EMERGENCY PERMIT 24EMP-00011



Coastal Zone:

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Subject to the requirements of Section 35-171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

Case Name: SoCal Gas Line 1005 & Line 160 - Emergency Permit

Case Number: 24EMP-00011

Site Address: 7200 Casitas Pass Road (Lat: 34.393026 Long: -119.461961);

1148 S More Ranch (Lat: 34.423611 Long: -119.813883).

APN: 001-450-004; 001-450-007;

065-250-027; 065-250-028.

Applicant/Agent Name: Chris Sowell

Owner Name: Caird Family Revocable Trust Delk Trust Giordando Living Trust _____

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 to inspect and repair two potential stress, corrosion, and cracking indications demonstrating scouring and loss of integrity of Line 1005 (L1005) and Line 160 (L160), which are both high-pressure gas transmission pipelines. The two identified work areas include anomaly L160 SCCDAE2, referred to as Dig #2, and Anomaly L1005 SCCDAE7, referred to as Dig #7. The anomalies have resulted in reduced pipeline pressure that will continue until these conditions have been inspected and repaired or replaced. The project will maintain public safety and system reliability for the upcoming winter months in which gas service is especially crucial and an essential public service.

Dig #2 is on Assessor Parcel Numbers (APNs) 065-250-006 and 065-250-027, located near 1148 S More Ranch Road directly east of the La Goleta Storage Facility between More Ranch Road and the Atascadero Creek in the Eastern Goleta Valley Community Plan (EGVCP). The work area is within Environmentally Sensitive Habitat associated with the Southern Coast Live Oak riparian corridor in which 2 Coast Live Oak Trees and 1 Arroyo Willow will need to be removed. Work at Dig #2 will require a temporary 20-foot by 10-foot trench to a depth of up to 15 feet (approximately 112 cubic yards) to access the pipeline. A 0.55-acre staging and equipment storage area is proposed on existing disturbed area within APN 065-250-028 adjacent to but outside the ESH. Prior to construction, a certified arborist will conduct an inventory of protected trees and all ESH and coastal wetlands will be mapped. Impacts to ESH, coastal wetlands, and protected trees will be confirmed after construction is completed.

Dig #7 is on APNs 001-450-004 and 001-450-007, located at 7200 Casitas Pass Road northeast of the city of Carpinteria. Site access is directly from an existing private drive off of Casitas Pass Road, and 30-foot temporary construction equipment access may be needed in the SoCalGas easement over the pipeline west of an existing valve. Work at Dig #7 requires a temporary 35-foot by 10-foot trench to a depth of 15 feet (approximately 195 cubic yards) to access the pipeline. Staging and equipment storage is proposed in a 0.13-acre, partially cleared orchard north of and adjacent to the excavation area that can be accessed via the private drive. 16 coast live oak trees are proposed for removal to provide access to Dig #7.

Work includes excavation, inspection, and repair requiring a temporary trench to access the pipeline entirely within the existing SoCalGas easement. Excavations will be completed by hand and/or excavator in ESH and protected tree critical root zones under the direction of a qualified biological monitor and/or arborist. If soils are unstable and the trench walls become compromised, then shoring, sheet piling, or another type of soil reinforcement may be required during construction. The pipe will be lifted and lowered into the trench by sideboom tractors and excavators. Padded slings will be used so the tractors can lower the pipe without damaging its protective coating. The new pipe segment will be welded to the existing line in the existing trench and hydrostatically tested in place, if necessary. The trench will be backfilled with the native soil after the repair is complete. Backfilling the trench involves replacing the excavated subsoil in the trench and re-spreading the stockpiled topsoil to return the surface to its original grade. Native material excavated from the pipeline trench will be used to backfill the trench. If rock conditions are encountered during trench excavation, the trench bottom will first be padded with a layer of imported, rock-free sand. After the work has been completed, the temporary work area will be de-compacted to pre-project conditions, if necessary, and the project area will be restored to as near-pre-construction contours as feasible. Access to the pipeline may require trimming of protected trees and encroachment into critical root zones. This work will be conducted under the supervision of an arborist/qualified biologist. The tree protection zones/work boundary will be fenced and marked with signage. A biological monitor will be present on site daily for the duration of work within the TPZ at Dig #2 and Dig #7. The biological monitor will provide daily monitoring reports, conduct daily pre-construction surveys for wildlife and nesting birds, inspect BMPs, and monitor for the presence of protected and special-status species.

Impacted tree root masses and sprigs will be re-buried to the extent feasible to support natural regeneration from onsite sources. As such, the proposed restoration consists of restoring existing contours, a native hydroseed seed mix after project completion (prior to November 15, 2024), and re-planting impacted plant material. All open trenches and excavations will be covered (i.e., no gaps or holes) or protected with exclusionary fencing to prevent wildlife entrapment and ramped so that animals can escape. Biological BMPs will be employed throughout the construction including using pre-existing travel routes, inspecting under staged equipment for wildlife, ramping or covering excavation at the end of the workday, maintaining general housekeeping, wildlife avoidance, inspecting excavations, and covering/elevating the ends of pipe segments, among other recommendations.

Equipment includes backhoe, excavator, dump truck, welding truck, crew trucks, water truck, bulldozer, lowboy with trailer, portable equipment (generators, air compressors), and portable restrooms. All excavation is proposed entirely within the existing SoCalGas easement. SoCalGas (including its subcontractors) have access to and use of the Temporary Workspace for approximately three (3) months. However, work on each dig site is expected to take approximately 6 to 9 weeks. Hours of work are 8:00 a.m. to 5:00 pm Monday through Friday. SoCalGas will provide traffic control associated with the project at all times during work hours to ensure safety along travel corridors. The project will also implement appropriate Storm Water Best Management Practices (BMPs) from the SoCalGas Water Quality and Storm Water Best Management Practices Manual.

The project constitutes an emergency because the pipeline pressure in Line 160 and Line 1005 had to be reduced due to the stress, corrosion, and cracking indications on each Line. Both Lines cannot return to full operating pressure until the repairs are completed. The lowered pressure is not able to support customers. The project will maintain public safety and system reliability. Additionally, both sites have potential to impact waterways and ESHA. As such, the timeframe to permit this work as a "standard" project would have resulted in reduced gas availability which was projected to result in curtailment of non-core customers and if demand was high enough, possible loss of gas to core customers. As such, the remediation of the two locations were determined to be emergency activities in order to avoid a disruption of essential public services.

Therefore, this situation constitutes an emergency in accordance with the applicable Development Code indicated above and immediate action is 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 C). 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.

Sincerely,

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Lisa Plowman, Director

APPROVAL DATE: September 10, 2024

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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 Coastal Development 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 of Santa Barbara 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 of Santa Barbara 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.

Chris L. Sowell	(huspher 3 Dowe	9/10/2024
Print Name	Signature	Date
PERMIT ISSUANCE:		
Katie Nall	Alal	September 10, 2024
Duint Mana	Signature	Date

BACKGROUND:

The project is broken up into two different sites located within Santa Barbara County. The two work areas require completing a Stress Corrosion Cracking Direct Assessment (SCCDA), Emergency Inspection and Repairs to investigate and repair potential stress, corrosion, and cracking indications on scouring and loss of integrity. Dig #2 is within the Riparian area of Atascadero Creek and could affect waterways and ESHA. Dig #2 is within the Coastal Appeals Jurisdiction. Dig #7 is not within the Coastal Appeals Jurisdiction, but will require removal of 16 Coast Live Oak trees to access the Right-of-Way. The SCCDA digs are necessary to bring both lines back to their full operational pressure.

Dig #2, is on SoCal Gas Pipeline 160 near 1148 S More Ranch Road directly adjacent to Atascadero Creek near Goleta. SoCal Gas will use the existing disturbed storage yard to stage equipment during construction work. Access to the site will be taken directly off S More Ranch Road. The surrounding landscape includes Atascadero Creek, surrounded dense riparian vegetation, and vacant land associated with the residential and agricultural activities in the area. The site is zoned AG-I-5.

Dig #7, is on SoCal Gas Pipeline 1005 near 7200 Casitas Pass Road north of Carpinteria. A vacant dirt pad located directly west of the site will be used for the laydown yard. The surrounding landscape includes Coast Live Oak woodland with residential and agricultural activities in the area. The site is zoned AG-I-40.

The remediation of the two locations were determined to be emergency activities in order to avoid a disruption of essential public services. To avoid curtailing customers, the inspections and repairs had to be conducted as emergency activities to avoid impacts to public health, safety and welfare as defined in CEQA.

FINDINGS OF APPROVAL

1. The approval of this project <u>shall not</u> 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. Condition of Approval 3 requires that an application for the required permits 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. Processing of the required follow-on permit will ensure that the project is reviewed for, and completed in compliance with, applicable regulations.

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

The SoCalGas Integrity Management Department has two locations where possible "stress, corrosion & cracking" (SCC) had been identified. These areas are identified as Dig #2 and Dig #7. Dig #2 is located adjacent to Atascadero Creek and associated ESH and Dig #7 is located within an agriculture setting. If leaks were to occur within either of these areas, significant environmental harm could occur. As such, the timeframe to permit this work as a "standard" project would have resulted in reduced gas availability which was projected to result in curtailment of customers. The anomalies have resulted in reduced pipeline pressure that will continue until these conditions have been inspected and repaired. Pressure reduction or isolation of the Coastal Zone system risks loss of service for core customers along the coast in Santa Barbara County. Gas service is an essential public service that is especially crucial during the winter season when customer thermal heating demands are higher. The project is critical to maintain public safety and system reliability. 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. The Director finds that an emergency exists and requires action more quickly than provided for by the procedures for permit processing.

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

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 requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance.

The County's Comprehensive Plan includes policies which aim to protect, maintain and restore the environment, including both the natural and man-made environments. The emergency action taken by SoCal Gas is allowed under Article II, which recognizes that certain actions warrant immediate, special consideration in order to lessen or remediate an emergency. The emergency action is consistent the County's Comprehensive Plan as described below with reference to applicable policies:

<u>Coastal Plan Policy 3-9</u>: 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.

<u>Coastal Plan Policy 3-13</u>: 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.

<u>Coastal Plan Policy 3-17:</u> 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.

<u>Coastal Plan Policy 3-19</u>: 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.

<u>Coastal Plan Policy 9-41:</u> All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

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

<u>EGV Policy HYD-EGV-2.2</u>: Setbacks of a minimum of 50 feet from top of bank but adjusted upward as needed to adequately protect life and property from potential flood hazards shall be required as determined by County Flood Control.

Consistent. Dig #2 is within the riparian vegetation Environmentally Sensitive Habitat (ESH) Overlay, approximately 40-feet away from Atascadero Creek. Work at Dig #2 requires a temporary 20-foot by 10-foot trench to a depth of up to 15 feet (approximately 112 cubic yards) to access the pipeline. Two Coast Live Oak Trees and one Arroyo Willow will be removed to accommodate the work. Access is provided from South More Ranch Road. Staging and equipment storage is proposed on an adjacent existing disturbed area outside ESH and will be accessed from More Ranch Road (APN: 065-250-028). Dig #2 would be returned to pre-project condition with ESH restored after construction.

Dig #7 is on APN: 001-450-004 and 001-450-007 in the coastal zone northeast of the city of Carpinteria, located at 7200 and 7220 Casitas Pass Road. About 16 coast live oak trees are expected to be damaged or removed for equipment access to the Dig #7 entirely in the SoCal Gas easement. Work at Dig #7 requires a temporary 35-foot by 10-foot trench to a depth of 15 feet (approximately 195 cubic yards) to access the pipeline. The work area, including the 16.5-foot easement and additional temporary right of entry (TRE) agreement space, will be 30 to 50 feet wide along the pipeline. The access work area in the oak woodland will have the narrower width at 30 feet, and the work area will expand to 50 feet on the northwesterly parcel once outside the tree protection zone (TPZ) as the landscape shifts to more agricultural use. Site access will be provided from an existing private drive off of Casitas Pass Road, and temporary construction equipment access may be needed in the SoCalGas easement over the pipeline west of the existing valve. Staging and equipment storage is proposed in a partially cleared orchard north of and adjacent to the excavation area that can be accessed via the private drive.

Adherence to stormwater BMPs from the 2024 SoCalGas Best Management Practices Manual for Water Quality and Stormwater Management will be implemented prior to and during construction to avoid indirect impacts to offsite, downstream waters or wetlands, including secondary containment and equipment maintenance outside a 100-foot buffer from wetlands/waters.

<u>Coastal Plan Policy 9-1</u>: 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.

<u>Coastal Plan Policy 9-36</u>: 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.

<u>Coastal Plan Policy 9-37</u>: The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. 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 Control Board in order to protect the biological productivity and water quality of streams.

<u>Coastal Plan Policy 9-38:</u> 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.

<u>Coastal Plan Policy 9-40:</u> All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy 9-38. When such activities require removal of riparian plant species, revegetation with local native plants shall be required except where undesirable for flood control purposes. Minor clearing of vegetation for hiking, biking, and equestrian trails shall be permitted.

<u>EGV Policy ECO-EGV-2.3</u>: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, the habitat in which the sensitive species is located shall be preserved to the maximum extent feasible.

<u>EGV Policy ECO-EGV-2.4</u>: (COASTAL) Where sites proposed for development contain sensitive habitats and impacts to these habitats are unavoidable consistent with Policy ECO-EGV-5.8, degradation of these habitats shall be avoided to the maximum extent feasible, and demonstrated unavoidable impacts minimized as a component of a project, including but not limited to, dedication of onsite open space easements, onsite habitat restoration, or offsite restoration and open space conservation.

<u>EGV Policy ECO-EGV-2.5:</u> (COASTAL) Restoration: In cases where adverse impacts to biological resources as a result of new development cannot be avoided and impacts have

been minimized, restoration shall be required. A minimum replacement ratio of 3:1 shall be required to compensate for adverse impacts to native habitat areas and biological resources, except that mitigation for impacts to wetlands shall be a minimum 4:1 ratio.

<u>EGV Policy ECO-EGV-3.4</u>: Atascadero Creek Greenway: Atascadero Creek shall be considered as a 'greenway' and wildlife corridor from its headwaters in the San Marcos Foothills to its outlet at Goleta Slough and Goleta Beach. The greenway shall conceptually and functionally protect and enhance the creek corridor's habitat, hydrologic, and recreational value to the community. Protection, restoration, and enhancement of the greenway shall be encouraged for all development proposed within or adjacent to the greenway consistent with this Plan.

<u>EGV Policy ECO-EGV-4.2:</u> (COASTAL) All existing "protected trees" shall be protected from damage or removal to the maximum extent feasible, except in cases where preservation of trees would preclude reasonable use of a parcel, or threaten life and/or property. Where the removal of protected trees cannot be avoided through the implementation of project alternatives, or where development encroachments into the protected zone of protected trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site, if suitable area exists on the project site, at a ratio of 10 replacement trees for every one tree removed. Where on-site mitigation is not feasible, off-site mitigation shall be required.

<u>EGV Policy ECO-EGV-5.1</u>: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors (RC) within Eastern Goleta Valley shall be protected and, where feasible and appropriate, enhanced.

<u>EGV Policy ECO-EGV-5.5</u>: (COASTAL) Minimum Buffer Areas for Streams and Creeks: The minimum buffer strip and setbacks from streams and creeks for development and activities within the ESH overlay shall be 50 feet from either top-of-bank of streams and creeks or existing edge of riparian vegetation, whichever is the furthest distance from the stream or creek. The setback shall be indicated on all site plans.

<u>EGV Policy ECO-EGV-6.3</u>: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the removal of invasive exotic species, the provision of essential public services, or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.

Consistent. The project is intended to protect and maintain essential public services and provide long term protection of surrounding riparian habitat. Excavations will be completed by hand and/or excavator in ESH and protected tree critical root zones under the direction of a qualified biological monitor and/or arborist (Condition of Approval No. 12). A restoration plan is required as a condition of approval to mitigate any impacts associated with project completion. Mitigation will match applicable County policies including a minimum replacement ratio of 3:1 for native habitat areas and biological resources, and a minimum 4:1 ratio for wetland impacts (Condition of Approval No. 17).

The Dig #2 work area is adjacent to the Atascadero Creek Greenway. Dig #7 work may damage or remove coast live oak trees to access the site. Prior to construction a certified

arborist will conduct an inventory of protected trees. The work area for Dig #2 is within Environmentally Sensitive Habitat associated with the Southern Coast Live Oak riparian corridor in which at least 2 Coast Live Oak Trees and 1 Arroyo Willow will require removal. The work area for Dig #7 is within Coast Live Oak woodland and 16 Coast Live Oak Trees will require removal to provide access to the work area.

Biological BMPs will be employed throughout the construction and conducted in a manner that minimized impacts on flora and fauna. The biological best practices proposed for use include pre-existing travel routes, inspecting under staged equipment for wildlife, ramping or covering excavation at the end of the workday, maintaining general housekeeping, wildlife avoidance, inspecting excavations, and covering/elevating the ends of pipe segments, among other recommendations (Condition of Approval No. 13). A biological monitor will be onsite daily for the duration of work. The biological monitor will prepare daily monitoring reports, conduct daily pre-construction surveys for wildlife and nesting birds, inspect BMPs, and monitor for the presence of protected and special-status species. An Environmental Awareness Procedure (WEAP) (Condition of Approval No. 10 will be provided to construction personnel and exclusionary protected tree and ESH fencing will be present during construction activities (Conditions of Approval No. 14 and 15).

Topsoil will be salvaged and stockpiled for replacement as surface soils to assist with the establishment of plant growth from the seed bank to minimize the potential for erosion. Soil within riparian corridors will be stockpiled separately. Riparian tree and shrub impacts are limited to relatively small diameter trees which will be pruned or cut to ground level and allowed to stump-sprout in-place. As such, proposed restoration consists of restoring existing contours, replacing the native seed bank within jurisdictional areas, and adding a native riparian seed mix after project completion (Condition of Approval 17).

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. **EMP-01 Project Description.** 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 of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Planning Commission.

The project description is as follows:

The project is the request by SoCalGas for an Emergency Permit to inspect and repair two potential stress, corrosion, and cracking indications demonstrating scouring and loss of integrity of Line 1005 (L1005) and Line 160 (L160), which are both high-pressure gas

transmission pipelines. The two identified work areas include anomaly L160 SCCDAE2, referred to as Dig #2, and Anomaly L1005 SCCDAE7, referred to as Dig #7. The anomalies have resulted in reduced pipeline pressure that will continue until these conditions have been inspected and repaired or replaced. The project will maintain public safety and system reliability for the upcoming winter months in which gas service is especially crucial and an essential public service.

Dig #2 is on Assessor Parcel Numbers (APNs) 065-250-006 and 065-250-027, located near 1148 S More Ranch Road directly east of the La Goleta Storage Facility between More Ranch Road and the Atascadero Creek in the Eastern Goleta Valley Community Plan (EGVCP). The work area is within Environmentally Sensitive Habitat associated with the Southern Coast Live Oak riparian corridor in which 2 Coast Live Oak Trees and 1 Arroyo Willow will need to be removed. Work at Dig #2 will require a temporary 20-foot by 10-foot trench to a depth of up to 15 feet (approximately 112 cubic yards) to access the pipeline. A 0.55-acre staging and equipment storage area is proposed on existing disturbed area within APN 065-250-028 adjacent to but outside the ESH. Prior to construction, a certified arborist will conduct an inventory of protected trees and all ESH and coastal wetlands will be mapped. Impacts to ESH, coastal wetlands, and protected trees will be confirmed after construction is completed.

Dig #7 is on APNs 001-450-004 and 001-450-007, located at 7200 Casitas Pass Road northeast of the city of Carpinteria. Site access is directly from an existing private drive off of Casitas Pass Road, and 30-foot temporary construction equipment access may be needed in the SoCalGas easement over the pipeline west of an existing valve. Work at Dig #7 requires a temporary 35-foot by 10-foot trench to a depth of 15 feet (approximately 195 cubic yards) to access the pipeline. Staging and equipment storage is proposed in a 0.13-acre, partially cleared orchard north of and adjacent to the excavation area that can be accessed via the private drive. 16 coast live oak trees are proposed for removal to provide access to Dig #7.

Work includes excavation, inspection, and repair requiring a temporary trench to access the pipeline entirely within the existing SoCalGas easement. Excavations will be completed by hand and/or excavator in ESH and protected tree critical root zones under the direction of a qualified biological monitor and/or arborist. If soils are unstable and the trench walls become compromised, then shoring, sheet piling, or another type of soil reinforcement may be required during construction. The pipe will be lifted and lowered into the trench by sideboom tractors and excavators. Padded slings will be used so the tractors can lower the pipe without damaging its protective coating. The new pipe segment will be welded to the existing line in the existing trench and hydrostatically tested in place, if necessary.

The trench will be backfilled with the native soil after the repair is complete. Backfilling the trench involves replacing the excavated subsoil in the trench and re-spreading the stockpiled topsoil to return the surface to its original grade. Native material excavated from the pipeline trench will be used to backfill the trench. If rock conditions are encountered during trench excavation, the trench bottom will first be padded with a layer of imported, rock-free sand. After the work has been completed, the temporary work area will be de-compacted to preproject conditions, if necessary, and the project area will be restored to as near-preconstruction contours as feasible. Access to the pipeline may require trimming of protected trees and encroachment into critical root zones. This work will be conducted under the

supervision of an arborist/qualified biologist. The tree protection zones/work boundary will be fenced and marked with signage. A biological monitor will be present on site daily for the duration of work within the TPZ at Dig #2 and Dig #7. The biological monitor will provide daily monitoring reports, conduct daily pre-construction surveys for wildlife and nesting birds, inspect BMPs, and monitor for the presence of protected and special-status species.

Impacted tree root masses and sprigs will be re-buried to the extent feasible to support natural regeneration from onsite sources. As such, the proposed restoration consists of restoring existing contours, a native hydroseed seed mix after project completion (prior to November 15, 2024), and re-planting impacted plant material. All open trenches and excavations will be covered (i.e., no gaps or holes) or protected with exclusionary fencing to prevent wildlife entrapment and ramped so that animals can escape. Biological BMPs will be employed throughout the construction including using pre-existing travel routes, inspecting under staged equipment for wildlife, ramping or covering excavation at the end of the workday, maintaining general housekeeping, wildlife avoidance, inspecting excavations, and covering/elevating the ends of pipe segments, among other recommendations.

Equipment includes backhoe, excavator, dump truck, welding truck, crew trucks, water truck, bulldozer, lowboy with trailer, portable equipment (generators, air compressors), and portable restrooms. All excavation is proposed entirely within the existing SoCalGas easement. SoCalGas (including its subcontractors) have access to and use of the Temporary Workspace for approximately three (3) months. However, work on each dig site is expected to take approximately 6 to 9 weeks. Hours of work are 8:00 a.m. to 5:00 pm Monday through Friday. SoCalGas will provide traffic control associated with the project at all times during work hours to ensure safety along travel corridors. The project will also implement appropriate Storm Water Best Management Practices (BMPs) from the SoCalGas Water Quality and Storm Water Best Management Practices Manual.

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 and 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 Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
- 3. **EMP-02 Follow Up Application Required.** An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Planning and Development Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency include a Coastal Development Permit with a Hearing pursuant to Section 36-169 of the Article II Coastal Zoning Ordinance. If the follow up permit is denied, the Emergency Permit shall be

valid only until a final decision is made on the follow up permit, at which point the Emergency Permit shall expire.

- 4. **EMP-03 Completeness Items.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition EMP-02 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 of Planning and Development.
- 5. **EMP-04 Authorized Work Only.** 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 of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the permit and completed within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.
- 6. **EMP-05 Other County Agency Permits.** This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
- 7. **EMP-06 Stop Work Order.** The Director of Planning and Development 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.
- 8. **EMP-09 Not Valid Until Signed.** This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.
- 9. Additional Permits Required. This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other outside agencies such as the California Department of Fish & Wildlife or the Army Corps of Engineers.
- 10. BIO-01 Biological Resources Awareness Training. An environmental awareness training shall be presented to all construction personnel by a qualified biologist prior to the start of project activities. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near project impact areas. The training shall also include a description of protection measures required by discretionary permits (if required), an overview of the Endangered Species Act (ESA), implications of noncompliance with the ESA, and required avoidance and minimization measures. PLAN REQUIREMENTS: This condition shall be noted on any plans. A sign in sheet of construction workers who attended the training shall be provided to P&D Compliance staff. TIMING: The training shall occur before any ground disturbing work (including vegetation clearing and grading) occurs in the construction footprint. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff. P&D processing planner shall ensure measures are on plans.
- 11. **BIO-02 Preconstruction Surveys.** A qualified biologist shall conduct a pre-activity survey immediately prior to the start of construction each day for wildlife and nesting birds, inspect BMPs, and monitor for the presence of protected and special-status species. If any of these species are found, they shall be allowed to leave the area on their own volition or be relocated

(as permitted) to suitable habitat outside of the work area. If necessary, resource agencies will be contacted for further guidance. PLAN REQUIREMENTS AND TIMING: This condition shall be printed on project plans submitted for Coastal Development Permit Issuance and installed prior to ground disturbance work MONITORING: The Owner/Applicant shall demonstrate to P&D staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance.

- 12. BIO-03 Onsite Biologist. A qualified biologist shall monitor all construction activities. The biological monitor(s) will survey the proposed project area and adjacent habitats throughout construction and restoration activities for the presence of special-status species and will confirm that conservation measures are sufficient to avoid or minimize impacts to these species, or recommend additional measures as warranted. The monitor will assist with the avoidance of protected and special-status species, protected trees, ESH, and nesting birds. The monitor will ensure conformity with state and federal laws pertaining to nesting birds. The monitor will ensure exclusionary protected tree and ESH fencing remains in place. For ground disturbing and/or vegetation clearing activities, supplemental pre-construction surveys will occur prior to Project activities initiating each morning. PLAN REQUIREMENTS: This condition shall be noted on any plans. The contact information of the biological monitor shall be provided to P&D processing staff. TIMING: The biological monitor shall be designated prior to ground disturbance work. The biological components apply from the beginning of any grading or construction throughout all development activities until project completion. MONITORING: The Owner/Applicant shall submit to P&D processing staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D processing staff shall site inspect as appropriate.
- 13. **BIO-04 General Protection Measures.** The following measures shall be implemented to further protect impacts to biological resources:
 - The temporary impact areas will be minimized to the extent feasible. Areas of disturbed soils with slopes towards the drainage feature will be stabilized to reduce erosion potential. Appropriate BMPs will be used to stabilize the site during and after construction.
 - No material will be permanently stockpiled within jurisdictional areas.
 - All trash will be properly contained and removed from the work site regularly. When operations are complete, any excess materials or debris will be removed from the work area.
 - Staging/storage areas for equipment will be located outside jurisdictional areas.
 - Construction equipment and vehicles will be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life.
 - Stationary equipment such as motors, pumps, generators, and welders, located within or adjacent to jurisdictional areas, will be positioned over drip pans and will be inspected frequently.
 - No equipment maintenance will be done where petroleum products or other

pollutants from the equipment may enter jurisdictional areas.

- The clean-up of any accidental spill will begin immediately pursuant to all relevant hazardous materials regulations. If the spill could affect downstream water quality or impact special-status species, the permitting agencies will be notified to determine the appropriate action.
- Excavations will be completed by hand and/or excavator in ESH and protected tree critical root zones under the direction of a qualified biological monitor and/or arborist.
- The current SoCalGas Water Quality BMP manual will be utilized to ensure appropriate BMPs are used to stabilize the site during and after construction activities

PLAN REQUIREMENTS: The BMPs shall be described and detailed on the site, grading and drainage plans, and depicted graphically. The location and type of BMP shall be shown on the site grading plans. TIMING: The plans and maintenance program shall be submitted to P&D for approval prior to Land Use Permit issuance. MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 14. **BIO-06 Delineation of Project Disturbance Limits.** Prior to construction the jobsite will be clearly delineated under the guidance of a P&D approved biologist. Delineation of the site will clearly identify areas where equipment and other activities are not permitted. The area shall be fenced with a fencing type and in a location acceptable to P&D. Any pruning will also be conducted under the supervision of the monitoring biologist. PLAN REQUIREMENTS: The fencing locations shall be shown on all grading plans. TIMING: Fencing shall be installed prior to any earth movement. MONITORING: Building and Safety and/or Compliance staff shall perform site inspections throughout the construction phase.
- 15. **BIO-08 Tree Protection Plan**. Owner/Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist/biologist designed. The Owner/Applicant shall comply with and depict the following on the TPP exhibit:
 - a. No grading for buildings, accessways, easements, subsurface grading sewage disposal, and well placement shall be within 6 ft. of the dripline of trees not included in the pre-approved list of trees allowed for removal.
 - b. 2 Coast Live Oak Trees and 1 Arroyo Willow Tree will be removed per plans for Dig #2. Depict tree locations.
 - c. 16 Coast Live Oak Trees will be removed per plans for Dig #7. Depict tree locations.
 - d. Depict approved construction envelopes.
 - e. Depict equipment storage (construction materials, equipment, fill soil, rocks, etc.) and construction staging and parking areas outside of the protection area.
 - f. Depict type & location of protective fencing or other barriers to protect trees in protection areas during construction. Fencing of all protected trees to be at least 6 ft. outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft. high, staked to prevent collapse, and with signs identifying the protection

area in 15-ft. intervals on the fencing. Fence/stakes/signs shall be maintained throughout grading and construction activities.

- g. Depict location of tree wells or retaining walls. These shall not be located within 6 ft. of the dripline of protected trees unless authorized by P&D.
- h. The following shall be completed by hand and under the direction of a P&D approved arborist/biologist:
 - i. Trenching required within the dripline or sensitive root zone of any tree.
 - ii. Cleanly cutting any roots of 1 inch in diameter or greater, encountered during grading or construction.
 - iii. Tree removal and trimming.
- If use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing 5 tons or less. If large rocks are present, or if spoil placement will impact trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D and under direction of a P&D approved arborist/biologist.
- j. Grading shall be designed to avoid ponding and ensure drainage within driplines of oak trees.

PLAN REQUIREMENTS: Owner/Applicant shall: (1) Submit TPP; (2) Include applicable components in Tree Replacement Plan and Landscape and Irrigation Plans if required; (3) Include as notes or depictions all plan components listed above. **TIMING**: The Owner/Applicant shall comply with this measure prior to issuance of the Coastal Development Permit. **MONITORING**: Owner/Applicant shall demonstrate to P&D compliance staff that trees identified for protection were not damaged or removed or if damage, or removal occurred, that correction is completed per the TPP prior to release of the habitat installation bond.

- 16. **Bio-02a Tree Replacement Plan.** The Owner/Applicant shall submit for P&D approval a Tree Replacement Plan prepared by a P&D-approved arborist/ biologist and including the following components:
 - a. The replacement ratio for all protected trees will be 10:1.
 - b. If minor encroachment shows a decline because of construction, 10:1 replacement will also be required. If approved by P&D, replacement may allow 3:1 replacement with 15 gallon or larger replacement trees.
 - c. The replacement trees shall be of the same species. Replacement trees are to be grown from local genetic stock.
 - d. The trees shall be gopher fenced.
 - e. All new trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
 - f. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall

submit a plan for P&D approval for replacement trees to be planted off site.

PLAN REQUIREMENTS & TIMING: Plans shall be submitted prior to issuance of the Coastal Development Permit. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for a minimum of 3 years. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to release of the installation performance security. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

- 17. **BIO-09 Habitat Restoration.** The Owner/Applicant shall submit for P&D approval a Habitat Restoration Plan prepared by a P&D-approved biologist and designed to mitigate temporary impacts from remediation activities. Impacts to native habitat shall be mitigated at a minimum of a 3:1 ratio. If naturally occurring rare plants are detected in the study area prior to or during construction, and avoidance is not feasible or plants are inadvertently damaged, a salvage and relocation plan shall be developed (in consultation with resource agencies as applicable). The number of plants impacted that do not recover from trimming or can be avoided shall be used to determine the number of individuals required to be installed as mitigation. Each individual plant inadvertently removed shall have a mitigation ratio of at least at a 3:1 and a minimum 4:1 ratio for wetland impacts. The plan shall include the following components:
 - a. Landscaping shall be with native riparian species.
 - b. Species shall be from locally obtained plants and seed stock.
 - c. The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
 - d. Non-native species shall be removed from the creek, however, removal of native species in the creek shall be prohibited.
 - e. Erosion and sediment controls (e.g., silt fences, fiber rolls, sandbags) will be installed, where necessary, utilizing weed-free materials in areas with a predominance of native plants.
 - f. Where necessary, restored areas will be maintained and monitored, including weed removal (focused on noxious weeds and excluding non- native annual grasses).
 - g. All planting and seeding will occur the first year after construction is complete, after the first significant rain event of the year (i.e., > 0.25 inch of precipitation.

At a minimum, the Habitat Restoration Plan shall identify the impacts to, and provide restoration of, disturbed native vegetation that occurs in the Project footprint to preconstruction conditions. The plan shall include performance criteria and monitoring requirements. If seeding or supplemental planting is required to meet the success criteria, plant species will be chosen based on the pre-construction conditions as recommended by a qualified biologist. The Habitat Restoration Plan shall include direction on the seed types, planting methods, as well as the time of year for planting. Requirements for irrigation, monitoring of plants and replacement, if needed, is established in the plan. PLAN REQUIREMENTS: The Owner/Applicant shall: (1) Submit the HRP; (2) Include all applicable components in the HRP; (3) 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. TIMING: Plans shall be submitted prior to approval of the Land Use Permit. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

- 18. **Bio-23 Nesting Bird Surveys.** If project activities are expected to occur during the typical avian nesting season (i.e., February 1 – August 31), pre-activity surveys must be completed by a qualified biologist within one week prior to project initiation. Surveys for raptors shall be conducted within a 250-foot radius of the project site. If any active non-listed raptor nests are observed, these nests and nest trees shall be designated, and a no-work buffer of 250 feet shall be established until the young have fledged and are no longer reliant on the nest tree or parental care, or the nest is no longer active. Surveys for other non-listed avian species shall be conducted within a 50-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be protected with an appropriate no-work buffer and monitored by a qualified biologist. All activity will remain outside of the designated buffers until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If work activities are deemed to not be a threat to a given nest within a buffer zone, a qualified biologist may monitor the nest during work to ensure that the nesting birds are not disturbed (e.g., showing signs of stress or changes in behavior as a result of work activity). If any active nests of listed, fully protected, or otherwise special-status species are detected during the surveys, the appropriate wildlife protection agency shall be contacted for guidance on how to proceed. PLAN REQUIREMENTS AND TIMING: This condition shall be printed on project plans submitted for Coastal Development Permit Issuance. Active nests shall be monitored by the biologist at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults, and there is no evidence of a second nesting attempt. Active nests shall not be removed without written authorization from USFWS and CDFW. MONITORING: P&D shall be given the name and contact information for the qualified biologist to monitor active nests.
- 19. **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 grading, construction, landscaping or other construction-related activity. 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. MONITORING: P&D permit processing planner shall check plans prior to issuance of the

Coastal Development Permit and P&D enforcement staff shall respond to complaints in the field throughout grading and construction.

- 20. Noise-02 Construction Hours. The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. to 5:00 pm Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction. MONITORING: Enforcement staff shall respond to complaints.
- 21. WatConv-04 Equipment Storage-Construction. The Owner/Applicant shall designate a 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 Coastal Development Permits. TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
- 22. WatConv-05 Equipment Washout-Construction. The Owner/Applicant 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 50 feet from any storm drain, waterbody or sensitive biological resources. PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permits. TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
- 23. Erosion and Sediment Control Plan. Erosion and sediment control measures shall be on site prior to the start of project activities and kept on site at all times so they are immediately available for installation in anticipation of rain events. Erosion and sediment control measures and other construction BMPs shall be implemented and maintained in accordance with all specifications governing their proper design, installation, operation, and maintenance. Equipment shall not be operated in flowing water and equipment shall not enter flowing water. Erosion control measures such as silt fences and fiber rolls shall be maintained on a daily basis during project activities. Any stockpile(s) shall be kept a minimum of 100 feet from the banks of any water body to prevent material from re-entering a water body. At no time shall any stockpiles, waste piles, or debris associated with this project be located within surface water, or where it can be washed back into surface water. **PLAN**

REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of Coastal Development clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site 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.

Attachments:

- A. Site Plan
- B. CEQA Exemption
- cc: Errin Briggs, Deputy Director
 Katie Nall, P&D Planner
 Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001