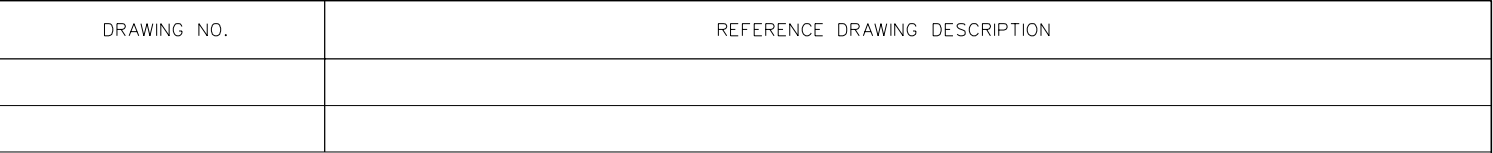
ATTACHMENT F: SITE PLANS



TANGENT TABLE		
NO	BEARING	DISTANCE
1	N 87°45'15"W	86.00
2	S 76°17'03"W	41.66
3	S 85°46'30"W	113.61
4	N 75°47'55"W	163.51
5	S 01°55'40"W	157.02
6	S 49°15'51"E	127.66
7	N 88°50'13"W	113.47
8	N 70°05'27"W	58.18
9	S 48°35'54"W	24.00
10	N 38°05'35"W	113.98
11	N 85°30'17"E	122.80
12	S 45°50'03"W	43.05
13	S 20°39'20"E	31.01
14	S 48°38'40"W	28.02
15	N 70°27'24"W	41.19
16	S 68°28'30"W	102.68
17	S 87°16'15"W	76.87
18	S 78°37'24"W	162.31
19	N 20°20'17"W	114.84
20	S 50°54'00"E	101.33
21	S 85°10'00"E	130.80
22	N 08°36'00"E	29.70
23	N 30°38'00"E	100.98
24	N 34°24'00"W	194.21
25	N 89°00'03"E	58.06
26	N 68°00'03"E	50.46
27	N 20°20'17"W	41.90

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	507°33'54"	250.00	220.64
C2	146°37'09"	80.00	204.72
C3	59°16'31"	225.00	232.77
C4	09°17'30"	1017.50	165.01
C5	109°42'06"	1110.00	210.61


BUILDING INDEX						
10 NO	BUILDING NAME	USE	NO STORIES	HEIGHT (FEET)	BUILDING FLOOR AREA	
					GND FLOOR	TOTAL
1	Division Headquarters	Administration	1	20	10,500	10,500
2	Shop	Weld Shop, Storeroom, Locker Room	1	22	5,000	5,000
3	Warehouse	Mechanical Parts Storage	1	13	1,660	1,660
4	Spill Response Shed	Storage of Spill Response Gear	1	8.5	160	160
5	Main Engine Room	Compressor Operation	1	22	6,575	6,575
6	Shop & Generator Rooms	Power Generation	1	19	2,100	2,100
7	Operations Office	Office for Compressor Station Operations	1	13.5	825	825
8	Telemetering Shed	Housing for Electronic Equipment	1	9	90	90
9	Field Office	Office & Break Room	1	12.5	875	875
10	KTMS Radio Equipment Building	Radio Transmitter Operations	1	20±	800±	800±



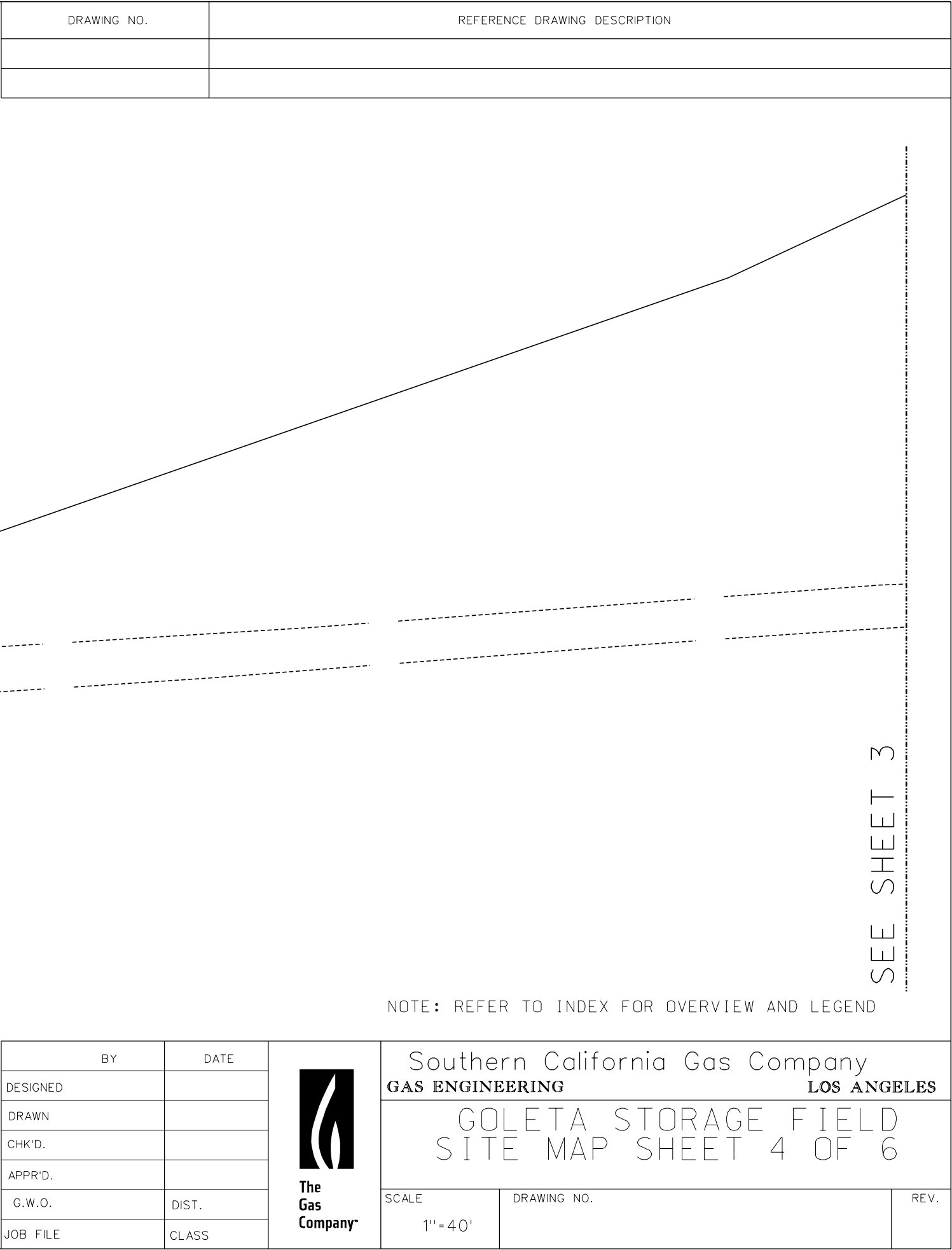
SEE SHEET 4

SEE SHEET 2

NOTE: REFER TO INDEX FOR OVERVIEW AND LEGEND


BY	DATE		Southern California Gas Company		
DESIGNED			GAS ENGINEERING LOS ANGELES		
DRAWN			GOLETA STORAGE FIELD SITE MAP SHEET 3 OF 6		
CHK'D.					
APPR'D.					
G.W.O.	DIST.		SCALE	DRAWING NO.	REV.
JOB FILE	CLASS		1" = 40'		

```
$$$$$$$$$$dgnspec$$$$$$$$$$$$$$$$$$$ $$$$$$$$$$$$$$$$$sytime$$$$$$$$
```

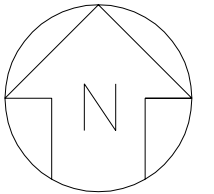


SEE SHEET 3

NOTE: REFER TO INDEX FOR OVERVIEW AND LEGEND

BY	DATE	 The Gas Company	Southern California Gas Company		
DESIGNED			GAS ENGINEERING LOS ANGELES		
DRAWN			GOLETA STORAGE FIELD		
CHK'D.			SITE MAP SHEET 4 OF 6		
APPR'D.					
G.W.O.	DIST.				
JOB FILE	CLASS		SCALE 1" = 40'	DRAWING NO.	REV.

```
$$$$$$$$$$dgnspec$$$$$$$$$$$$$$$$$$$ $$$$$$$$$$$$$$$sytime$$$$$$$
```



MILLER 3

SEE SHEET 6

SEE SHEET 4

EXISTING ROAD

6" PRODUCED GAS LINE
FROM WELLS TODD 1,
TODD 2, CHASE & BRYCE 3

NOTE: REFER TO INDEX FOR OVERVIEW AND LEGEND

BY	DATE
DESIGNED	
DRAWN	
CHK'D.	
APPR'D.	
G.W.O.	DIST.
JOB FILE	CLASS



**The
Gas
Company™**

Southern California Gas Company

GAS ENGINEERING

LOS ANGELES

GOLETA STORAGE FIELD
SITE MAP SHEET 5 OF 6

SCALE

$$1'' = 40'$$

DRAWING NO.

REV.



MORE 1

-EXISTING ROAD



AT3

△-66.3

TODD


TODD

CHASE & BRYCE

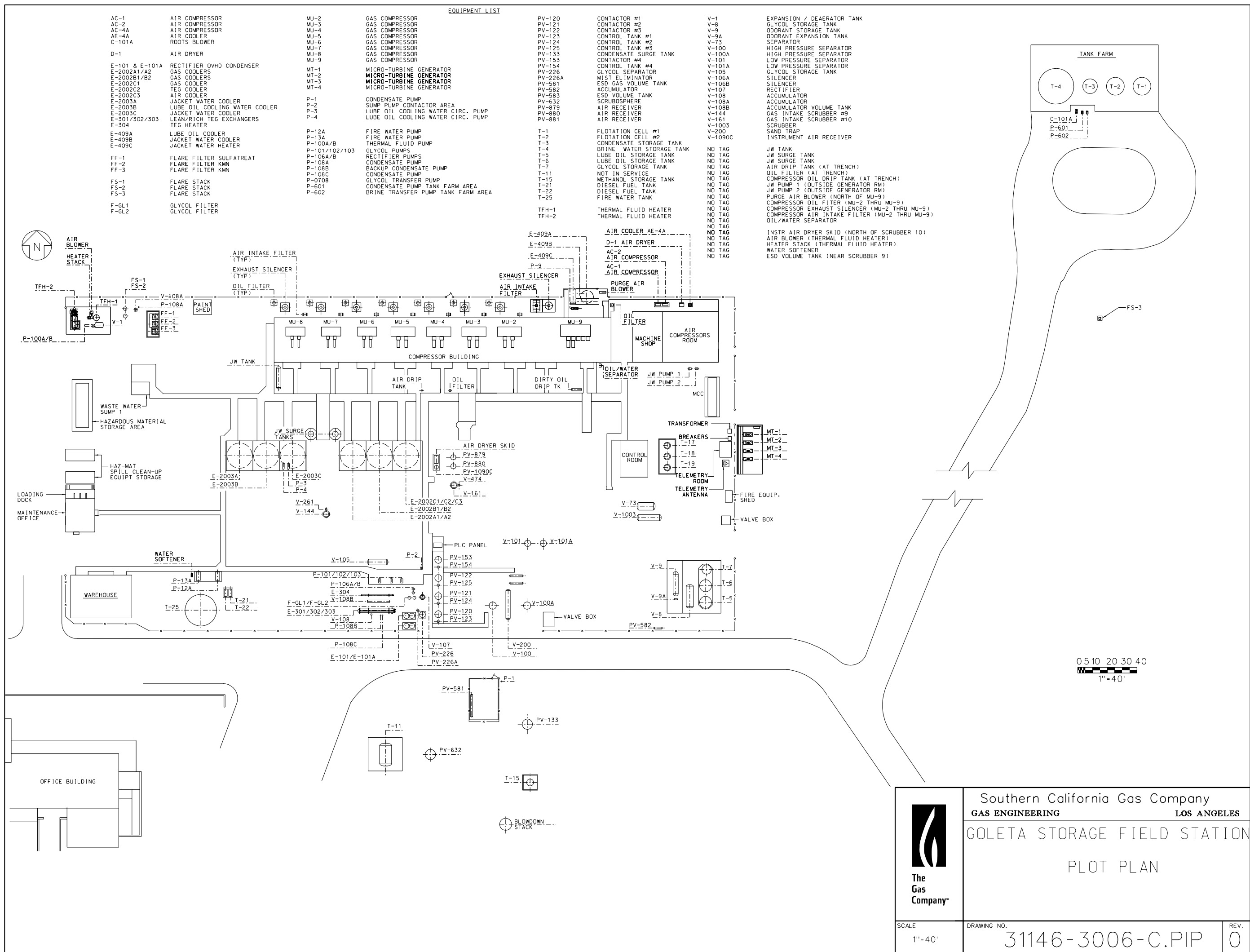
6" PRODUCED GAS LINE
FROM WELLS TODD 1,
TODD 2, CHASE & BRYCE 3

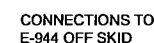
SEE SHEET 5

NOTE: REFER TO INDEX FOR OVERVIEW AND LEGEND

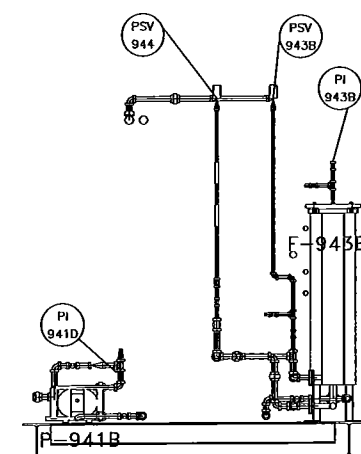
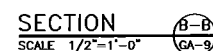
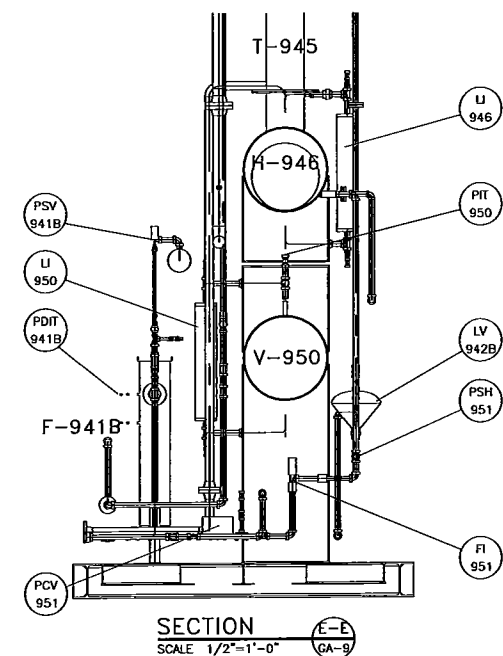
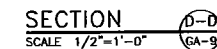
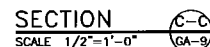
BY	DATE		Southern California Gas Company		
DESIGNED			GAS ENGINEERING LOS ANGELES		
DRAWN			<div style="text-align: center; font-family: monospace; font-size: 2em;"> GOLETA STORAGE FIELD SITE MAP SHEET 6 OF 6 </div>		
CHK'D.					
APPR'D.					
G.W.O.	DIST.				
JOB FILE	CLASS		SCALE 1" = 40'	DRAWING NO.	REV.

\$\$\$\$\$\$\$\$\$dgnspec\$\$\$\$\$\$\$\$\$	\$\$\$\$\$\$\$\$\$sytime\$\$\$\$\$\$\$\$\$
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100





SECTION (A-A)
SCALE 1/2"=1'-0" (GA-9)



SECTION (F-F)
SCALE $1/2" = 1'-0"$ (GA-9)

31171-9002-D.VEN

THIS INFORMATION ON THE DOCUMENT IS SUBMITTED IN CONFIDENCE AND NEITHER THIS DOCUMENT NOR THE INFORMATION DISCLOSED HEREIN SHALL BE REPRODUCED OR TRANSFERRED TO OTHER DOCUMENTS OR USED OR DISCLOSED TO OTHERS FOR MANUFACTURING OR FOR ANY OTHER PURPOSE EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY PRISMERGY PRODUCTION EQUIPMENT LLC. "PROPRIETARY DATA" IS INCLUDED IN THE INFORMATION DISCLOSED HEREIN AND IS THE SOLE PROPERTY OF PRISMERGY PRODUCTION EQUIPMENT LLC. COPYRIGHT 2009

			CONTRACT:		PRIMENERGY PRODUCTION			
			CUSTOMER: SOUTHERN CALIFORNIA GAS COMPANY		EQUIPMENT L.L.C.			
			CUST ITEM:		3172 NORTH TOLEDO TULSA, OKLAHOMA 74115 (918)-835-1011			
			APPROVALS		TITLE			
			DATE		REGEN SKID EQUIPMENT & PIPE			
			DRAWN JCT		GENERAL ARRANGEMENT			
			1/07/10		GOLETA STORAGE FIELD			
			CHECKED BBS		NATIVE GAS PROJECT			
			1/07/10					
			VESSEL ENGR		P.O. NO.			
					DWG. NO.			
			PROJECT ENGR		J-1			
					REV.			
					3			
DRAWING NO.			FILE NO.			DESCRIPTION		
REFERENCE DRAWINGS								