

EMERGENCY PERMIT

25EMP-00005



- Countywide:**
Subject to the requirements of Section 35.82.090 of the Santa Barbara County Land Use & Development Code.
- Coastal Zone:**
Subject to the requirements of Section 35.171 of the Santa Barbara County Coastal Zoning Ordinance (Article II).
- Montecito:**
Subject to the requirements of Section 35.472.080 of the Santa Barbara County Montecito Land Use & Development Code.

Case Name: SoCalGas Line 1010 Immediate Repair Condition

Case Number: 25EMP-00005

Site Address: 17200 Calle Mariposa Reina, Gaviota CA 93117

APN: 081-130-076

Applicant/Agent Name: Vivian Epperson, SoCalGas, 24650 Avenue Rockefeller, Valencia, CA 93115

Owner Name: SoCalGas (easement), Arguello Inc (parcel)

PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for:

The project is the request by SoCalGas for an Emergency Permit for the inspection and repair of a pipeline anomaly on Line 1010, a high-pressure gas transmission line, located near 17200 Calle Mariposa Reina, Gaviota CA, within APN 081-130-076 in the Coastal Zone. Work commenced on September 29 through October 16, 2025, under emergency email approval by the Planning and Development Director on September 26, 2025. Work included excavation, inspection, and repair of a section of pipeline, requiring a temporary trench to access the pipeline. The project required up to an approximately 20-foot (ft) by 8-ft trench to a depth of up to 8-ft entirely within the existing 16.5-foot SoCalGas easement, and stopple installations requiring two 20-ft by 20-ft work areas for a total work area of approximately 1,400 square feet. The total volume of soil excavation was up to 50 cubic yards. Backfilling the trench involved replacing the excavated subsoil in the trench and re-spreading the stockpiled topsoil to return the surface to its original grade. After the work was completed, the temporary work area was de-compacted to pre-project conditions. Impacted trees, root masses, and/or sprigs were re-buried to the extent feasible to support natural regeneration from on-site sources. Restoration consisted of restoring existing contours and applying a native seed mix (e.g. giant wild rye and other coastal sage scrub species) to an estimated 0.51 acres of non-native upland vegetation and re-planting impacted plant material. Equipment included a backhoe, excavator, dump truck, welding truck, crew trucks, water truck, bulldozer, lowboy with trailer, portable equipment (generators, air compressors), and portable restrooms. Activities occurred 14 hours a day, approximately 6:30 am – 8:30 pm seven day a week, and 24-hours a day following a leak which was detected on October 4, until the repair was complete on October 5, 2025. Noise generated work was conducted during daytime hours as feasible, with solar-powered lighting used depending on daylight duration and the needs of the repair.

The work site is located approximately 0.13 miles west of the Santa Barbara County Fire Station No. 18, and 0.52 miles west of the idle Gaviota Oil Heating Facility. There are no sensitive receptors within 1,600 feet of the work area. The work site is located outside of mapped Environmentally Sensitive Habitat and does not overlap any California Natural Diversity Database records; however, the work site is located 0.67 miles from breeding populations of California red-legged frog and critical habitat in Gaviota Creek, as well as within critical habitat for Gaviota Tarplant. Surveys for Gaviota Tarplant were conducted in 2019 and 2020 for a nearby project and were negative as reported in the Plains Pipeline Gaviota Tarplant Study (Sage Institute 2022). A focused rare plant survey was conducted on September 29, 2025, during the blooming period for Gaviota Tarplant by Rincon Consultants Inc. and Sage Institute Inc.; no rare plants or other special-status species were observed. The work site was comprised of non-native grassland dominated by invasive mustard. No oak trees or native trees were present in the work area. One willow tree along the access route was flagged for avoidance and was not impacted. No other jurisdictional permits were required. A biological monitor was onsite to ensure biological, and construction best management practices (BMPs) were implemented to avoid and minimize any impacts to special-status species, including the following:

- The open trench was either covered (i.e., no gaps or holes) or protected with exclusionary fencing to prevent wildlife entrapment and ramped so that animals can escape. Excavations were inspected, and the ends of pipe segments were covered/elevated.
- Used pre-existing travel routes and flagging adjacent native habitat for avoidance.
- Adhered to stormwater BMPs from the 2024 SoCalGas Best Management Practices Manual for Water Quality and Stormwater Management prior to and during construction to avoid indirect impacts to offsite, downstream waters or wetlands. Secondary containment and equipment maintenance in the work area and laydown yard are located more than 100 feet from the drainage. Equipment was not operated in flowing water, and equipment did not enter flowing water.
- Inspected under staged equipment for wildlife, maintaining general housekeeping, and wildlife avoidance.
- As feasible, no ground disturbance or heavy equipment movement between the work area and laydown yard occurred during rain events (50% or greater chance of 0.5 inches) and for 48 hours after or until the ground was dry. The site and any stockpiles were stabilized 24 hours before a rain event.
- Other recommendations in the field by the qualified monitors under the direction of County-approved biologists.

A cultural resource monitor was also onsite for excavation, and no cultural resources were detected.

The project constitutes an emergency because the Line 1010 pipeline anomaly was identified as an Immediate Repair Condition (IRC) as defined within federal and state regulations and promulgated by PHMSA and the California Public Utilities Commission. As specified in the U.S. Code of Federal Regulation Title 49, and IRC requires SoCalGas to implement measures to remediate the anomaly condition within five days of the condition identification. As such, the project was required immediately and the timeframe to permit this work as a "standard" project was not possible. Therefore, the project was determined to be an emergency activity required immediately to maintain the safety and integrity of gas distribution pipelines.

The Director has determined this situation constitutes an emergency in accordance with the applicable Development Code indicated above and immediate action was warranted. As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15269(c), which exempts "specific actions necessary to prevent or mitigate an emergency" (see Attachment B). This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.



Lisa Plowman, Director

4/17/26

Date

OWNER/APPLICANT AGREEMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

Vivian Epperson
Print Name

Vivian Epperson
Signature

4-22-2026
Date

PERMIT ISSUANCE:

Jacquelynn Ybarra, Supervising Planner
Planner Name

Signature

April 22, 2026
Date

BACKGROUND:

The SoCalGas North Coastal System infrastructure has been impacted by heavy rainstorms, resulting in landslide and erosion events along mountainous terrain in Central and Southern California, including Santa Barbara County. SoCalGas anticipated that the North Coastal System would be compromised for the 2024 – 2025 winter season due to the area being prone to flooding and landslides. Line 1010 runs between Gaviota and Orcutt, CA, and is part of the infrastructure connecting to the North Coastal System. SoCalGas first requested an Emergency Permit with Planning and Development on September 26, 2025, to commence work to access, inspect, bypass, and repair the anomaly starting on September 28, 2025. Work was authorized by the Planning and Development Director via email on September 26, 2025. Preconstruction surveys and mobilization began on September 26, 2025. On October 4, 2025, a leak was detected during excavation and crews were cleared from the area until the line was decompressed. Excavation ceased on October 5, 2025, while the leak was repaired. Following leak repair, all work was completed by October 16, 2025. A formal Emergency Permit application was submitted to Planning and Development on October 28, 2025. A public notice of the emergency work was distributed to Interested Parties and surrounding property owners on April 6, 2026. Following issuance of this Emergency Permit, SoCalGas is required to apply for a subsequent Coastal Development Permit no later than 30 days following the granting of the Emergency Permit in accordance with Section 35-171 of the Coastal Zoning Ordinance (Article II).

FINDINGS OF APPROVAL:

- 1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.**

The approval of this Emergency Permit will not permit or approve any violation of County Ordinance or State Law. Coastal Zoning Ordinance Section 35-171 requires that an application for a Coastal Development Permit and any discretionary permit necessary to validate the emergency work as permanent be submitted by the applicant no later than 30 days following the issuance of the Emergency Permit. The Applicant will apply for a subsequent Coastal Development Permit, and Planning and Development will process the standard permit to ensure that the project is reviewed for and completed in compliance with all applicable regulations.

- 2. In compliance with Section 35-171.5.2 of the Coastal Zoning Ordinance (Article II), prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings:**

- a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit.***

SoCalGas' North Coastal System infrastructure was impacted by heavy rainstorms, resulting in landslide and erosion events, compromising the public utility system. The anomaly on Line 1010 was identified as an Immediate Repair Condition (IRC) as defined within federal and state regulations and promulgated by PHMSA and the California Public Utilities Commission. As specified in the U.S. Code of Federal Regulation Title 49, and IRC requires

SoCalGas to implement measures to remediate the anomaly condition within five days of the condition identification. As such, the project was required immediately to maintain the safety and integrity of gas distribution pipelines. Further, if anomalies are not addressed in a timely manner and if the pipeline's integrity were to fail for any reason, natural gas would be released into the environment and SoCal Gas' ability to safely manage a potential pipeline leak would be significantly compromised. Therefore, the Director finds that an emergency exists and requires action more quickly than provided for by the customary procedures for standard permit processing. Work was completed within the required 30 days, beginning on September 26, 2025, and ending on October 16, 2025.

b. Public comment on the proposed emergency action has been reviewed.

Notifications of the pending Emergency Permit approval were distributed to neighboring properties and the Planning and Development's Oil and Gas Interested Parties list on April 6, 2026. The Director finds that no public comment on the proposed emergency action has been received to date.

c. The action proposed is consistent with the policies of the Coastal Land Use Plan and Coastal Zoning Ordinance.

The Emergency action taken by SoCal Gas is allowed under the Coastal Zoning Ordinance (Article II), which recognizes that certain actions warrant immediate, special consideration to lessen or remediate an emergency. The project site is within the boundaries of both the Coastal Land Use Plan (part of the County's Comprehensive Plan) and the Gaviota Coast Plan (a Community & Area Plan), which include policies to protect, maintain and restore the environment. The emergency action is consistent with both the Coastal Land Use Plan and the Gaviota Coast Plan as described below with reference to applicable policies:

Coastal Plan 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.

Coastal Plan Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Coastal Plan Policy 3-17: 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.

Coastal Plan 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.

Coastal Plan Policy 6-16: The pipeline shall be sited and constructed in such a manner as to inhibit erosion.

Gaviota Coast Plan Policy NS-3: Rare Plants. (COASTAL) If potentially suitable habitat exists for sensitive plant species, prior to approval of Coastal Development Permits for any projects in the Gaviota Coast Plan Area, sensitive plant surveys focused on the area to be disturbed and/or affected by the project shall be conducted during the appropriate time of year to optimize detection of potentially occurring sensitive plants. Surveys shall be conducted in accordance with applicable county and resource agency survey protocols to determine the potential for impacts resulting from the project on these species.

Gaviota Coast Plan Policy NS-12: Protected Trees. Existing trees shall be preserved to the maximum extent feasible, prioritizing “protected trees”. Projected trees are defined for the purpose of this policy as mature native or roosting/nesting trees that do not pose a threat to health and safety.

Gaviota Coast Plan Policy CS-1: Cultural Resources Preservation & Protection. Preserve and protect significant cultural, archaeological and historical resources to the maximum extent feasible.

Gaviota Coast Plan Policy VIS-10: Energy Development. Energy development (e.g. wind, solar, oil and gas, and associated infrastructure) shall demonstrate to the extent feasible consistency with the visual resources policies of the Gaviota Coast Plan.

Consistent. The dig site is in non-native grassland dominated by invasive mustard species. The dig site is outside of mapped ESH, does not overlap any CNDDDB records, and does not overlap mapped Xerces Monarch butterfly habitat within 500-foot of the work area. Critical habitat for Gaviota Tarplant and California red-legged frog exists in the vicinity of the work area; however focused surveys for Gaviota Tarplant were determined to be negative, and work was conducted outside of the wet season for dispersing California red-legged frogs. No jurisdictional waters, cultural resources, or native trees were present or impacted. A variety of minimization and protection measures for biological resources were implemented during construction, including qualified biologists conducting pre-construction surveys for sensitive and special-status species, conducting onsite biological monitoring, setting up exclusionary fencing to discourage wildlife from entering the work area, inspecting BMPs, covering open trenches/excavations, conducting a worker environmental awareness training, using pre-existing travel routes, maintaining general housekeeping, and covering/elevating the ends of pipe segments among other measures. All project activities also adhered to stormwater BMPs from the SoCalGas Best Management Practices Manual for Water Quality and Stormwater Management to avoid indirect impacts to offsite downstream waters or wetlands. Grading was minimized to approximately 20-ft by 8-ft x 8-ft just enough to expose the portions of the underground pipeline necessary for inspection and repair. Restoration consisted of establishing approximately 0.51 acres of disturbed non-native upland vegetation with a native stabilization mix and replanting impacted native plant material in the work areas. No permanent development is visible aboveground other than existing pipeline markers and minor infrastructure.

3. **This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.**

CEQA Guideline Section 15269(b) exempts “Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency”. The project constitutes an emergency because the Line 1010 pipeline anomaly was identified as an IRC as defined within federal and state regulations and promulgated by PHMSA and the California Public Utilities Commission. As specified in the U.S. Code of Federal Regulation Title 49, and IRC requires SoCalGas to implement measures to remediate the anomaly condition within five days of the condition identification. As such, the project was required immediately and the timeframe to permit this work as a “standard” project was not possible.

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the County Planning Commission.

The project description is as follows:

The project is the request by SoCalGas for an Emergency Permit for the inspection and repair of a pipeline anomaly on Line 1010, a high-pressure gas transmission line, located near 17200 Calle Mariposa Reina, Gaviota CA, within APN 081-130-076 in the Coastal Zone. Work commenced on September 29 through October 16, 2025, under emergency email approval by the Planning and Development Director on September 26, 2025. Work included excavation, inspection, and repair of a section of pipeline, requiring a temporary trench to access the pipeline. The project required up to an approximately 20-foot (ft) by 8-ft trench to a depth of up to 8-ft entirely within the existing 16.5-foot SoCalGas easement, and stopple installations requiring two 20-ft by 20-ft work areas for a total work area of approximately 1,400 square feet. The total volume of soil excavation was up to 50 cubic yards. Backfilling the trench involved replacing the excavated subsoil in the trench and re-spreading the stockpiled topsoil to return the surface to its original grade. After the work was completed, the temporary work area was de-compacted to pre-project conditions. Impacted trees, root masses, and/or sprigs were re-buried to the extent feasible to support natural regeneration from on-site sources. Restoration consisted of restoring existing contours and applying a native seed mix (e.g. giant wild rye and other coastal sage scrub species) to an estimated 0.51 acres of non-native upland vegetation and re-planting impacted plant material. Equipment included a backhoe, excavator, dump truck, welding truck, crew trucks, water truck, bulldozer, lowboy with trailer, portable equipment (generators, air compressors), and portable restrooms. Activities occurred 14 hours a day, approximately 6:30 am – 8:30 pm seven day a week, and 24-hours a day following a leak which was detected on October 4, until the repair was complete on October 5, 2025. Noise generated work was conducted during daytime hours as feasible, with solar-powered lighting used depending on daylight duration and the needs of the repair. The work

site is located approximately 0.13 miles west of the Santa Barbara County Fire Station No. 18, and 0.52 miles west of the idle Gaviota Oil Heating Facility. There are no sensitive receptors within 1,600 feet of the work area. The work site is located outside of mapped Environmentally Sensitive Habitat and does not overlap any California Natural Diversity Database records; however, the work site is located 0.67 miles from breeding populations of California red-legged frog and critical habitat in Gaviota Creek, as well as within critical habitat for Gaviota Tarplant. Surveys for Gaviota Tarplant were conducted in 2019 and 2020 for a nearby project and were negative as reported in the Plains Pipeline Gaviota Tarplant Study (Sage Institute 2022). A focused rare plant survey was conducted on September 29, 2025, during the blooming period for Gaviota Tarplant by Rincon Consultants Inc. and Sage Institute Inc.; no rare plants or other special-status species were observed. The work site was comprised of non-native grassland dominated by invasive mustard. No oak trees or native trees were present in the work area. One willow tree along the access route was flagged for avoidance and was not impacted. No other jurisdictional permits were required. A biological monitor was onsite to ensure biological, and construction best management practices (BMPs) were implemented to avoid and minimize any impacts to special-status species, including the following:

- The open trench was either covered (i.e., no gaps or holes) or protected with exclusionary fencing to prevent wildlife entrapment and ramped so that animals can escape. Excavations were inspected, and the ends of pipe segments were covered/elevated.
- Used pre-existing travel routes and flagging adjacent native habitat for avoidance.
- Adhered to stormwater BMPs from the 2024 SoCalGas Best Management Practices Manual for Water Quality and Stormwater Management prior to and during construction to avoid indirect impacts to offsite, downstream waters or wetlands. Secondary containment and equipment maintenance in the work area and laydown yard are located more than 100 feet from the drainage. Equipment was not operated in flowing water, and equipment did not enter flowing water.
- Inspected under staged equipment for wildlife, maintaining general housekeeping, and wildlife avoidance.
- As feasible, no ground disturbance or heavy equipment movement between the work area and laydown yard occurred during rain events (50% or greater chance of 0.5 inches) and for 48 hours after or until the ground was dry. The site and any stockpiles were stabilized 24 hours before a rain event.
- Other recommendations in the field by the qualified monitors under the direction of County-approved biologists.

A cultural resource monitor was also onsite for excavation, and no cultural resources were detected.

2. An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency work include a Coastal Development Permit pursuant to Section 35.171 and 35.169 of the Coastal Zoning Ordinance (Article II).

3. Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #2 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director.
4. Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director. The work authorized by this permit must be commenced within 30 days of the date of issuance of the emergency permit.
5. This permit does not preclude the necessity to obtain authorization and/or permits from other Departments or agencies.
6. The Director may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. **Bio-03 Onsite Biologist.** The Owner/Applicant shall designate a P&D-approved biologist to be onsite throughout all grading and construction activities which may impact sensitive biological resources. Duties include the responsibility to ensure all aspects of the project description and biological Best Management Practices are carried out. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved biologist prior to commencement of construction. P&D compliance monitoring staff shall site inspect as appropriate.
8. **Bio-09 Fish and Wildlife Jurisdiction Advisory.** The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorneys fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et sec.). This permit does not authorize, approved or otherwise support a "take" of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

9. **Bio-10 Storm Water BMPs.** To minimize pollutants impacting downstream waterbodies or habitat, the project shall be designed to minimize degradation of storm water quality. Best

Management Practices (BMPs) designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order for the life of the construction project. The Owner/Applicant is responsible for the maintenance and operation of all improvements and shall maintain appropriate records. **PLAN REQUIREMENTS:** The BMPs shall be described and detailed on all grading and drainage plans and depicted graphically. **TIMING:** The plans shall be submitted to P&D for approval prior to the subsequent Coastal Development Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation as appropriate.

10. **Bio-20 Equipment Storage-Construction.** The Owner/Applicant shall designate one or more construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all site and grading plans. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation as appropriate.
11. **Bio-21 Use Natives.** All revegetation efforts shall be with native plants suitable for erosion control and seed stock from locally obtained sources. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement on all site and grading plans. **TIMING:** Revegetation shall be installed immediately following construction completion. **MONITORING:** The Owner/Applicant shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock prior to issuance of the subsequent Coastal Development Permit.
12. **Special Bio-01 Rare Plant Survey.** Where potentially suitable habitat exists for sensitive and/or rare plant species, sensitive plant surveys focused on the area to be disturbed and/or affected by the project shall be conducted during the appropriate time of year to optimize detection of potentially occurring sensitive plants. Surveys shall be conducted in accordance with applicable County and resource agency survey protocols to determine the potential for impacts resulting from the project on these species. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement on all site and grading plans. **TIMING:** Surveys shall be conducted prior to construction. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff a post-construction Biological Monitoring Report detailing the methodology and results of the rare plant survey(s) prior to issuance of the subsequent Coastal Development Permit.
13. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during construction-related activities. The Owner/Applicant shall immediately contact P&D staff and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all grading plans.

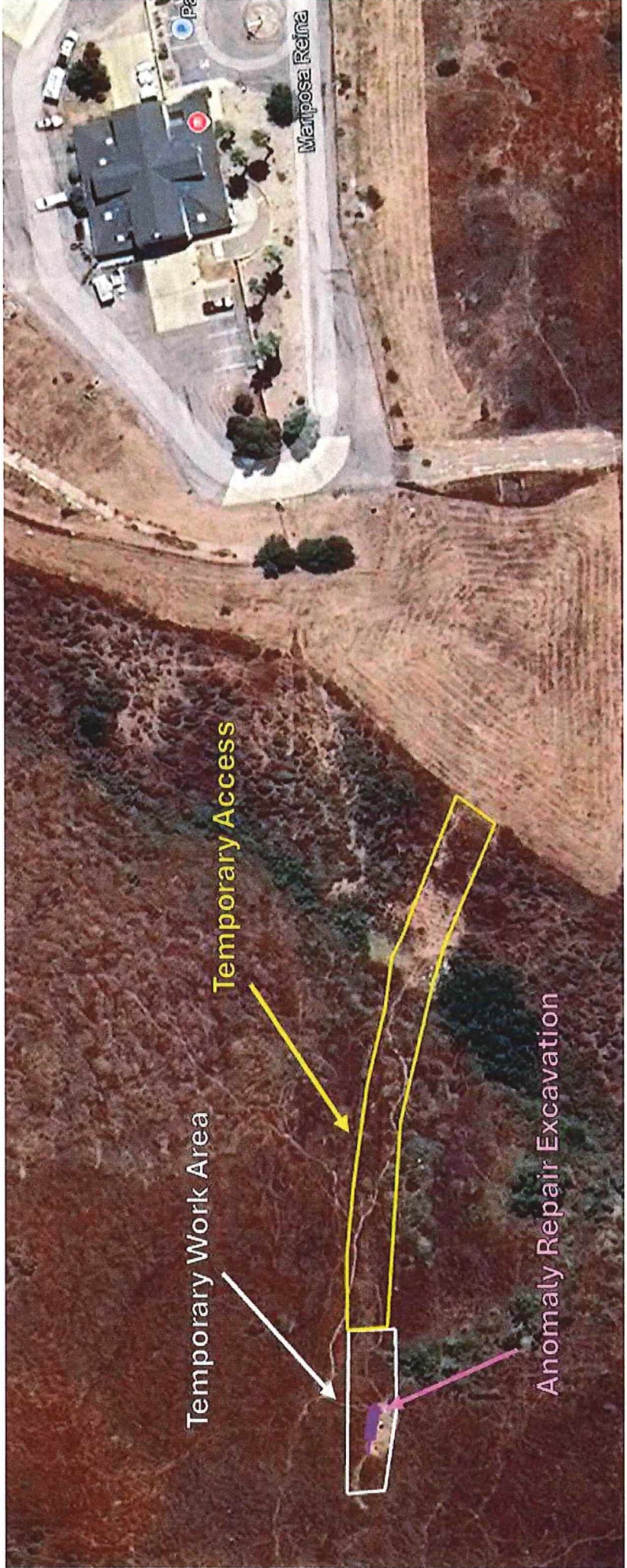
MONITORING: P&D permit processing planner shall check plans prior to issuance of the subsequent Coastal Development Permit. P&D compliance monitoring staff shall spot check in the field.

14. **Geo-02 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMPs) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of the subsequent Coastal Development Permit. The plan shall be designed to address erosion, sediment and pollution control during all phases of construction until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year-round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase as appropriate.

Attachments:

- A. Site Plan
- B. CEQA Notice of Exemption

cc: Joan Hartmann, Third District Supervisor
Errin Briggs, Deputy Director
Jacquelynn Ybarra, Supervising Planner
Coastal Program Analyst, California Coastal Commission



Temporary Work Area

Temporary Access

Anomaly Repair Excavation

Mariposa Reina

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Jacquelynn Ybarra, Supervising Planner, Planning & Development

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

APN: 081-130-076

Case No.: 25EMP-00005

Location: 17200 Calle Mariposa Reina, Gaviota CA

Project Title: SoCalGas Line 1010 Immediate Repair Condition

Project Applicant: Vivian Epperson, SoCalGas, 24650 Avenue Rockefeller, Valencia, CA 93115

Project Description: The project is the request by SoCalGas for an Emergency Permit for the inspection and repair of a pipeline anomaly on Line 1010, a high-pressure gas transmission line, located near 17200 Calle Mariposa Reina along the Gaviota Coast in unincorporated Santa Barbara County. Work included the excavation, inspection, and repair requiring a temporary trench to access the pipeline. The project required up to an approximately 20-foot (ft) by 8-ft trench to a depth of up to 8-ft entirely within the existing 16.5-foot SoCalGas easement, and stopple installations requiring two 20-ft by 20-ft work areas for a total work area of approximately 1,400 square feet. The total volume of soil excavation was up to 50 cubic yards. Backfilling the trench involved replacing the excavated subsoil in the trench and re-spreading the stockpiled topsoil to return the surface to its original grade. After the work was completed, the temporary work area was de-compacted to pre-project conditions. Impacted trees, root masses, and/or sprigs were re-buried to the extent feasible to support natural regeneration from on-site sources. Restoration consisted of restoring existing contours and applying a native seed mix after project completion and re-planting impacted plant material. Equipment included a backhoe, excavator, dump truck, welding truck, crew trucks, water truck, bulldozer, lowboy with trailer, portable equipment (generators, air compressors), and portable restrooms. A biological monitor was onsite to ensure biological and construction best management practices were implemented to avoid and minimize any impacts to special-status species. A cultural resource monitor was onsite for excavation, and no resources were detected. Work commenced on September 29 through October 16, 2025 under emergency email approval by the County on September 26, 2025.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Vivian Epperson, SoCalGas

CEQA Notice of Exemption
Emergency Permit Case No. 25EMP-00005
SoCalGas Line 1010 Immediate Repair Condition
Attachment B

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Guidelines Section 15269(b) (Emergency Repair for Service Facilities).

Reasons to support exemption findings: CEQA Guideline Section 15269(b) exempts “Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare”. The Line 1010 pipeline anomaly was identified as an Immediate Repair Condition (IRC) as defined within federal and state regulations and promulgated by PHMSA and the California Public Utilities Commission. As specified in the U.S. Code of Federal Regulation Title 49, and IRC requires SoCalGas to implement measures to remediate the anomaly condition within five days of the condition identification. As such, the project was required immediately and the timeframe to permit this work as a “standard” project was not possible. Therefore, the project was determined to be an emergency activity required immediately to maintain the safety and integrity of gas distribution pipelines.

Lead Agency Contact Person: Jacquelynn Ybarra, Supervising Planner

Email: jybarra@countyofsb.org

Department/Division Representative: Errin Briggs, Deputy Director



Date: April 20, 2026

Acceptance Date:

Distribution: Hearing Support Staff

Date Filed by County Clerk: