

Conner, Steve

From: Carly V. Barham <BarhamC@sbcapcd.org>
Sent: Friday, December 20, 2024 2:47 PM
To: Conner, Steve
Cc: Beyeler, Gwen; CEQAGroup
Subject: RE: Project review for Famcon Pipe Supply in Santa Maria
Attachments: Attachment A Fugitive Dust Control Measures 2022.pdf; Attachment B Diesel Particulate and NOx Emission Measures 2024.pdf

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Hi Steve,

I've reviewed the project description and supplemental materials included in the Box folder. I expect that air quality impacts from this project will be insignificant due to the minimal vehicle traffic and relative low intensity of use. We could review an admin draft of the CEQA document if you'd like, otherwise we'll look for the public document when released.

A couple notes:

1. The grading quantities that you included below in the email body ("*5,005 cubic yards (cy) of cut, 21,348 cy of fill, and 16,343 cy of net fill*") are much higher than those included in the PDF project description dated 8/10/23 ("*6,687 cy of fill [sic], 6,537 cy of fill with 150 cy net cut*"). Recommend that you confirm the accurate quantities for the CEQA eval and any emission estimates for construction activities that the County may be preparing.
2. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), we recommend that the project implement our standard dust measures (see **Attachment A**).
3. Also, during project grading, construction, and hauling, construction contracts should specify that contractors adhere to the requirements listed in **Attachment B** (see attached) to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. If you will be running CalEEMod to quantify air emissions, I would recommend using the project-specific trip generation from the ATE traffic study shown in Table 4 and consider adjusting the default trip lengths in the model with project specific data from the applicant for the customer trips and delivery trips. The project description provides some information along these lines, but the applicant could probably further ID specific locations for trip origins/destinations.

Please let me know if you have any questions. Otherwise, I hope you have a wonderful holiday season.

Sincerely,
Carly



Carly Barham

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From: Conner, Steve <conners@countyofsb.org>
Sent: Thursday, December 5, 2024 9:24 AM
To: Bryan D. Wong <WongB@sbcapcd.org>
Cc: Carly V. Barham <BarhamC@sbcapcd.org>; William S. Sarraf <SarrafW@sbcapcd.org>; Beyeler, Gwen <gvonklan@countyofsb.org>
Subject: Project review for Famcon Pipe Supply in Santa Maria

Hi Brian,

I am currently writing an Initial Study for a proposed pipe supply (agricultural, culverts/municipal, etc.) building that is proposed at 1350 Founders Avenue in Santa Maria. Can you please review these materials and let me know if you have any comments? I hope to circulate the CEQA document in January, so ideally I would like to receive comments by the first week or two of January. It was reviewed by our SDRC around October 2023, but I'm not sure if APCD was in attendance.

Here are links to the plans and a traffic study. I have asked the applicants to fill out our GHG checklist (see attached). I will forward that as soon as they provide it.

<https://cosantabarbara.box.com/s/ad5hk1zmegydwdu1oonzvtdll2gs14x8>

<https://cosantabarbara.box.com/s/l0es1x4tjui0g8xy96j02skffag0x8xi>

<https://cosantabarbara.box.com/s/g18g0zz4v2ene3pz8stsd366wlurhige>

Here is the project description:

The Proposed Project is a request for a Development Plan (DVP) for construction of a pipe sales and storage site. The Proposed Project includes a new 11,040 gross-square-foot structure containing a warehouse, offices, and employee areas. The site will also include approximately 40,000 square feet (sf) of outdoor, uncovered storage area for piping materials. The Proposed Project includes 19 parking spaces, including two accessible spaces. Grading for the Proposed Project includes 5,005 cubic yards (cy) of cut, 21,348 cy of fill, and 16,343 cy of net fill with over-excavation and recompaction. One 32,000-sf Advanced Drainage Systems chamber system retention basin will be constructed on the southern portion of the site to capture stormwater runoff from the Proposed Project.

This DVP is being processed concurrently with a General Plan Amendment (GPA) and Rezone (RZN), Case Nos. 23GPA-00001, 23RZN-00001 and 23DVP-00016. The Project site consists of two legal parcels, APNs 107-150-021 and 107-150-022, of 2.154 acres and 1.865 acres, respectively. The Applicant intends to voluntarily merge the two parcels prior to issuance of the DVP. The Proposed Project will take access via a new 40-foot wide driveway off Founders Avenue and an approximately 25-foot wide driveway off Morningside Drive. Water service will be provided by the Golden State Water Company, and wastewater treatment will be provided by the Laguna County Sanitation District. The Project site is addressed as 1350 Founders Ave, in the Orcutt Community Plan Area, Fourth Supervisorial District.

As discussed above, buildout of the site would include an 11,000 sf, 25-ft-high single-story rectangular warehouse with clerestory; and associated grading and landscaping. The landscaping will include a 50-foot-wide screening buffer along the northern and southern portions of the site adjacent to Morningside Drive, and perimeter screening trees incorporated within existing trees along the "u-shaped" boundary adjoining the existing pet grooming business property to the west. Grading will provide a development pad for the building, 19-space parking lot, 40,000 sf outdoor storage area, and stormwater retention basin. Grading will also create

a 10-percent sloped driveway to allow an east to west egress. The egress driveway will be adjacent to the site boundary that adjoins the southern boundary of the existing pet grooming business property. A retaining wall (10-ft maximum height) will be constructed to maintain the grade difference between the proposed egress driveway and the existing pet grooming business development pad. The project will remove two eucalyptus trees to allow for grading of the proposed egress driveway. A parallel set of retaining walls (5-ft-maximum height) will also be constructed to maintain the grade difference between the proposed development and the existing development pad along the eastern and northern boundaries of the pet grooming business. The project will also install perimeter chain link fencing and exterior night lighting for security.

Rezone

The Proposed Project is a request for a Rezone to change the zone from Commercial Highway (CH) to General Commercial (C-3) in order to allow outdoor storage of materials with a Development Plan (DVP) Permit.

General Plan Amendment

The Proposed Project is a request for a General Plan Amendment to adjust the Urban/Rural Boundary and Land Use Designation on the Comp-1 Map of the Comprehensive Plan Land Use Element and the Land Use Designations Eastern Section Map of the Orcutt Community Plan (Figures X and X). The GPA will include a revision to Orcutt Community Plan Table KS33-1 to revise the list of Assessor’s Parcels, as follows (revisions shown in strikethrough and underlined font):

Orcutt Community Plan Table KS33-1

APN	Owner	Acreage
107-150-13	Blackenburg	24.87 ac
107-150-18	Ikola	13.64 ac
107-150-1921	Ikola <u>NA</u>	10.43 <u>2.15</u> ac
<u>107-150-022</u>	<u>NA</u>	<u>1.86</u> ac
107-240-05	Elks	27.25 ac
107-240-06	Elks	80 ac
107-240-27	Jantz	10 ac
107-240-28	Jantz	10 ac
107-240-29	Jantz	15.3 ac

The GPA will also include revisions to Policy LU-O-6 to allow a change to the Urban/Rural Boundary, as follows (revisions shown in strikethrough and underlined font):

The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, except for those parcels served by existing public water and sewer utilities. Other bBoundary adjustments shall be approved only as part of a major Community Plan update.

The GPA will also include a revision to Orcutt Community Plan Key Site 33 Development Standards, as follows:

Policy KS33-1: ~~The Ikola parcels (APN 107-150-019) and, 107-150-018 and -020~~, the Blackenburg parcel (APN 107-150-013), and the Armstrong parcels (APN 107-150-007, -015, -016) are designated Highway Commercial/CH. Parcels 104-150-021 and -022 are designated General Commercial/C-3. All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.



Steve Conner

Senior Planner

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<https://www.countyofsb.org/160/Planning-Development>

The County's Planning & Development Department offices will be closed on Nov. 28th and 29th in observance of Thanksgiving. Building and Planning Counters will be closed at noon on Wednesday, Nov. 27 and all day Tuesday, Dec. 24th. Offices will be closed from Wednesday, Dec. 25, 2024 through Wednesday, Jan. 1, 2025 in observance of the County's holiday closure. **Note: Accela permit applications will not be accepted during the holiday closure.** Please submit applications through Accela no later than 5 p.m. on Monday, Dec. 23, 2024. Accela will resume accepting applications on Jan. 2, 2025 at 8 a.m.



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Off-road heavy-duty diesel equipment with engines certified to meet U.S. EPA Tier 4 emission standards should be used to the maximum extent feasible. Please contact the District if alternative strategies for meeting Tier 4 emission standards are considered.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or renewable diesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods. The contractor shall retain onsite the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.